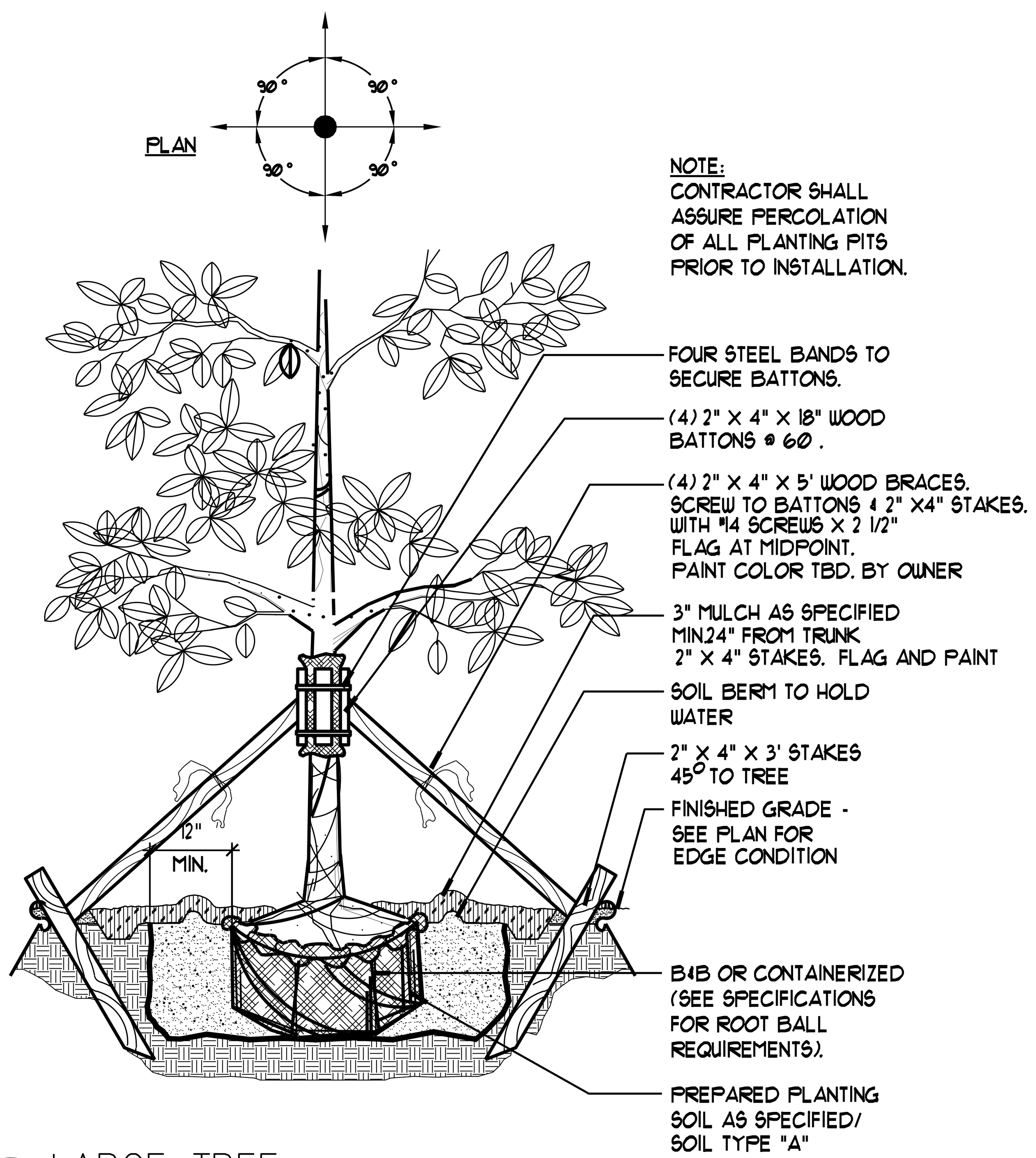
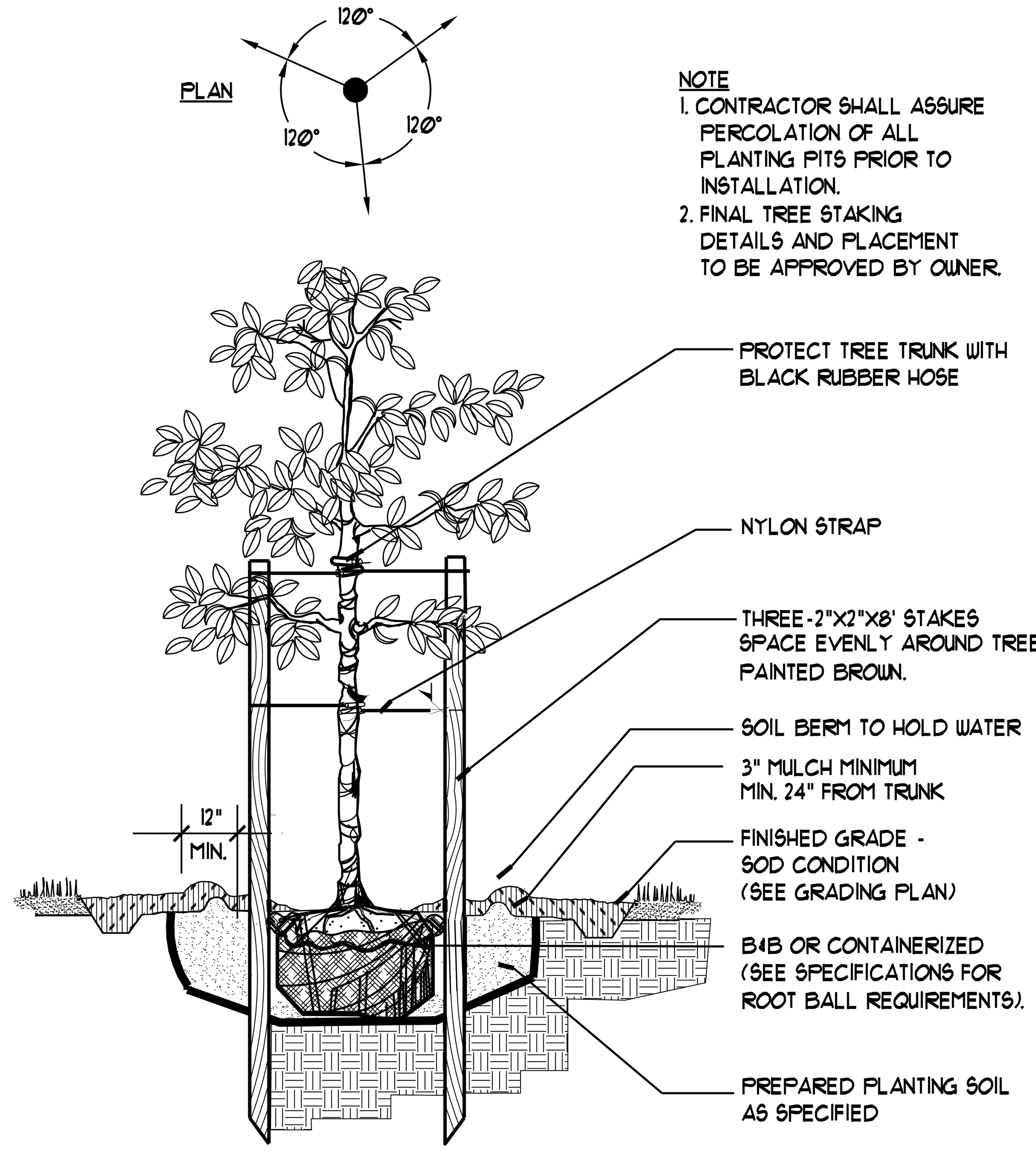
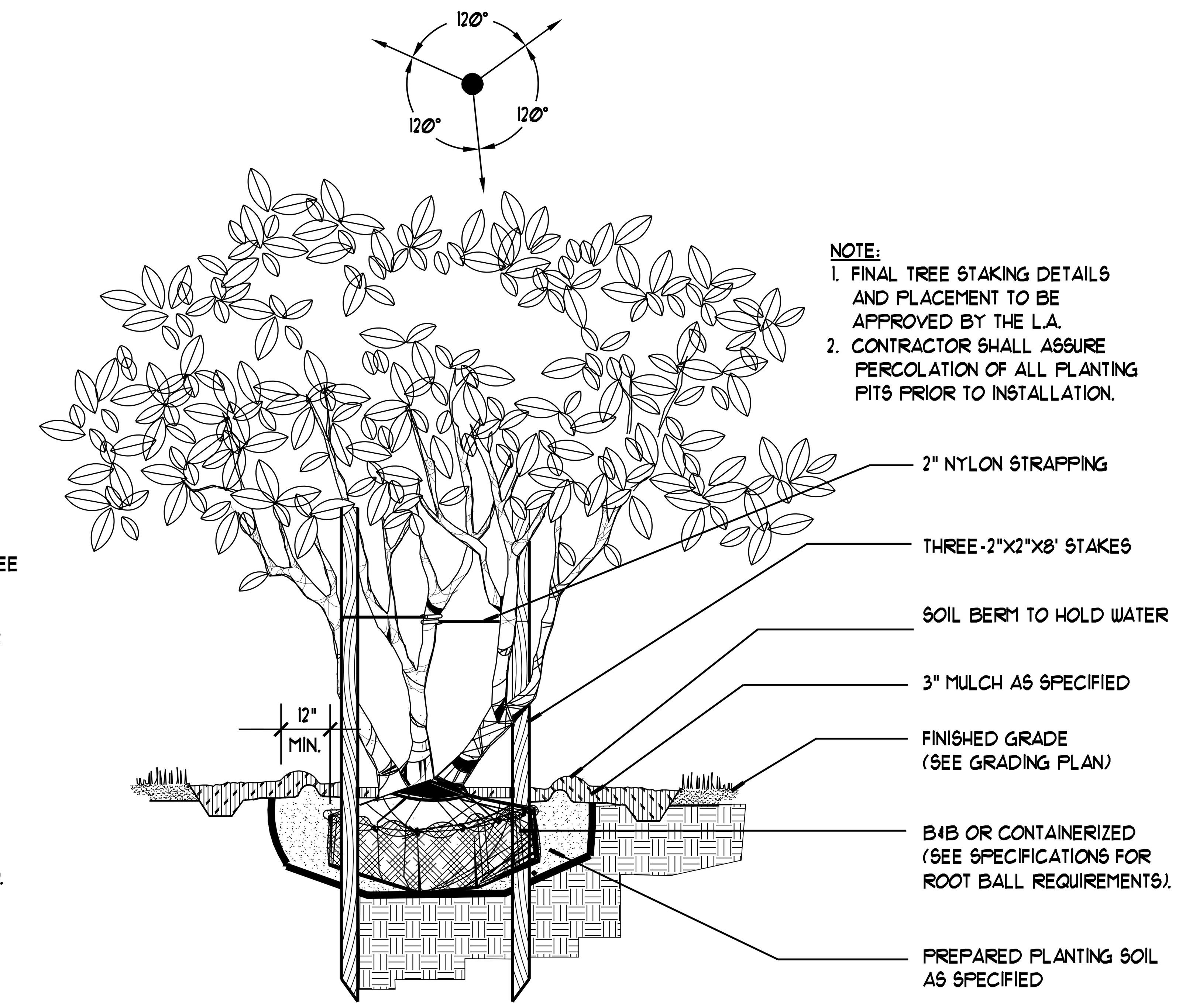


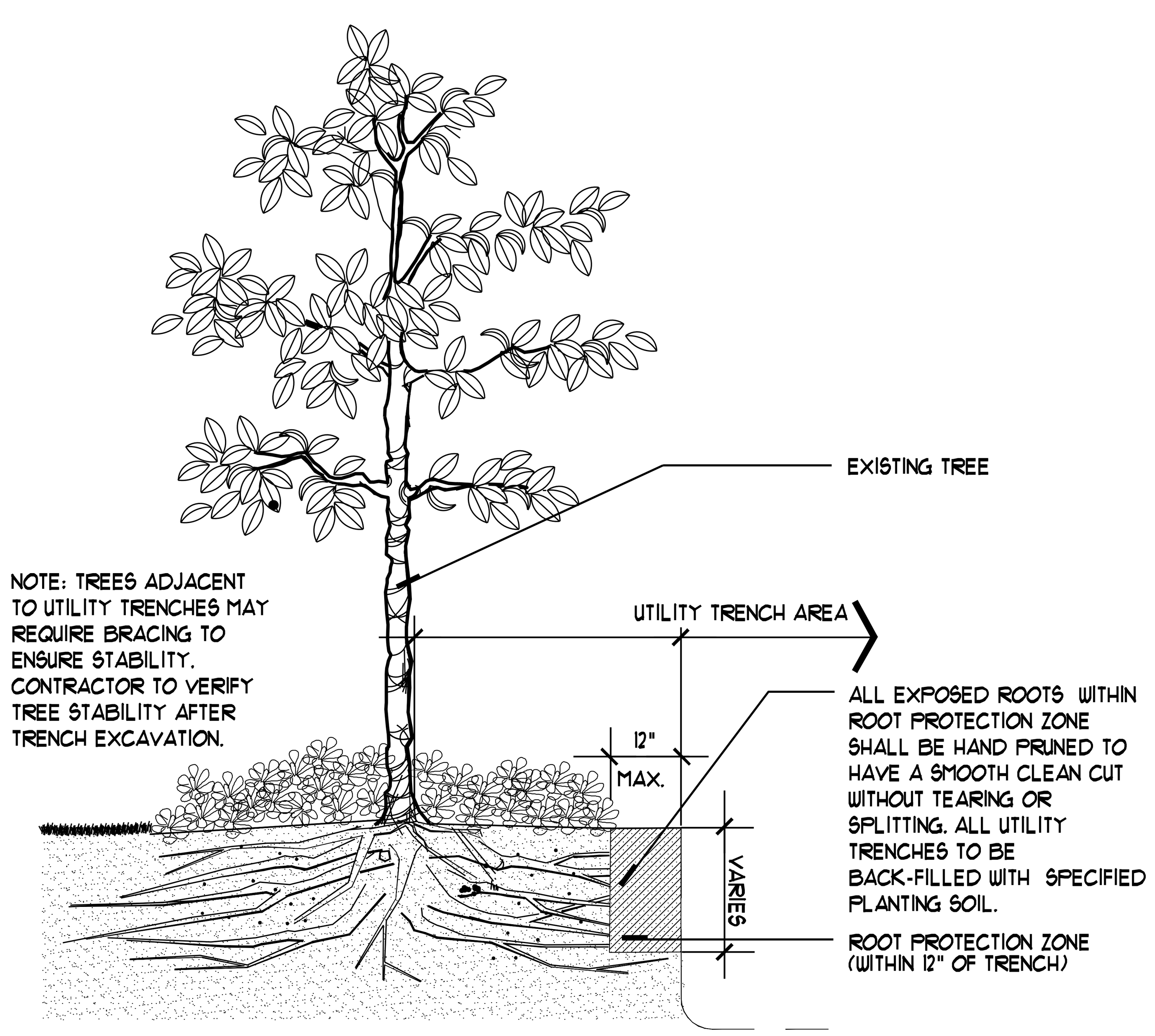
1 LARGE TREE
SECTION
LARGE TREE
SCALE: 1"=1'-0"



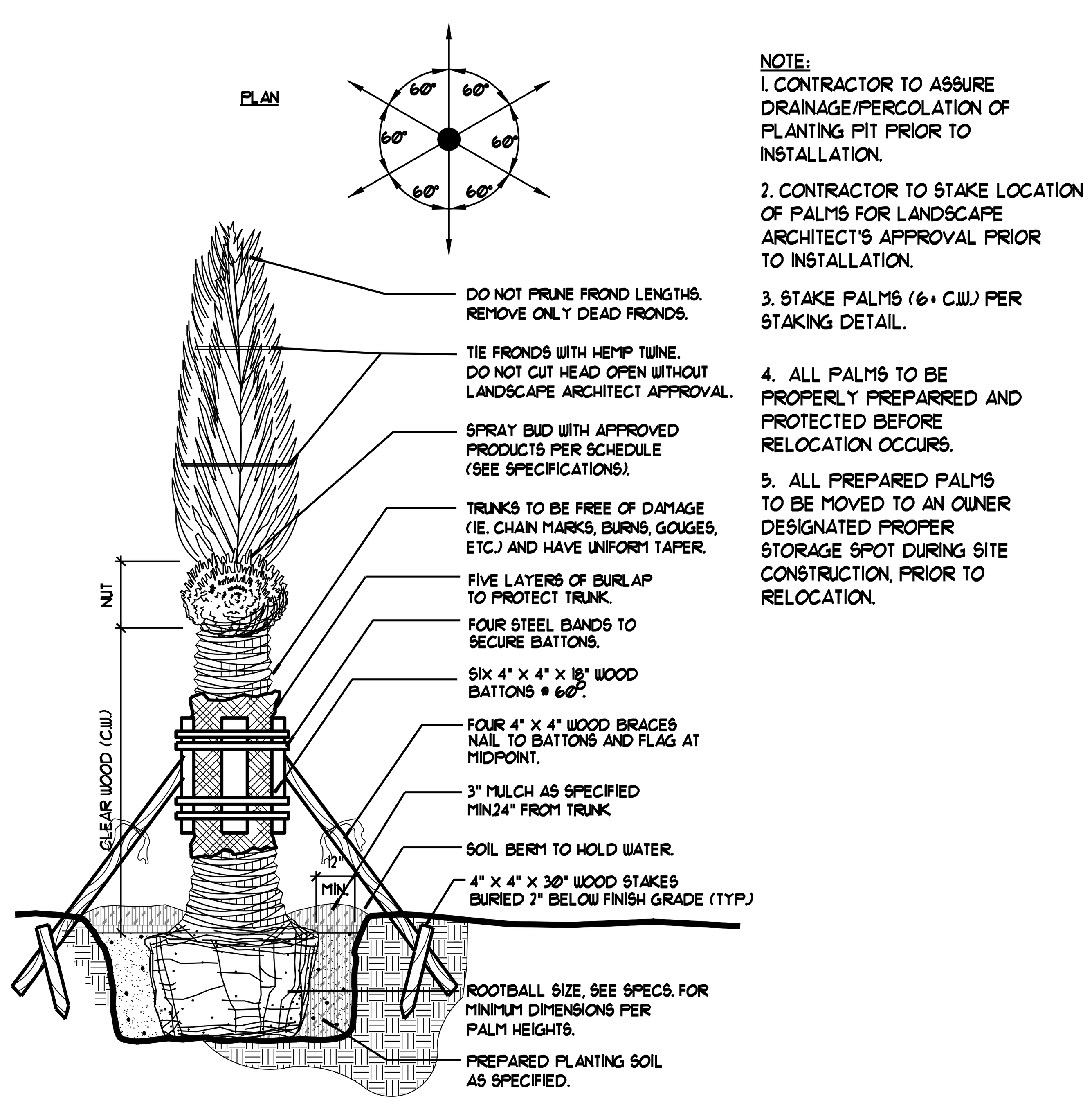
2 SMALL TREE
SECTION
SMALL TREE
SCALE: 1"=1'-0"



3 MULTI-TRUNK TREE
SECTION
MULTI-TRUNK TREE
SCALE: 1"= 1'-0"



4 EXISTING TREE ROOT PROTECTION
SECTION
6193-root protect
SCALE: 1"=1'-0"



5 DATE PALM
SECTION
C102A132.DWG
SCALE: 3/4"=1'-0"

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Drawing name: G:\Projects\SL\116102 BM18\EDSAdoc00_DATA\CAD\SHEETS\L-410.dwg L-410 Mar 29, 2017 3:30pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
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ARCHITECT
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2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
Traf Tech ENGINEERING, INC.
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

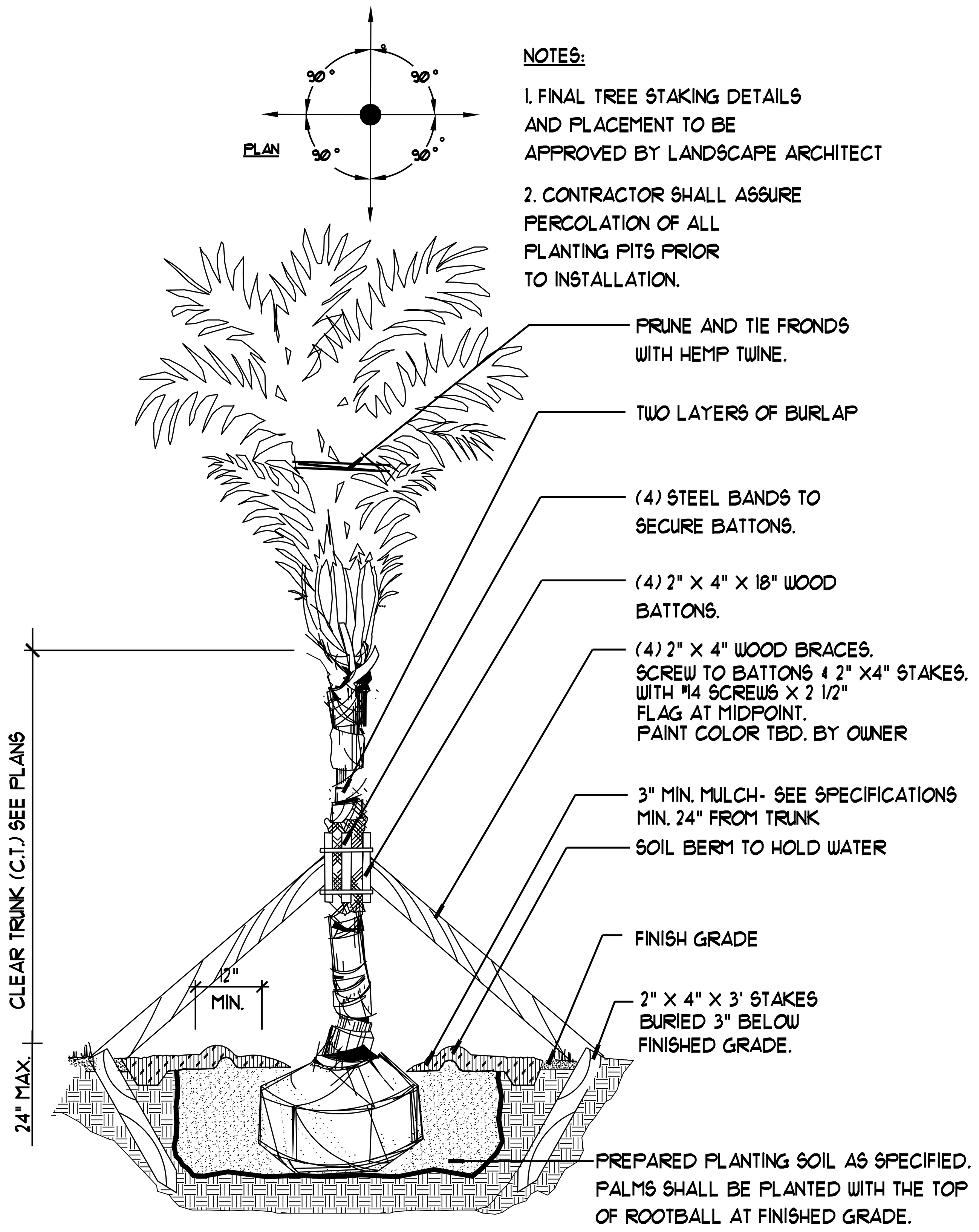
SCALE: VARIES

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

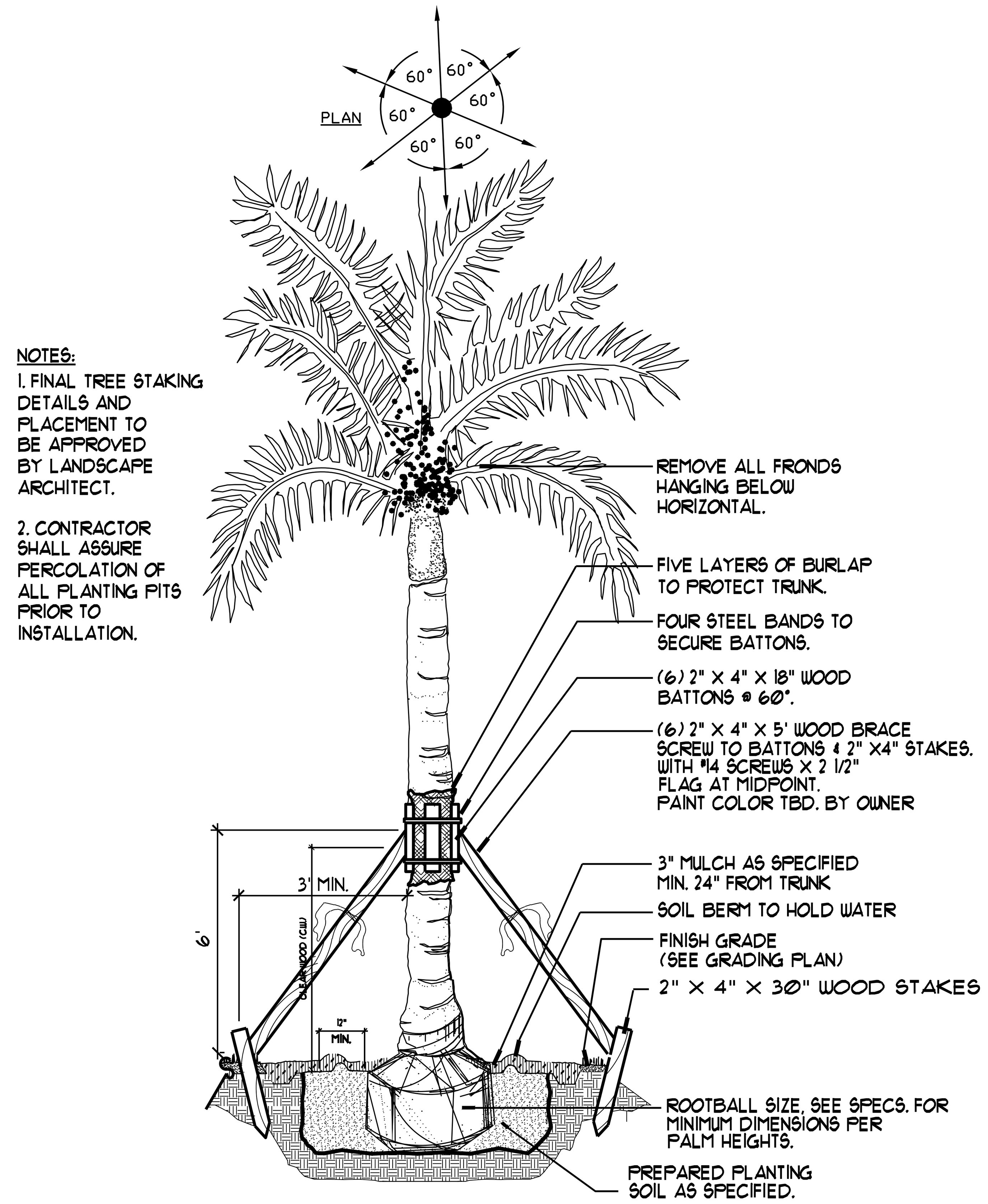
Sheet Title:
LANDSCAPE DETAILS

Sheet Number:
L-410



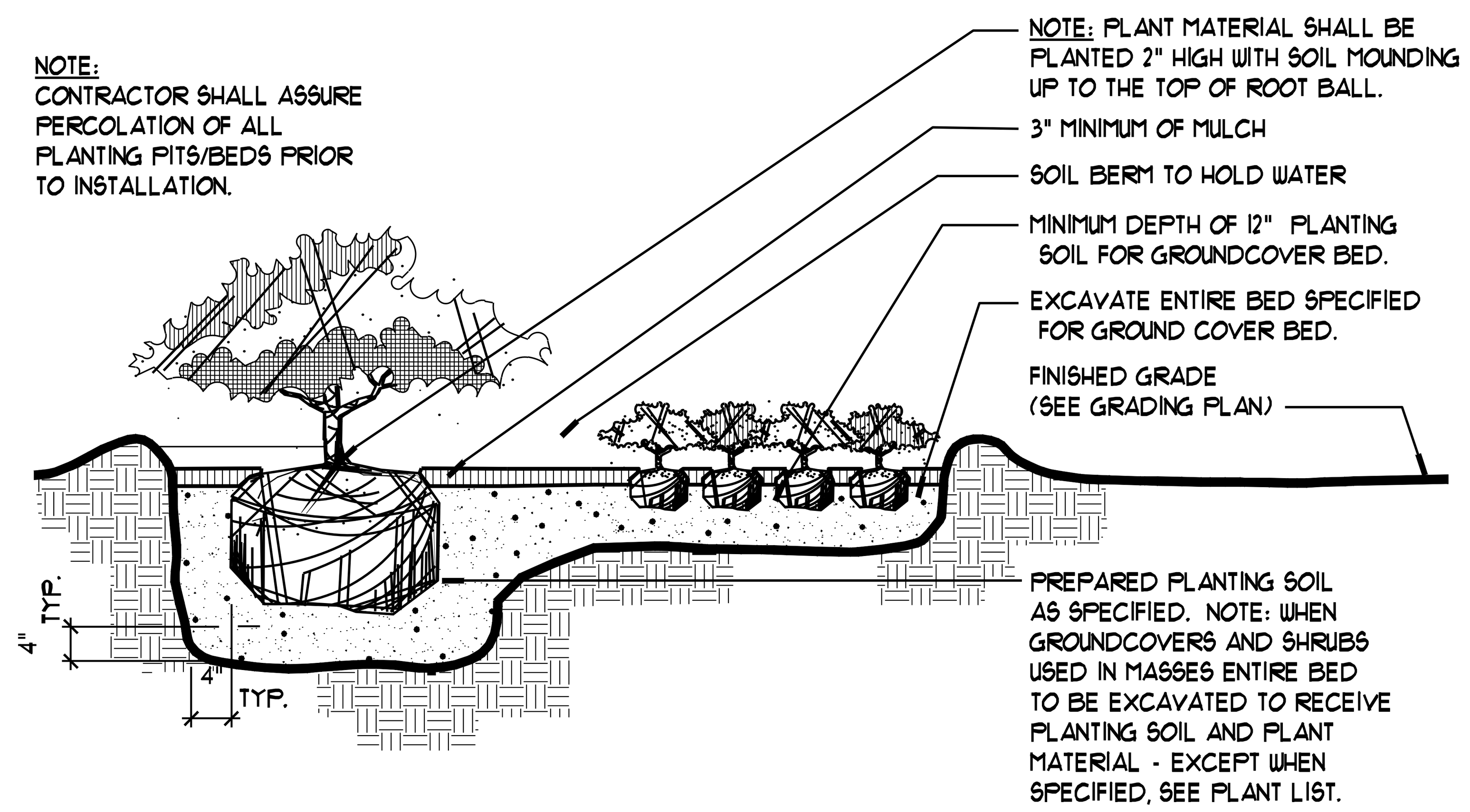
1 COCONUT PALM D-6213-COCUNT PALM

SECTION SCALE: 1/2"=1'-0"



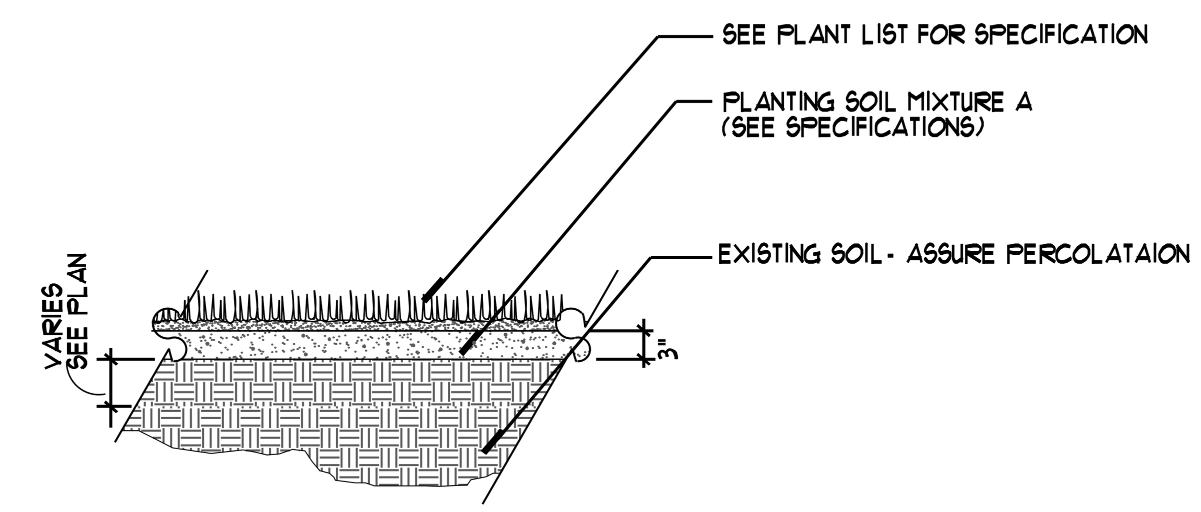
2 ROYAL PALM D-6213-ROYAL PALM

SECTION Scale: 1/2"=1'-0"



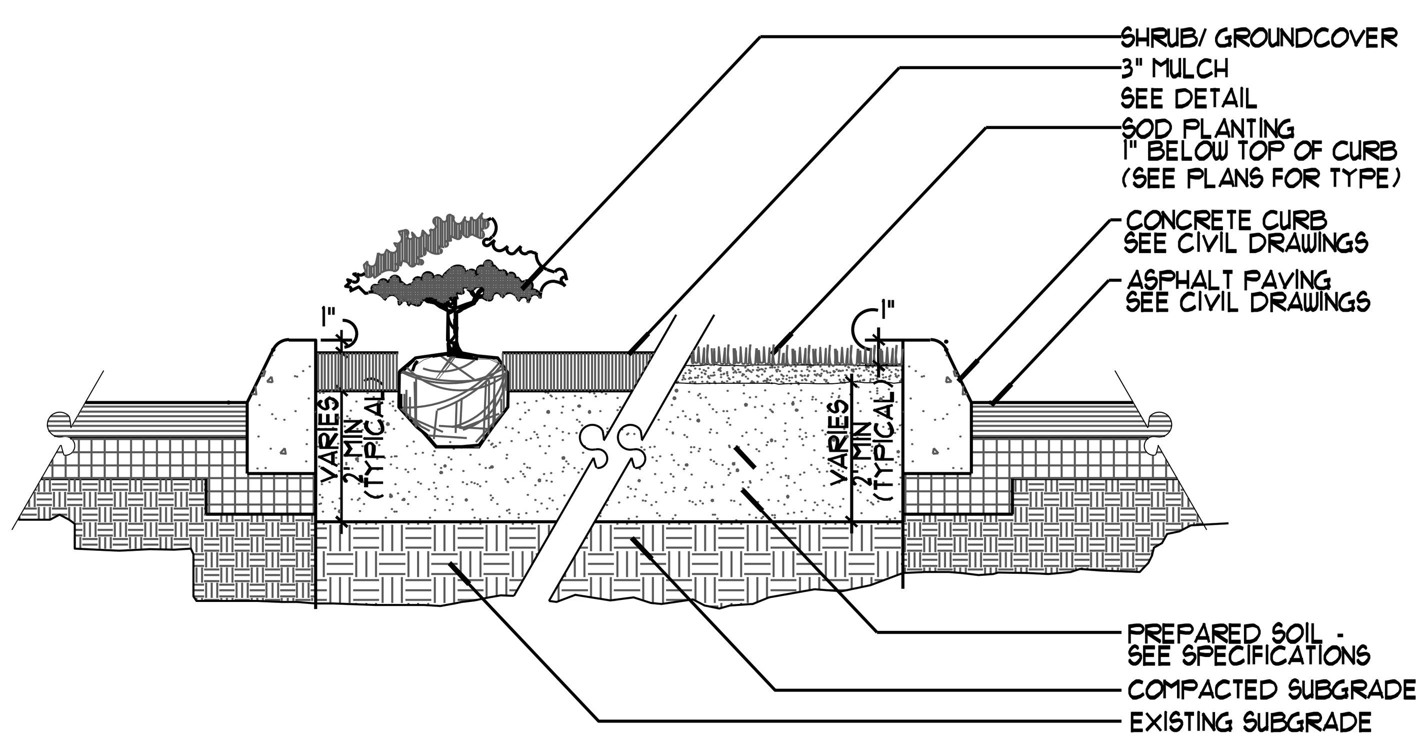
3 SHRUB AND GROUNDCOVER SHRUB & GROUNDCOVER

SECTION SCALE: 1"= 1'-0"



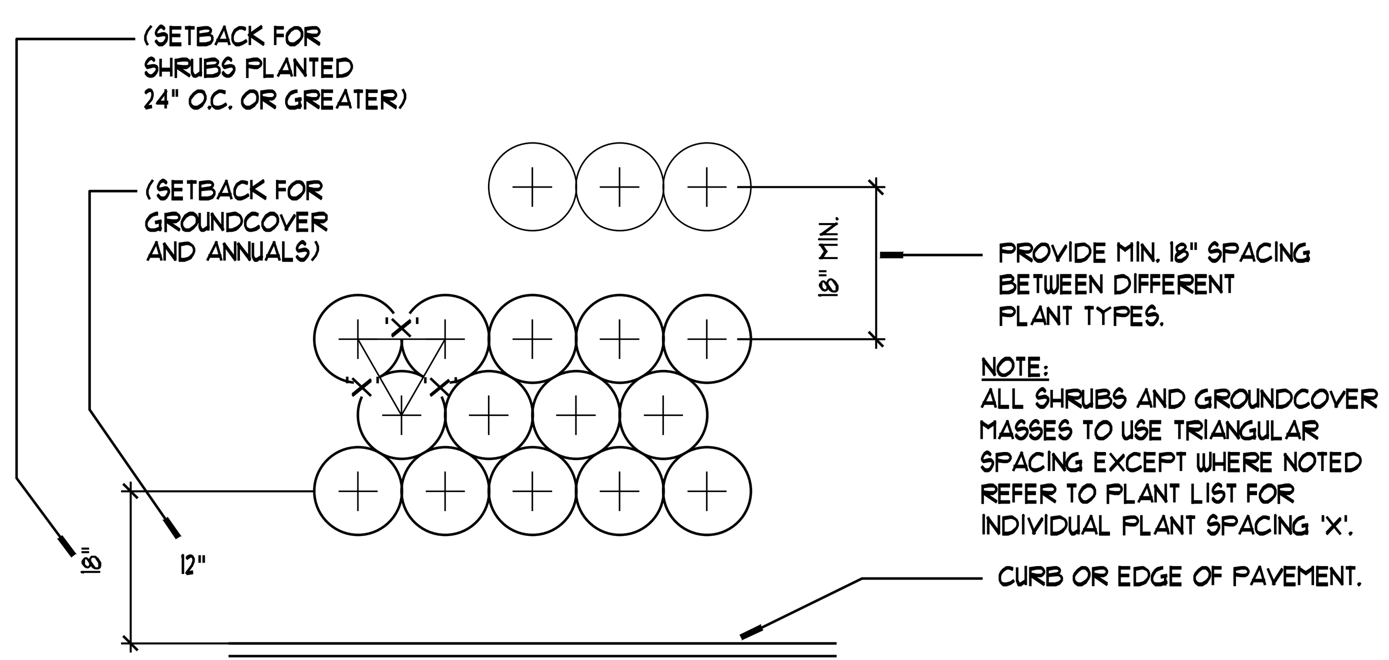
6 SOD SOD

SECTION SCALE: 1"= 1 1/2'-0"



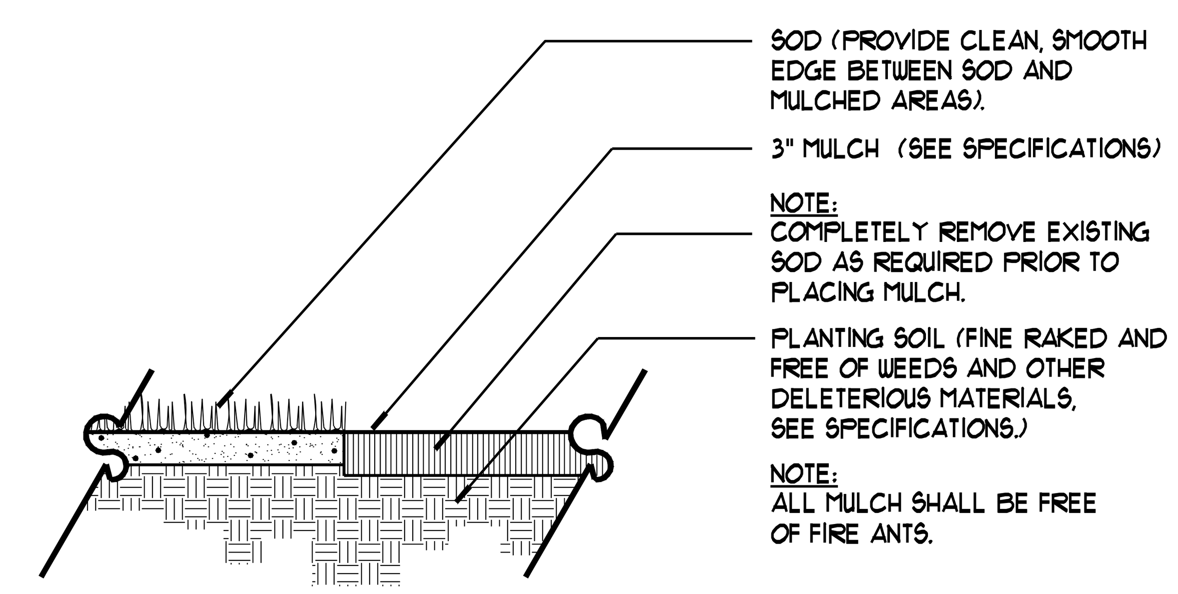
4 SOD/MULCH AT CURB SOD_MULCH CURB

SECTION SCALE: 1"= 1'-0"



5 TYPICAL PLANT SPACING PLANT SPACING

PLAN SCALE: 1"= 1'-0"



7 MULCH MULCH

SECTION SCALE: 1"= 1'-0"

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Drawing name: G:\Projects\SL\116102 BM18\EDSAdoc00_DATA\CAD\SHEETS\L-411.dwg L-411 Mar 29, 2017 3:30pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: BahiaMar FORT LAUDERDALE BEACH A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
Traf Tech ENGINEERING, INC.
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

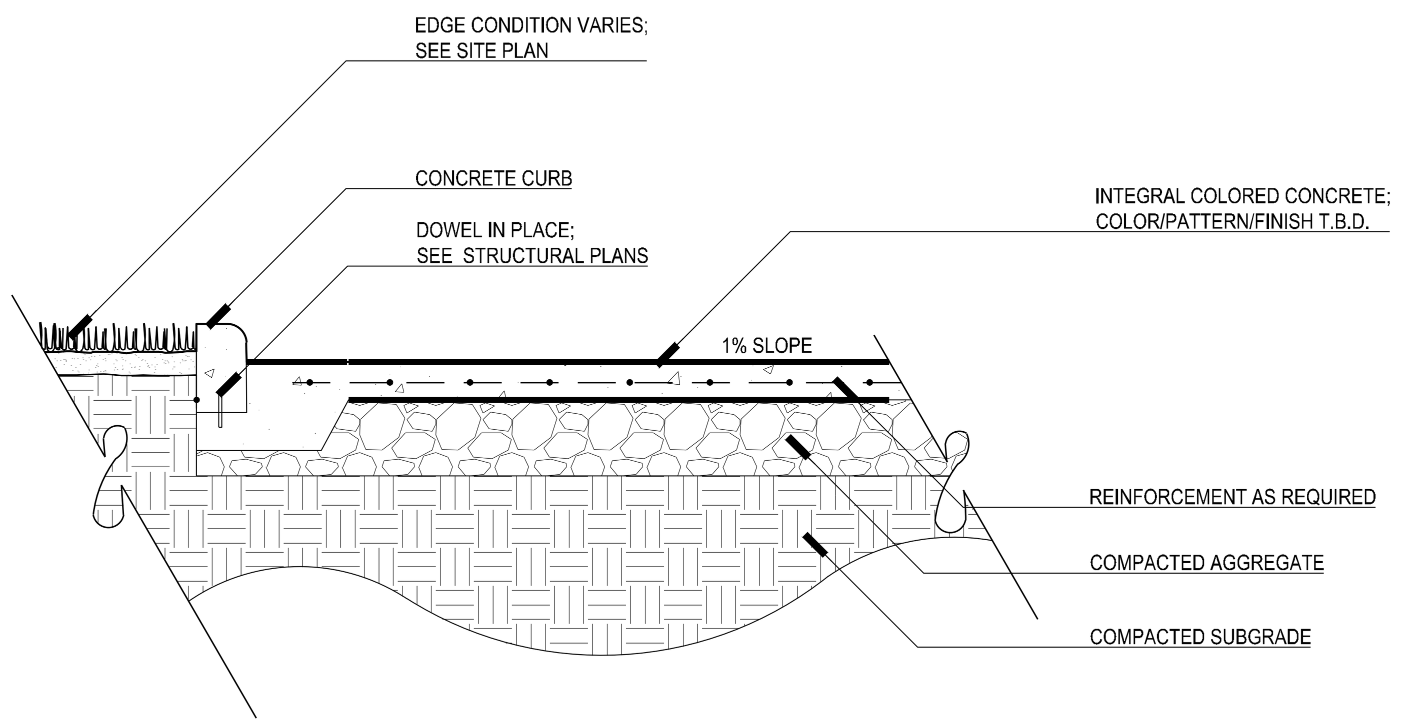
SCALE: VARIES

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
LANDSCAPE DETAILS

Sheet Number:
L-411

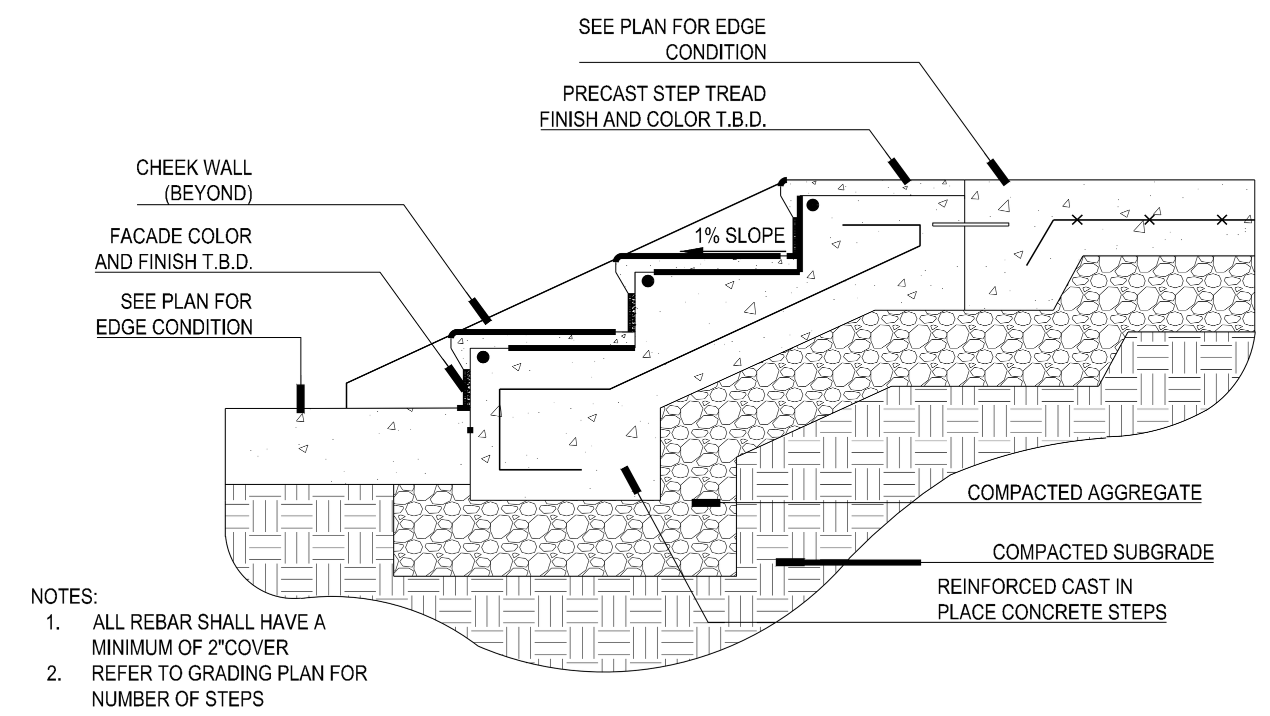


1 SPECIAL VEHICLE PAVING

DETAIL/XREF NAME.dwg

DWG DESCRIPTION

1/2" = 1'-0"



NOTES:

1. ALL REBAR SHALL HAVE A MINIMUM OF 2"COVER
2. REFER TO GRADING PLAN FOR NUMBER OF STEPS

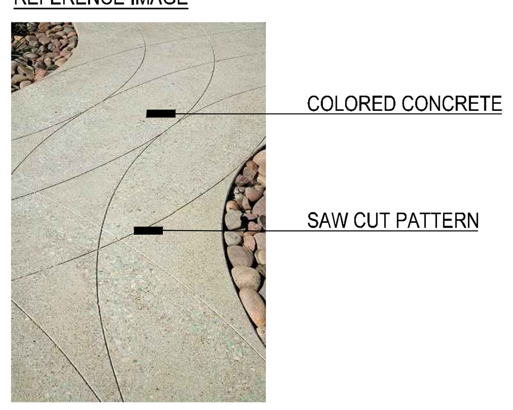
2 CONCRETE STEP PRECAST TREADS

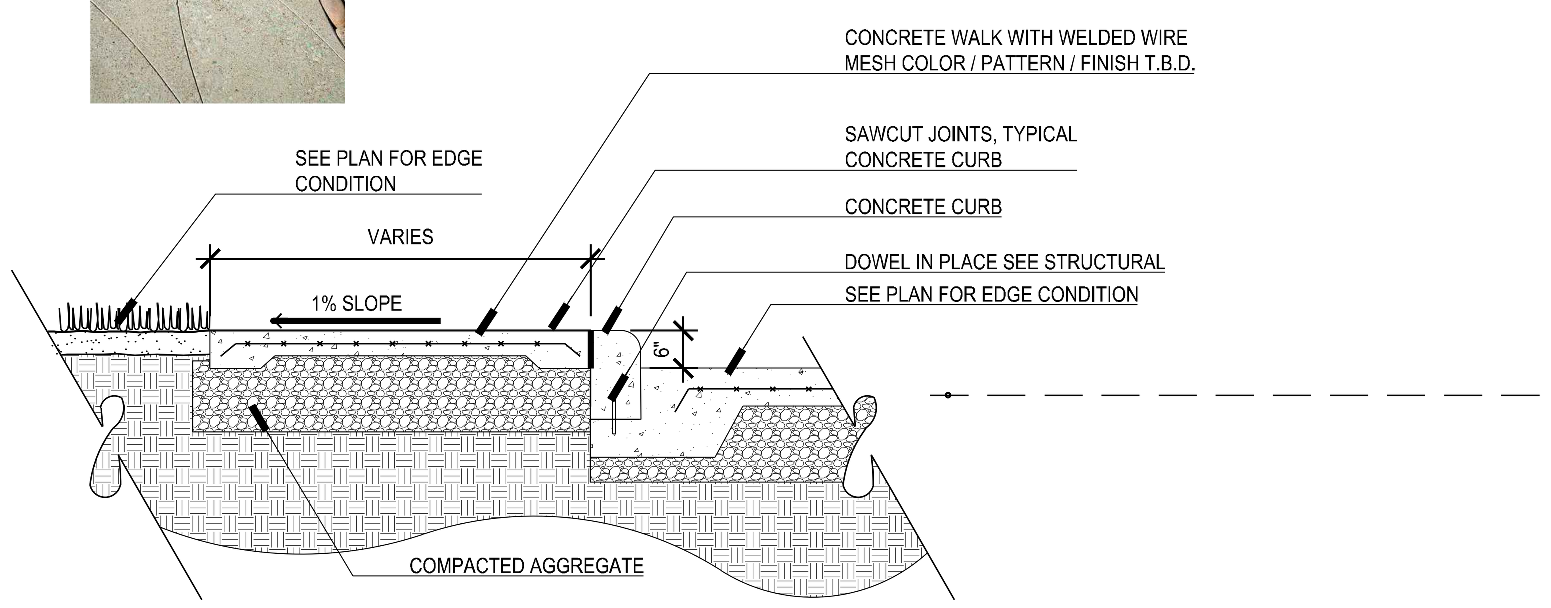
DETAIL/XREF NAME.dwg

DWG DESCRIPTION

1" = 1'-0"

REFERENCE IMAGE





3 CONCRETE WALK

DETAIL/XREF NAME.dwg

DWG DESCRIPTION

1/2" = 1'-0"

Drawing name: G:\Projects\SL\116102 BM18\EDSA\doc\00_DATA\CAD\SHEETS\L-412.dwg L-412 HARDSCAPE DETAILS Mar 29, 2017 3:30pm by: mkulik

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
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A DOUBLETREE BY HILTON

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MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
Traf Tech ENGINEERING, INC.
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

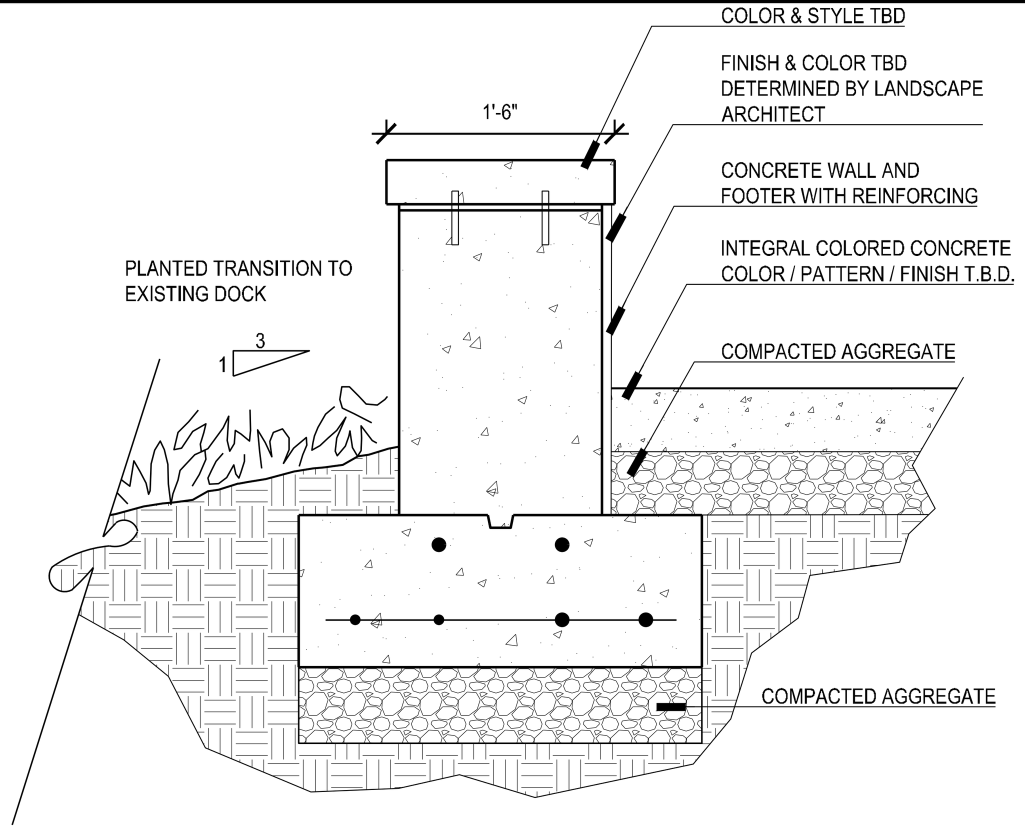
SCALE: VARIES

Seal:

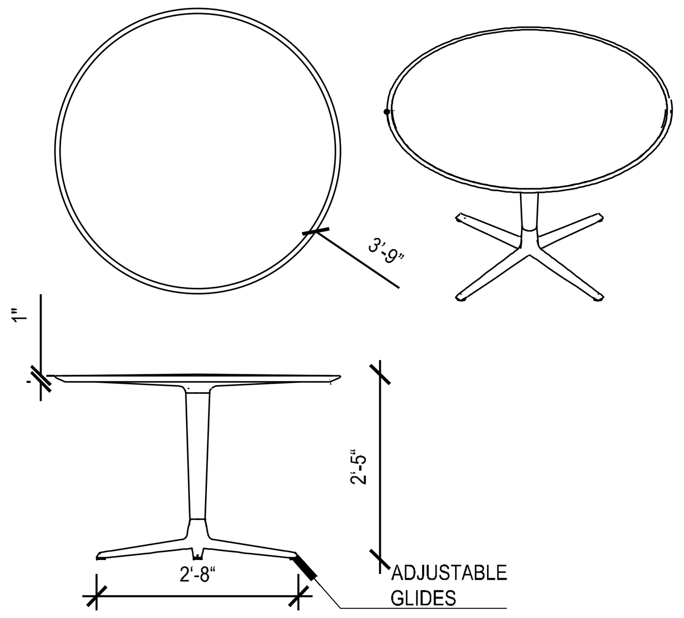
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
HARDSCAPE DETAILS

Sheet Number:
L-412

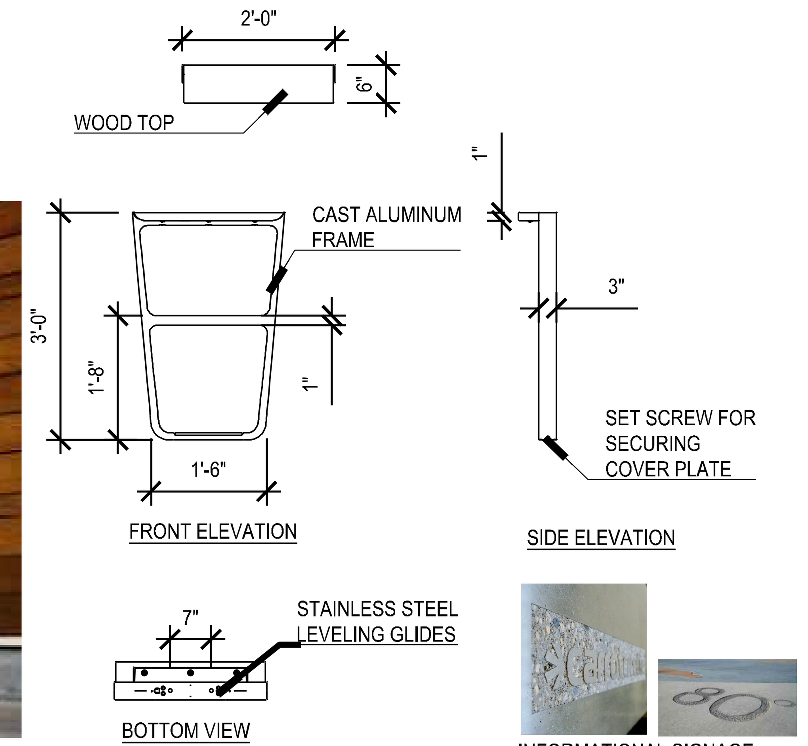


1 SEATWALL-VILLAGE AT BAHIAMAR
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1" = 1'-0"

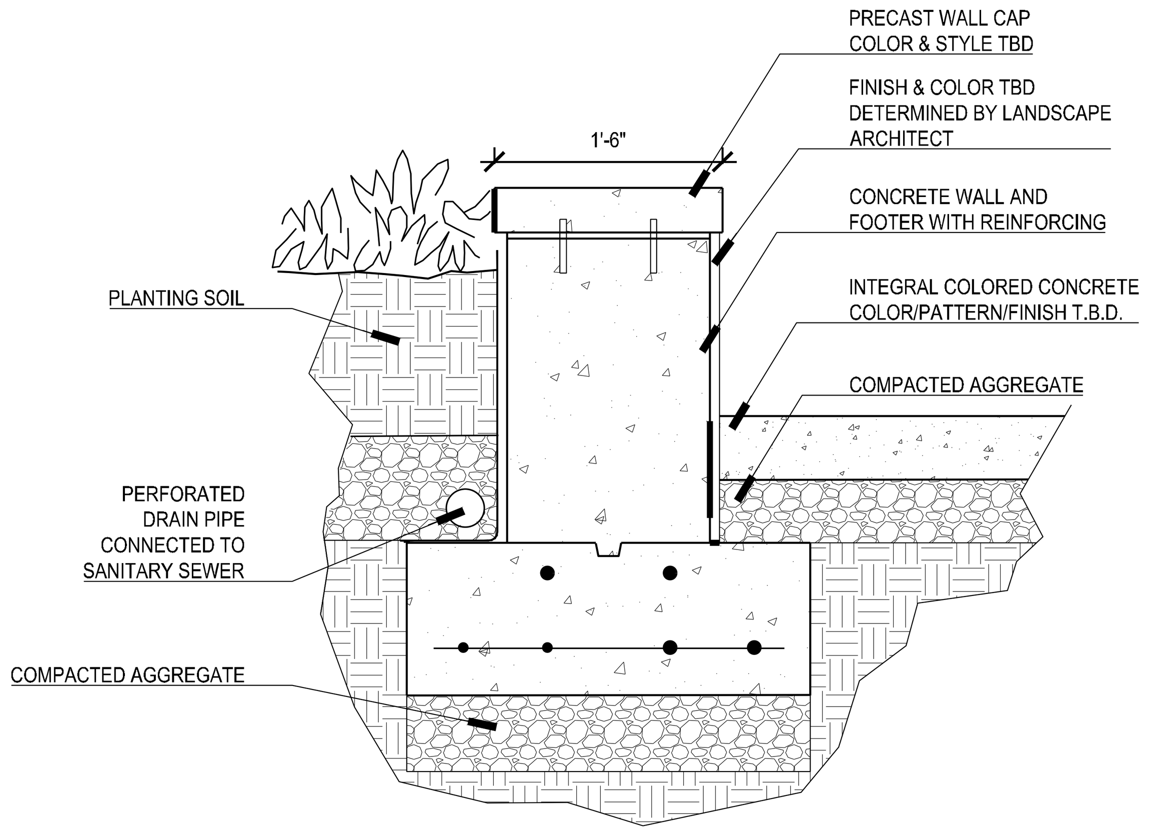
NOTES:
MANUFACTURER : LANDSCAPE FORMS, 431 LAWNDALE AVENUE, KALAMAZOO, MI 49048
PHONE: 800-521-2546 www.landscapeforms.com
DIMENSIONS: 45" DIA / 42" HEIGHT

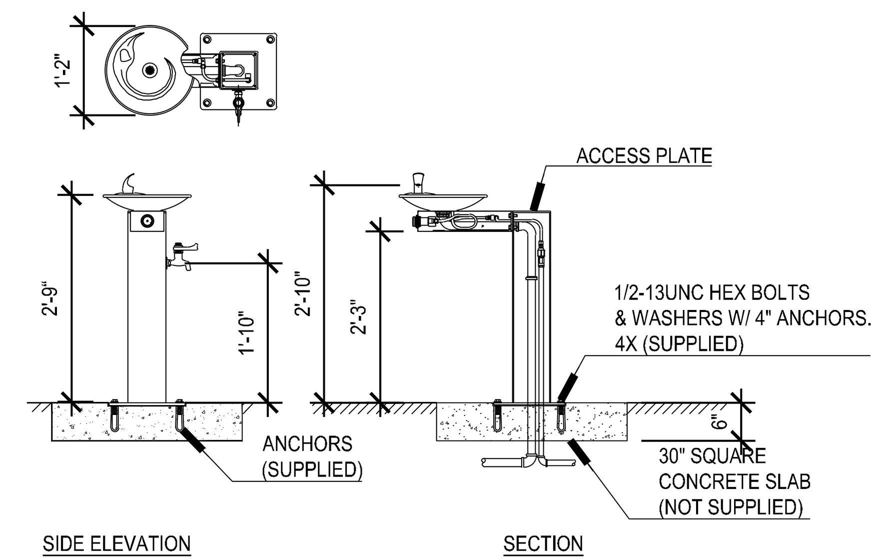
2 CAFE TABLE
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"

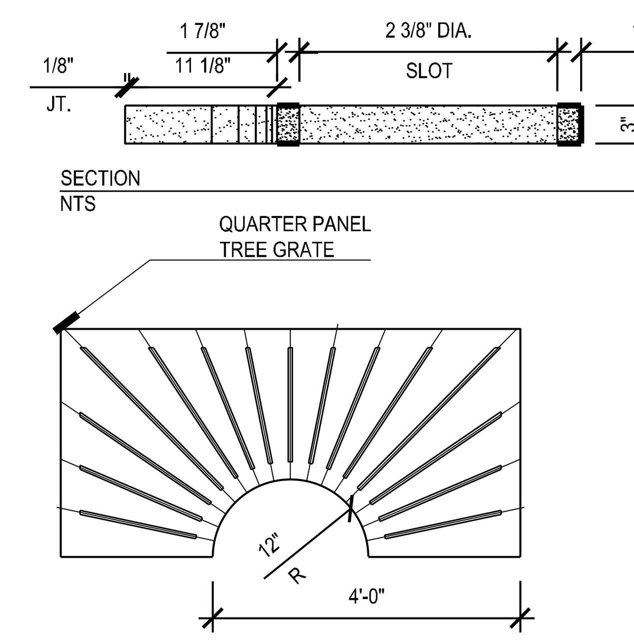
NOTES:
1. BIKE RACK USE TO BE SUPPORTED WITH INFORMATIONAL SIGNAGE.
2. MANUFACTURER'S INFORMATION: LANDSCAPE FORMS, 4311 LAWNDALE AVE, KALAMAZOO, MI, 49048
3. STYLE: MULTIPLICITY BIKE RACK, 24"w X 6"d X 36"h, 34LB
4. MEETS APBP GUIDELINES
5. EACH RACK SUPPORTS 2 BICYCLES (PURSUANT TO APBP GUIDELINES)

3 BIKE RACK
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"



NOTES:
1. MANUFACTURER'S INFORMATION: HAWS CORPORATION 1455 KLEPPE LN SPARKS, NV 89431 U.S.A.
2. STYLE: BARRIER - FREE PEDESTAL DRINKING FOUNTAIN



MANUFACTURER INFORMATION:

D.C. KERCKOFF COMPANY
1901 ELSA AVENUE
NAPLES, FL 34109
CONTACT: RON WATTS

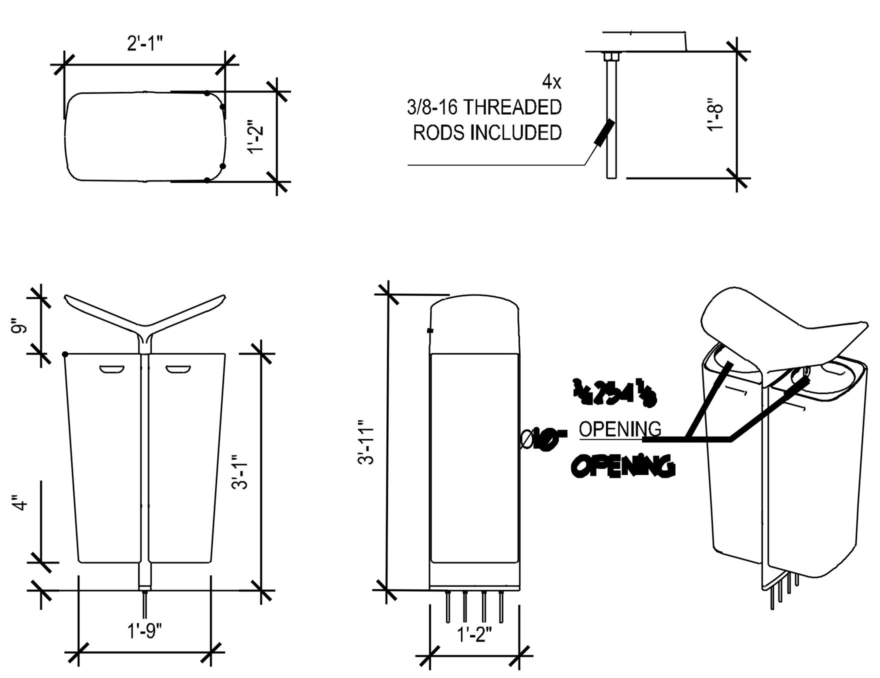
PRECAST CONCRETE TREE GRATE
D.C. KERCKOFF COMPANY
PRODUCT: DOK #28
COLOR: TBD
FINISH: TBD

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES PRIOR TO ORDERING

4 SEATWALL-SEABREEZE PROMOENADE
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1" = 1'-0"

5 PEDESTAL FOUNTAIN
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"

6 TREE GRATE
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"

NOTES:
MANUFACTURER : LANDSCAPE FORMS, 431 LAWNDALE AVENUE, KALAMAZOO, MI 49048
PHONE: 800-521-2546 www.landscapeforms.com
STYLE: MULTIPLICITY DOUBLE LITTER, EMBED MOUNT

7 TRASH RECEPTACLE
DWG DESCRIPTION
DETAIL/XREF NAME.dwg
SCALE -1/2" = 1'-0"

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Drawing name: G:\Projects\SL\116102 BM1\EDSAdoc\00_DATA\CAD\SHEETS\L-413.dwg L-413 HARDSCAPE DETAILS Mar 29, 2017 3:31pm by: mkulik

Client:
T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: BahiaMar FORT LAUDERDALE BEACH A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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2915 BISCAYNE BLVD #200
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Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
Traf Tech ENGINEERING, INC.
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

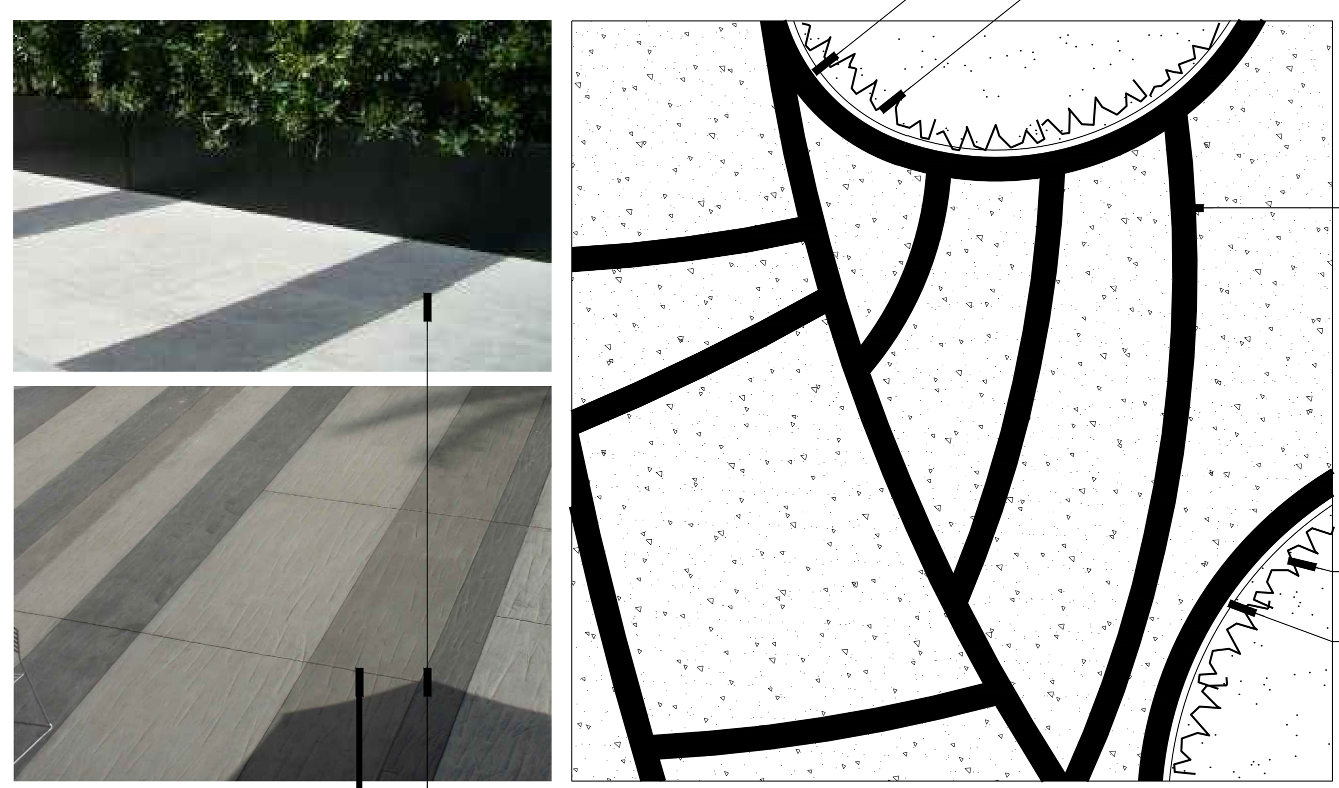
SCALE: VARIES

Seal:

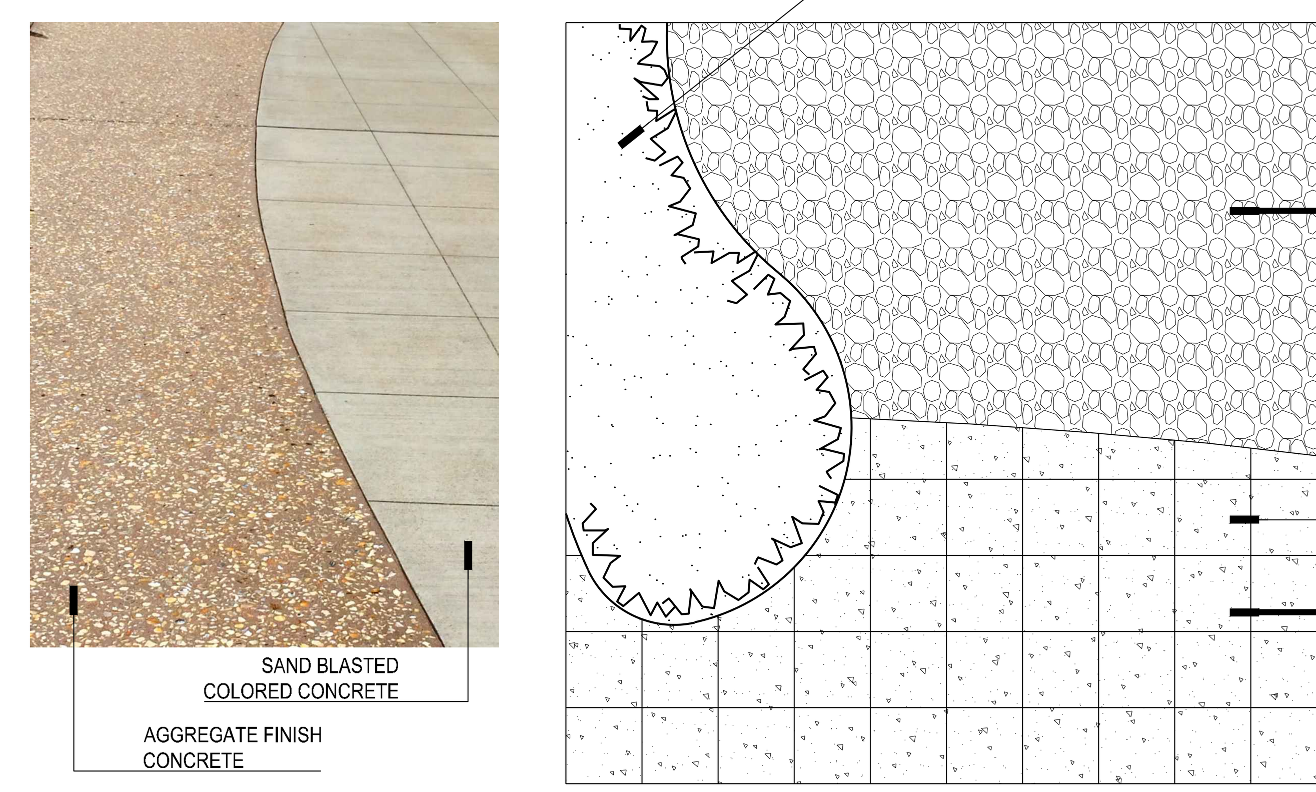
Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
HARDSCAPE DETAILS

Sheet Number:
L-413



1 VEHICULAR PAVING HOTEL ARRIVAL DETAIL/XREF NAME.dwg
DWG DESCRIPTION
SCALE -1/8" = 1'-0"



NOTE: PAVING STYLE INTENTS TO MATCH A1A IMPROVEMENTS.

2 PEDESTRIAN PAVING PATTERN-SEAB PROM DETAIL/XREF NAME.dwg
DWG DESCRIPTION
SCALE -1/8" = 1'-0"

Drawing name: G:\Projects\SL\116102 BM18\EDSAdoc\00_DATA\CAD\SHEETS\L-414.dwg L-414 HARDSCAPE DETAILS Mar 29, 2017 3:31pm by: mkulik

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Client:

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AND INTERIOR DESIGN, INC.
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Consultants:

FES
CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
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Rev:	Date:	Description:	By:
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Date:	29 MARCH 2017
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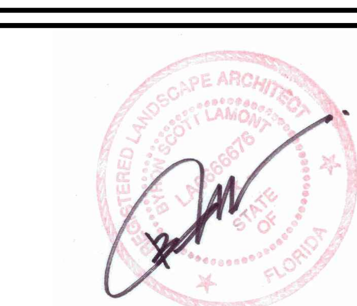
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE: VARIES

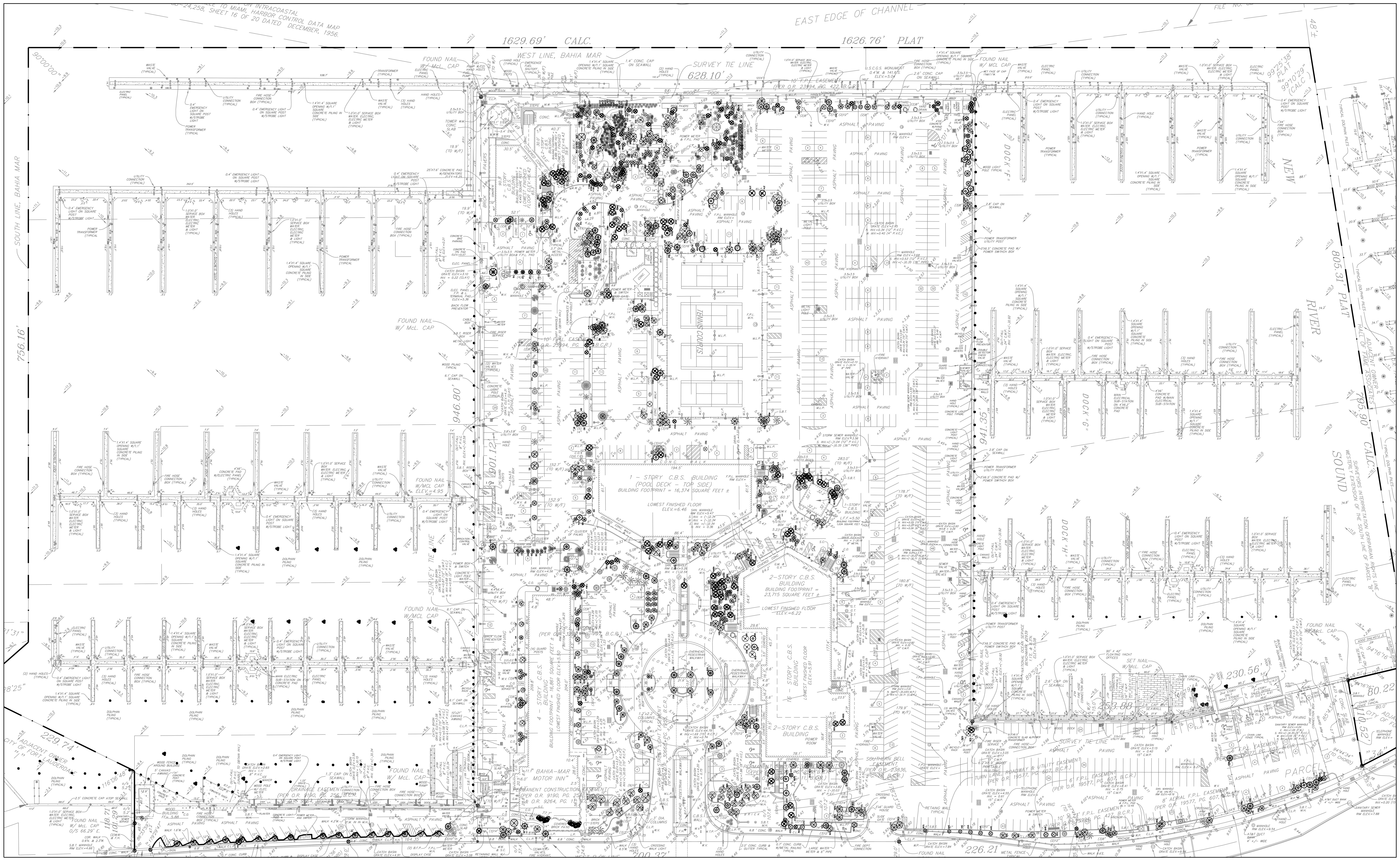
Seal:



Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
HARDSCAPE DETAILS

Sheet Number:
L-414



LEGEND

EXISTING TREE TO REMOVE	EXISTING TREE TO RELOCATE	EXISTING TREE TO PROTECT IN PLACE
EXISTING PALM TO REMOVE	EXISTING PALM TO RELOCATE	EXISTING PALM TO PROTECT IN PLACE

NOTES:

1. FINAL DISPOSITION OF TREES AND PALMS SHALL BE DETERMINED ON A CASE BY CASE BASIS AT EACH PHASE OF CONSTRUCTION IN ACCORDANCE WITH CITY REQUIREMENTS.
2. THE CONTRACTOR SHALL REMOVE THE UNDERSTORY PLANT MATERIAL THE HOTEL ELECTS TO PRESERVE AND PLACE IT IN THE HOTEL'S HOLDING AREA. ALL REMAINING UNDERSTORY SHRUB PLANTING ARE SUBJECT TO DEMOLITION AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. THE HOTEL RESERVES THE RIGHT TO REPLANT DISPLACED SHRUB MATERIAL ONSITE.
3. DEMOLITION OF ANY IRRIGATION WITHIN THE LIMIT OF WORK CAN NOT AFFECT THE EXISTING IRRIGATION TO REMAIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE EXISTING IRRIGATION REMAINS FUNCTIONAL. SEE LANDSCAPE NOTES FOR INSTRUCTIONS.
4. PROTECTIVE FENCING WILL BE REQUIRED FOR EXISTING TREES TO REMAIN.
5. TREES AND PALMS TO BE RELOCATED MAY BE PLACED INTO HOLDING ON SITE IN ADVANCE OF FINAL PLANTING.
6. PRIMARY CANDIDATES FOR RELOCATION INCLUDE ALL TREES VALUED AS 90% CONDITION; MOST ROYAL, SABAL, COCONUT PALMS AND SELECT SPECIMEN TREES VALUED AT 80% CONDITION ACCORDING TO CERTIFIED ARBORIST.

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8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

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Date:	29 MARCH 2017
Project Manager:	MPK
Drawn By:	DDB MPK MGG
Principal in Charge:	BSL
Project No:	116102

NORTH

SCALE:

Seal:

Project Phase:
LEVEL IV SITE PLAN SUBMITTAL

Sheet Title:
TREE DISPOSITION PLAN

Sheet Number:
L-415

CAM 17-0618
Exhibit 1C

Drawing name: G:\Projects\SL\116102 BM19\EDSAdoc\00_DATA\CAD\SHEETS\L-415.dwg L-415 TREE DISPOSITION PLAN Mar 29, 2017 3:31pm by: mkulik

1	Schefflera actinophylla	Umbrella Tree	13		30%	0%	F	$0.00			0	invasive
2	Sabal palmetto	Sabal Palm		14 GW	90%		P	$180.00		1		
3	Sabal palmetto	Sabal Palm		13 GW	50%		P	$180.00		1		damaged trunk
4	Sabal palmetto	Sabal Palm		14 GW	30%		P	$180.00		1		damaged trunk
5	Sabal palmetto	Sabal Palm		14 GW	80%		P	$180.00		1		
6	Sabal palmetto	Sabal Palm		8 GW	90%		P	$180.00		1		
7	Sabal palmetto	Sabal Palm		13 GW	40%		P	$180.00		1		decay at base
8	Sabal palmetto	Sabal Palm		15 GW	40%		P	$180.00		1		decay at base
9	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
10	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
11	Sabal palmetto	Sabal Palm		18 GW	80%		P	$180.00		1		
12	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
13	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		decay at base
14	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
15	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
16	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
17	Sabal palmetto	Sabal Palm		17 GW	70%		P	$180.00		1		
18	Cocos nucifera	Coconut Palm		19 GW	80%		P	$570.00	19			19'x $30
21	Clusia rosea	Pitch Apple	18		30%	100%	A	$351.00			5.4	2 trunks sever co-dom spilting (class A)
22	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		curve trunk
23	Sabal palmetto	Sabal Palm		12 GW	60%		P	$180.00		1		large curve
24	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
25	Calophyllum antillanum	Calophyllum	39		50%	0%	F	$0.00			0	invasive
26	Washingtonia robusta	Washingtionia Palm		32 GW	90%		P	$180.00		1		
27	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
28	Sabal palmetto	Sabal Palm		17 GW	80%		P	$180.00		1		
29	Adonidia merrilli	Christmas Palms		11 GW	70%		P	$180.00		1		
30	Adonidia merrilli	Christmas Palms		6 GW	80%		P	$0.00		1		
31	Adonidia merrilli	Christmas Palms		11 GW	70%		P	$180.00		1		
32	Schefflera actinophylla	Umbrella Tree	37		20%	0%	F	$0.00			0	5 trunks.HR,invasive
33	Adonidia merrilli	Christmas Palms		5 GW	90%		P	$0.00		1		
34	Adonidia merrilli	Christmas Palms		5 GW	90%		P	$0.00		1		
35	Adonidia merrilli	Christmas Palms		14 GW	50%		P	$180.00		1		
36	Schefflera actinophylla	Umbrella Tree			0%							does not exist
37	Adonidia merrilli	Christmas Palms		14 GW	70%		P	$180.00		1		
38	Adonidia merrilli	Christmas Palms			0%							does not exist
39	Adonidia merrilli	Christmas Palms		15 GW	70%		P	$180.00		1		BUGS
40	Schefflera actinophylla	Umbrella Tree	38		30%	0%	F	$0.00			0	invasive,multi trunk,5 trunks
41					0%							
43					0%							
44	Adonidia merrilli	Christmas Palms		15 GW	60%		P	$180.00		1		DAMAGE
45	Schefflera actinophylla	Umbrella Tree	32		30%	0%	F	$0.00			0	HR,decat at base,damaged,invasive/6 trunks
46	Coccoloba uvifera	Seagrape	32		15%	100%	A	$312.00			4.8	12+trunks at 2" /2 at 4", sprout from strip
47	Conocarpus erectus	Silver Buttonwood			0%							does not exist
48	Ptychosperma elegans	Alexander Palm		15 GW	70%		P	$180.00		1		
49	Clusia rosea	Pitch Apple	5"		0%							does not exist
50	Sabal palmetto	Sabal Palm		17 GW	90%		P	$180.00		1		leaning
52	Sabal palmetto	Sabal Palm		11 GW	80%		P	$180.00		1		
54	Acoelorraphe wrightii	Paurotis Palm		14 GW	40%		P	$180.00		1		ganaderma/cluster/8 trunks
55	Wodyetia bifurcata	Foxtail Palm		7 GW	80%		P	$0.00		1		
56	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
57	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
58	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
59	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
60	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
61	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
62	Dypsis lutescens	Areca Palm		7 GW	80%		P	$0.00		1		
64	Roystonia elata	Royal Palm		24 GW	90%		P	$720.00	24			24'x$30
66	Coccoloba uvifera	Seagrape	12		0%	100%	A				0	does not exist
67	Adonidia merrilli	Christmas Palms			0%		P	$360.00				3 trunks, 7' -80 cond/8' -80 cond/9' 60 cond
68	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
69	Sabal palmetto	Sabal Palm		16 GW	60%		P	$180.00		1		
70	Strelitzia nicolai	Bird of Paradise		10 GW	50%		P	$180.00		1		5 trunks
71	Thrinax radiata	Thatch Palm		14 GW	80%		P	$180.00		1		4' + (2 trunks)
72	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
73	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
74	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
75	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
77	Ptychosperma elegans	Alexander Palm		20 GW	0%		P	$180.00		1		5-8on 80,10'cond 80,15' cond 80 (3 trunks)
79	Ficus benjamina	Weeping Fig	26		40%	0%	F	$0.00			0	previous,HR,internal decay
80	Sabal palmetto	Sabal Palm		14 GW	80%		P	$180.00		1		
81	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
82	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
83	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
84	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
85	Strelitzia nicolai	Bird of Paradise	10"		0%			$0.00				no longer exist
87	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
88	Sabal palmetto	Sabal Palm		14 GW	90%		P	$180.00		1		
89	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		
90	Sabal palmetto	Sabal Palm		14 GW	80%		P	$180.00		1		
91	Sabal palmetto	Sabal Palm		16 GW	90%		P	$180.00		1		
92	Clusia rosea	Pitch Apple	10.5		50%	100%	A	$341.25			5.25	
93	Clusia rosea	Pitch Apple	12.5		50%	100%	A	$406.25			6.25	
94	Araucaria heterophylla	Norfork Island Pine	14		90%	0%	F	$0.00			0	invasive
95	Bucida buceras	Black Olive	21		60%	60%	C	$4,914.00			7.56	storm damage
96	Bucida buceras	Black Olive	15		40%	60%	C	$2,340.00			3.6	storm damage
99	Cocos nucifera	Coconut Palm		21 GW	40%		P	$630.00	21			21'x$30.
100	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
102	Clusia rosea	Pitch Apple	14		50%	100%	A	$455.00			7	
103	Clusia rosea	Pitch Apple	4.5		60%	100%	A	$175.50			2.7	IN POT ON ASPHALT
104	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
105	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
106	Aesculus pave	Chessnut	8		20%	80%	B	$832.00			1.28	sprouting stump/remove
109	Yucca elephantipes	Spineless Yucca	2-4"		50%			$0.00				accent plant/multi trunk
110	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
111	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		
112	Sabal palmetto	Sabal Palm		14 GW	50%		P	$180.00		1		
113	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		
114	Sabal palmetto	Sabal Palm			0%							does not exist
116	Sabal palmetto	Sabal Palm			0%							does not exist
118	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
119	Ravenala madagascariensis	Travelers Palm		0 GW	80%		P	$0.00				14'OA
121	Clusia rosea	Pitch Apple	9.5		50%	100%	A	$308.75			4.75	
122	Thrinax radiata	Thatch Palm		18 GW	90%		P	$180.00		1		
123	Thrinax radiata	Thatch Palm		12 GW	90%		P	$180.00		1		
125	Clusia rosea	Pitch Apple	7.5		30%	100%	A	$146.25			2.25	HR
126	Arecastrum romanzoffianum	Queen Palm		15 GW	50%		P	$180.00		1		
127	Adonidia merrilli	Christmas Palms		21 GW	80%		P	$180.00		1		
128	Ptychosperma elegans	Alexander Palm		6 GW	70%		P	$0.00		1		
129	Sabal palmetto	Sabal Palm		20 GW	50%		P	$180.00		1		
130	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
131	Sabal palmetto	Sabal Palm		20 GW	80%		P	$180.00		1		
132	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
133	Livistonia chinensis	Chinese Fan Palm		18 GW	80%		P	$180.00		1		
133.1	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
133.2	Ptychosperma elegans	Alexander Palm		19 GW	90%		P	$180.00		1		
133.3	Ptychosperma elegans	Alexander Palm		7 GW	70%		P	$0.00		1		
133.4	Ptychosperma elegans	Alexander Palm		13 GW	70%		P	$180.00		1		
133.5	Ptychosperma elegans	Alexander Palm		19 GW	10%		P	$180.00		1		
133.6	Adonidia merrilli	Christmas Palms		9 GW	70%		P	$180.00		1		
133.7	Adonidia merrilli	Christmas Palms		15 GW	70%		P	$180.00		1		
134	Ptychosperma elegans	Alexander Palm			0%					1		does not exist
135	Bucida buceras	Black Olive	11.5		70%	60%	C	$3,139.50			4.83	
136	Ptychosperma elegans	Alexander Palm		12 GW	70%		P	$180.00		1		
137	Bucida buceras	Black Olive	16.5		50%	60%	C	$3,217.50			4.95	trunk damage/storm damage
140	Cocos nucifera	Coconut Palm		16 GW	80%		P	$480.00	16			
141	Cocos nucifera	Coconut Palm		32 GW	80%		P	$960.00	32			
142	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
143	Cocos nucifera	Coconut Palm		18 GW	80%		P	$540.00	18			
144	Cocos nucifera	Coconut Palm		15 GW	80%		P	$450.00	15			
145	Cocos nucifera	Coconut Palm		33 GW	80%		P	$990.00	33			
146	Cocos nucifera	Coconut Palm		25 GW	80%		P	$750.00	25			
147	Coccoloba uvifera	Seagrape	4		40%	100%	A	$104.00			1.6	
148	Coccoloba uvifera	Seagrape	4		50%	100%	A	$130.00			2	
149	Coccoloba uvifera	Seagrape	4		40%	100%	A	$104.00			1.6	
150	Thrinax radiata	Thatch Palm		3 GW	80%		P	$0.00		1		
151	Strelitzia nicolai	White Bird of Paradise		6 GW	70%		P	$0.00		1		9 trunks
152	Bursera simaruba	Gumbo Limbo	13.5		40%	100%	A	$351.00			5.4	
153	Clusia rosea	Pitch Apple	9		40%	100%	A	$234.00			3.6	
154	Clusia rosea	Pitch Apple	11		40%	100%	A	$286.00			4.4	
155	Clusia rosea	Pitch Apple	6		30%	100%	A	$1,170.00			1.8	
156	Ligustrum japonicum				0%							does not exist
157	Ligustrum japonicum				0%							does not exist
158	Ligustrum japonicum				0%							does not exist
159	Cocos nucifera	Coconut Palm		26 GW	80%		P	$780.00	26			
160	Roystonea regia	Royal Palm		7 GW	70%		P	$0.00		1		
161	Cocos nucifera	Coconut Palm		23 GW	70%		P	$690.00	23			
162	Ficus benjamina				0%							does not exist
163	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		curved
165	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		curved
166	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		curved
167	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
169	Cocos nucifera	Coconut Palm		30 GW	70%		P	$900.00	30			
172	Strelitzia nicolai	Bird of Paradise		8 GW	80%		P	$1,800.00		1		10 trunks at $180.00
175	Roystonia elata	Royal Palm		22 GW	90%		P	$660.00	22			
178	Roystonia elata	Royal Palm		20 GW	90%		P	$600.00	20			
179	Cocos nucifera	Coconut Palm		24 GW	70%		P	$720.00	24			
180	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
181	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
182	Adonidia merrilli	Christmas Palms		10 GW	70%		P	$180.00		1		
183	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		leans
184	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		curved
185	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		curved
186	Bursera simaruba	Gumbo Limbo	18		50%	100%	A	$585.00			9	
187	Sabal palmetto	Sabal Palm		17 GW	80%		P	$180.00		1		
188	Neodypsis decaryi	Triangle Palm		9 GW	80%		P	$180.00		1		
190	Ptychosperma elegans	Alexander Palm		7 GW	80%		P	$0.00		1		
190.1	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl - 15' and 10'
190.2	Ptychosperma elegans	Alexander Palm		11 GW	80%		P	$180.00		1		
190.3	Ptychosperma elegans	Alexander Palm		17 GW	80%		P	$180.00		1		
190.4	Ptychosperma elegans	Alexander Palm		8 GW	80%		P	$180.00		1		
191	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl - 10' and 10'
192	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
193	Sabal palmetto	Sabal Palm		10 GW	60%		P	$180.00		1		
194	Sabal palmetto	Sabal Palm		17 GW	70%		P	$180.00		1		
195	Diospyros discolor	Velvet Apple	32		30%	100%	A	$624.00			9.6	triple trunk/top dead
196	Ptychosperma elegans	Alexander Palm		22 GW	0%		P	$180.00		1		
198	Ptychosperma elegans	Alexander Palm		14 GW	0%		P	$180.00		1		
199	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
200	Phoenix canariensis	Canary Island Date Palm		20 GW	40%		P	$600.00		1		nutritional deficiency/strangler Fig
201	Dypsis lutescens	Areca Palm		25 GW	30%		P	$180.00		1		dying/ganaderma
202	Ficus lyrata	Fiddle Leaf Fig	5		15%	60%	C	$97.50			0.45	
204	Ravenala madagascariensis	Travelers Palm		multi	80%		P	$180.00		1		3 trunks at 20'/4 at 15'/3 at 7'
205	Ptychosperma elegans	King Alexander			0%							does not exist
206	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
207	Ptychosperma elegans	Alexander Palm		22 GW	80%		P	$180.00		1		
208	Ptychosperma elegans	Alexander Palm		21 GW	80%		P	$180.00		1		
209	Kigelia	Sausage Tree	26		50%	100%	A	$845.00			13	hallow in trunk
210	Roystonia elata	Royal Palm		25 GW	80%		P	$750.00	25			
211	Ptychosperma elegans	Alexander Palm		7 GW	70%		P	$0.00		1		
212	Ptychosperma elegans	Alexander Palm		24 GW	80%		P	$180.00		1		
213	Caryota mitis	Tufted Fishtail Palm		7 GW	80%		P	$0.00		1		
214	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		4 trunks 3 at 7/1 at 10'
215	Araucaria heterophylla	Norfolk Island Pine	24		60%	80%	B	$1,872.00			11.52	top missing
217	Caryota mitis	Tufted Fishtail Palm		9 GW	80%		P	$180.00		1		3 trunks 2 at 9' / 1 at 7'
219	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		3 trunks at 7'
220	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$0.00		1		7 trunks 2 at 10' / 5 at 5'
221	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		4 trunks at 7'
222	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$0.00		1		2 at 9'/5 at 5'
223	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$0.00		1		2 at 5'
224	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		1 at 10'/2 at 7'/2 at 5'
225	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		1 at 10'/1 at 5'
226	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		2 at 10'/1 at 7'
227	Caryota mitis	Tufted Fishtail Palm		10 GW	80%		P	$180.00		1		
228	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		5 trunks -1 at 12' and 4 at 10'
229	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		1 at 10'/2 at 7'/3 at 5'
231	Ptychosperma elegans	Alexander Palm		dbl	70%		P	$360.00		1		(2 x $180) dbl both at 20'
232	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$0.00		1		6 at 7'
233	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		3 at 9'/5 at 5'
234	Ptychosperma elegans	Alexander Palm		14 GW	20%		P	$180.00		1		trunk is split
235	Ptychosperma elegans	Alexander Palm		24 GW	80%		P	$180.00		1		
236	Ptychosperma elegans	Alexander Palm		16 GW	80%		P	$180.00		1		
237	Ptychosperma elegans	Alexander Palm		9 GW	60%		P	$180.00		1		
238	Ptychosperma elegans	Alexander Palm		dbl	0%		P	$360.00		1		(2 x $180) dbl 1 at 25' & 1 at 20' 1at 70 cond + 1 at 6
239	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
240	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
241	Ptychosperma elegans	Alexander Palm		30 GW	80%		P	$180.00		1		
242	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
243	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
244	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
245	Ptychosperma elegans	Alexander Palm		22 GW	80%		P	$180.00		1		
246	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
247	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
248	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
249	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
250	Ptychosperma elegans	Alexander Palm		15 GW	70%		P	$180.00		1		
251	Ptychosperma elegans	Alexander Palm		23 GW	70%		P	$180.00		1		
252	Ptychosperma elegans	Alexander Palm		23 GW	80%		P	$180.00		1		
253	Ptychosperma elegans	Alexander Palm		23 GW	70%		P	$180.00		1		
254	Caryota mitis	Tufted Fishtail Palm		dbl	70%		P	$180.00		1		dbl - 10' and 7'
255	Caryota mitis	Tufted Fishtail Palm		23 GW	80%		P	$180.00		1		
256	Caryota mitis	Tufted Fishtail Palm		dbl	80%		P	$180.00		1		dbl - 10' and 7'
257	Caryota mitis	Tufted Fishtail Palm			0%							does not exist
258	Caryota mitis	Tufted Fishtail Palm			0%							does not exist
259	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
260	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
261	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
262	Ptychosperma elegans	Alexander Palm		23 GW	70%		P	$180.00		1		
263	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
264	Ptychosperma elegans	Alexander Palm		16 GW	70%		P	$180.00		1		
265	Ptychosperma elegans	Alexander Palm		17 GW	70%		P	$180.00		1		
266	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
267	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
268	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
269	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
270	Ptychosperma elegans	Alexander Palm		16 GW	70%		P	$180.00		1		
271	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
272	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
273	Ptychosperma elegans	Alexander Palm		23 GW	70%		P	$180.00		1		
274	Ptychosperma elegans	Alexander Palm		16 GW	70%		P	$180.00		1		
275	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
276	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
277	Ptychosperma elegans	Alexander Palm		16 GW	70%		P	$180.00		1		
278	Ptychosperma elegans	Alexander Palm		10 GW	70%		P	$180.00		1		
279	Ptychosperma elegans	Alexander Palm		12 GW	70%		P	$180.00		1		
280	Ptychosperma elegans	Alexander Palm		7 GW	70%		P	$0.00		1		
281	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
282	Ptychosperma elegans	Alexander Palm		7 GW	70%		P	$0.00		1		
283	Ptychosperma elegans	Alexander Palm		5 GW	70%		P	$0.00		1		
284	Ptychosperma elegans	Alexander Palm		5 GW	70%		P	$0.00		1		
285	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
286	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
287	Caryota mitis	Tufted Fishtail Palm		8 GW	80%		P	$180.00		1		
288	Coccoloba uvifera	Seagrape	38		40%	100%	A	$988.00			15.2	1 3 trunk, trunk decay, major dead wood, hollow
289	Strelitzia nicolai	Bird of Paradise		dbl	70%		P	$0.00		1		1 at 7'/1 at 5'
290	Strelitzia nicolai	Bird of Paradise		dbl	70%		P	$0.00		1		1 at 6'/1 at 5'
291	Strelitzia nicolai	Bird of Paradise		dbl	70%		P	$360.00		1		1at 14'/1 at 8'
292	Strelitzia nicolai	Bird of Paradise		dbl	70%		P	$360.00		1		1 at 6'/1 at 5'
293	Dypsis lutescens	Areca Palm		multi	50%		P	$180.00		1		2 at 20'/1 at 10'/3 at 5'
294	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		2 at 10' / 1 at 8' / 3 at 5' - clump
295	Roystonia elata	Royal Palm		30 GW	60%		P	$900.00	30			
296	Adonidia merrilli	Christmas Palms		9 GW	70%		P	$180.00		1		
297	Adonidia merrilli	Christmas Palms		9 GW	70%		P	$180.00		1		
298	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
299	Ptychosperma elegans	Alexander Palm		13 GW	80%		P	$180.00		1		
300	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		(2 x $180) dbl - 10' and 16'
301	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
302	Coccoloba uvifera	Seagrape	50		30%	100%	A	$975.00			15	major storm damage, major decay throughout
303	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
305	Roystonia elata	Royal Palm		30 GW	50%		P	$900.00	30			penciling
306	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
307	Ptychosperma elegans	Alexander Palm		25 GW	80%		P	$180.00		1		
308	Roystonia elata	Royal Palm		36 GW	60%		P	$1,080.00	36			penciling
309	Dypsis lutescens	Areca Palm		multi	70%		P	$180.00		1		Multi -1 at 20'/1 at 18'/ 2 at 10' /2 at 8'
310	Ptychosperma elegans	Alexander Palm		30 GW	70%		P	$180.00		1		
311	Ptychosperma elegans	Alexander Palm		30 GW	70%		P	$180.00		1		
312	Ptychosperma elegans	Alexander Palm		30 GW	80%		P	$180.00		1		
313	Livistonia chinensis	Chinese Fan Palm		17 GW	80%		P	$180.00		1		
315	Roystonia elata	Royal Palm		23 GW	50%		P	$690.00	23			curved
316	Dypsis lutescens	Areca Palm		multi	70%		P	$180.00		1		Multi - 2 at 9' / 2 at 7' / 1 at 5'
317	Caryota mitis	Tufted Fishtail Palm		8 GW	80%		P	$180.00		1		
318	Sabal palmetto	Sabal Palm		23 GW	70%		P	$180.00		1		
319	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		
320	Sabal palmetto	Sabal Palm		12 GW	70%		P	$180.00		1		curved
321	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
322	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		
323	Coccoloba uvifera	Seagrape	36		40%	100%	A	$936.00			14.4	storm damage, 1 major leader dead
324	Dypsis lutescens	Areca Palm		multi	80%		P	$180.00		1		5 at 10' / 1 at 8' / 4 at 7'
325	Livistonia chinensis	Chinese Fan Palm			0%							does not exist
326	Livistonia chinensis	Chinese Fan Palm		dbl	70%		P	$360.00		1		(2 x $180) dbl - 14' and 19'
327	Coccoloba uvifera	Seagrape	29		40%	100%	A	$754.00			11.6	moved and uprooted , trunk decay and storm da
328	Phoenix roebelenii	Roebellini		7 GW	60%		P	$180.00		1		MULTI-TRUNK
329	Ptychosperma elegans	Alexander Palm		21 GW	80%		P	$180.00		1		
330	Coccoloba uvifera	Seagrape	49		60%	100%	A	$1,911.00			29.4	major storm damage
332	Livistonia chinensis	Chinese Fan Palm		tri	70%		P	$360.00		1		triple 1 at 17' /1 at 15'/1 at 4'
333	Livistonia chinensis	Chinese Fan Palm		9 GW	70%		P	$180.00		1		
335	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
336	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
337	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
338	Cocos nucifera	Coconut Palm		32 GW	80%		P	$960.00	32			
342	Draceana fragrans	Robelini		dbl	30%		P	$0.00		1		DBL 2 at 5' severe nutritional deficiency
343	Cocos nucifera	Coconut Palm		27 GW	70%		P	$810.00	27			
345	Cocos nucifera	Coconut Palm		27 GW	70%		P	$810.00	27			
346	Sabal palmetto	Sabal Palm		10 GW	80%		P	$180.00		1		
347	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
348	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
349	Sabal palmetto	Sabal Palm		15 GW	40%		P	$180.00		1		
350	Roystonia elata	Royal Palm		8 GW	80%		P	$240.00		1		very skinny
351	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
352	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
353	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
354	Cocos nucifera	Coconut Palm		26 GW	60%		P	$780.00	26			
355	Cocos nucifera	Coconut Palm		16 GW	60%		P	$480.00	16			
356	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
357	Arecastrum romanzoffianum	Queen Palm		12 GW	60%		P	$180.00		1		
358	Ficus lyrata	Ficus	24		10%	0%	F	$0.00			0	
359	Conocarpus erectus	Silver Buttonwood	8		80%	100%	A	$416.00			6.4	
360	Roystonia elata	Royal Palm		27 GW	40%		P	$810.00	27			
361	Conocarpus erectus	Buttonwood	4.5		80%	100%	A	$234.00			3.6	
362	Sabal palmetto	Sabal Palm		12 GW	70%		P	$180.00		1		
363	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
364	Sabal palmetto	Sabal Palm		12 GW	70%		P	$180.00		1		
366	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
367	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
368	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
369	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
370	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
371	Cocos nucifera	Coconut Palm		19 GW	80%		P	$570.00	19			
372	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
373	Cocos nucifera	Coconut Palm		30 GW	20%		P	$900.00	30			
374	Ligustrum japonicum	Ligustrum	8		10%	80%	B	$416.00			0.64	
375	Ligustrum japonicum	Ligustrum	5		80%	80%	B	$2,080.00			3.2	
378	Thrinax radiata	Thatch Palm		dbl	70%		P	$0.00		1		dbl 1 at 4' / 1 at 1'
379	Cocos nucifera	Coconut Palm		30 GW	70%		P	$900.00	30			
381	Cocos nucifera	Coconut Palm		20 GW	80%		P	$600.00	20			
383	Dypsis lutescens	Areca Palm		multi	80%		P	$180.00		1		4 at 14' /7 at 12' / 8 at 9' / 4 at 7'
384	Dypsis lutescens	Areca Palm		15 GW	80%		P	$180.00		1		
385	Dypsis lutescens	Areca Palm		16 GW	80%		P	$180.00		1		
386	Dypsis lutescens	Areca Palm		11 GW	80%		P	$180.00		1		
387	Livistonia chinensis	Chinese Fan Palm		6 GW	70%		P	$0.00		1		
388	Ptychosperma elegans	Alexander Palm		17 GW	5%		P	$180.00		1		trunk hallow and split
389	Schefflera actinophylla	Umbrella Tree	14		40%	0%	F	$0.00			0	4 trunks invasive
390	Ptychosperma elegans	Alexander Palm		10 GW	30%		P	$180.00		1		split
391	Adonidia merrilli	Christmas Palms		7 GW	80%		P	$0.00		1		
392	UNKNOWN	UNKNOWN	14"		50%							
393	UNKNOWN	UNKNOWN	10"		30%							SCARS
394	UNKNOWN	UNKNOWN	5"		10%							
395	UNKNOWN	UNKNOWN	16"		40%							
396	UNKNOWN	UNKNOWN	14"		20%							
397	UNKNOWN	UNKNOWN	11"		10%							co dom, 1/2 dead
398	UNKNOWN	UNKNOWN	13"		30%							
399	UNKNOWN	UNKNOWN	7"		10%							
400	UNKNOWN	UNKNOWN			0%							does not exsit
401	Adonidia merrilli	Christmas Palms		15 GW	70%		P	$180.00		1		
402	Adonidia merrilli	Christmas Palms		10 GW	70%		P	$180.00		1		
403	Adonidia merrilli	Christmas Palms		9 GW	60%		P	$180.00		1		
404	Adonidia merrilli	Christmas Palms		7 GW	60%		P	$0.00		1		
405	Adonidia merrilli	Christmas Palms		17 GW	80%		P	$180.00		1		
406	Ptychosperma elegans	Alexander Palm		7 GW	80%		P	$0.00		1		
407	Ptychosperma elegans	Alexander Palm		6 GW	80%		P	$0.00		1		
408	Ptychosperma elegans	Alexander Palm		13 GW	70%		P	$180.00		1		
409	Ptychosperma elegans	Alexander Palm		6 GW	70%		P	$0.00		1		
410	Ptychosperma elegans	Alexander Palm		21 GW	70%		P	$180.00		1		
411	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
412	Ptychosperma elegans	Alexander Palm		dbl	70%		P	$360.00		1		(2 x $180) dbl both at 14'
413	Ptychosperma elegans	Alexander Palm		tri	70%		P	$540.00		1		(3 x $180) triple -17' /10' / 9'
414	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
415	Ptychosperma elegans	Alexander Palm		14 GW	70%		P	$180.00		1		
416	Ptychosperma elegans	Alexander Palm		5 GW	70%		P	$0.00		1		
417	Livistonia chinensis	Chinese Fan Palm		9 GW	70%		P	$180.00		1		
418	Thrinax radiata	Thatch Palm		8 GW	80%		P	$180.00		1		
419	Livistonia chinensis	Chinese Fan Palm		tri	80%		P	$540.00		1		(3 x $180) triple 11', 13', 12'
420	Arecastrum romanzoffianum	Queen Palm		22 GW	70%		P	$180.00		1		
423	Livistonia chinensis	Chinese Fan Palm		tri	80%		P	$540.00		1		(3 x $180) triple 13', 10', 10'
427	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		6 trunks 1 at 12' and 5 at 10'
431	Thrinax radiata	Thatch Palm		9 GW	80%		P	$180.00		1		
432	Sabal palmetto	Sabal Palm		9 GW	70%		P	$180.00		1		
433	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
434	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
435	Conocarpus erectus	Buttonwood	8		50%	100%	A	$260.00			4	
436	Conocarpus erectus	Buttonwood	4		40%	100%	A	$104.00			1.6	
437	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
438	Cocos nucifera	Coconut Palm		21 GW	50%		P	$630.00	21			
439	Cocos nucifera	Coconut Palm			0%							does not exsit
440	Cocos nucifera	Coconut Palm		24 GW	80%		P	$720.00	24			
441	Cocos nucifera	Coconut Palm		24 GW	80%		P	$720.00	24			trunk damage
442	Conocarpus erectus	Silver Buttonwood	10.5		30%	100%	A	$204.75			3.15	
443	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
444	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
445	Conocarpus erectus	Silver Buttonwood	9.5		40%	100%	A	$247.00			3.8	
446	Conocarpus erectus	Silver Buttonwood	8.5		30%	100%	A	$165.75			2.55	trunk damage
447	Cocos nucifera	Coconut Palm		25 GW	80%		P	$750.00	25			
448	Cocos nucifera	Coconut Palm		25 GW	70%		P	$750.00	25			
449	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
450	Cocos nucifera	Coconut Palm		27 GW	70%		P	$810.00	27			

Tree and Palm Mitigation Chart

Total Palms Required for Replacement (# of Palms @ 1:1 Replacement Value)		C.W. Feet		Caliper Inches	
Required		Required		Required	
Qty	Value ($)	Qty	Value ($)	Qty	Value ($)
554	$99,720.00	2,769	$83,070.00	495	$32,150.30
Provided		Provided		Provided	
Qty	Value ($)	Qty	Value ($)	Qty	Value ($)
65	$11,700.00	5,370	$161,100.00	396	$25,740.00
-489	-$88,020.00	2,601	$78,030.00	-99	-$6,410.30
Estimated Contribution to Tree Canopy Trust Fund:				16,400	
Estimated Relocation Valuation Pursuant to City of Fort Lauderdale Tree Calculations for Permitting				$35,806.00	
Net Difference				$19,405.70	

*Value based on relocation and reuse of primary candidates for relocation as defined in notes.

LEGEND

EXISTING TREE TO REMOVE | EXISTING TREE TO RELOCATE | EXISTING TREE TO PROTECT IN PLACE

EXISTING PALM TO REMOVE | EXISTING PALM TO RELOCATE | EXISTING PALM TO PROTECT IN PLACE

NOTES:

1. FINAL DISPOSITION OF TREES AND PALMS SHALL BE DETERMINED ON A CASE BY CASE BASIS AT EACH PHASE OF CONSTRUCTION IN ACCORDANCE WITH CITY REQUIREMENTS.
2. THE CONTRACTOR SHALL REMOVE THE UNDERSTORY PLANT MATERIAL THE HOTEL ELECTS TO PRESERVE AND PLACE IT IN THE HOTEL'S HOLDING AREA. ALL REMAINING UNDERSTORY SHRUB PLANTING ARE SUBJECT TO DEMOLITION AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. THE HOTEL RESERVES THE RIGHT TO REPLANT DISPLACED SHRUB MATERIAL ONSITE.
3. DEMOLITION OF ANY IRRIGATION WITHIN THE LIMIT OF WORK CAN NOT AFFECT THE EXISTING IRRIGATION TO REMAIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE EXISTING IRRIGATION REMAINS FUNCTIONAL. SEE LANDSCAPE NOTES FOR INSTRUCTIONS.
4. PROTECTIVE FENCING WILL BE REQUIRED FOR EXISTING TREES TO REMAIN.
5. TREES AND PALMS TO BE RELOCATED MAY BE PLACED INTO HOLDING ON SITE IN ADVANCE OF FINAL PLANTING.
6. PRIMARY CANDIDATES FOR RELOCATION INCLUDE ALL TREES VALUED AS 90% CONDITION; MOST ROYAL, SABAL, COCONUT PALMS AND SELECT SPECIMEN TREES VALUED AT 80% CONDITION ACCORDING TO CERTIFIED ARBORIST.

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: BahiaMar FORT LAUDERDALE BEACH A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
1512 E. BROWARD BOULEVARD, SUITE 110
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EDSA PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:

Date: 29 MARCH 2017
Project Manager: MPK
Drawn By: DDB MPK MGG
Principal in Charge: BSL
Project No: 116102

NORTH

SCALE: N.T.S.

Seal:

Project Phase: LEVEL IV SITE PLAN SUBMITTAL

Sheet Title: TREE DISPOSITION LIST

Sheet Number: L-416

CAM 17-0618
Exhibit 1C

453	Cocos nucifera	Coconut Palm		20 GW	70%		P	$600.00	20			
454	Cocos nucifera	Coconut Palm		20 GW	70%		P	$600.00	20			
455	Cocos nucifera	Coconut Palm		20 GW	60%		P	$600.00	20			
456	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
457	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
458	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
459	Clusia rosea	Pitch Apple	10		50%	100%	A	$325.00			5	4 trunks
460	Clusia rosea	Pitch Apple	7.5		70%	100%	A	$341.25			5.25	2 trunks
461	Sabal palmetto	Sabal Palm			0%							does not exist
462	Clusia rosea	Pitch Apple	16		60%	100%	A	$624.00			9.6	multi trunk
463	Clusia rosea	Pitch Apple	21		50%	100%	A	$682.50			10.5	multi trunk
464	Cocos nucifera	Coconut Palm		19 GW	70%		P	$570.00	19			
465	Cocos nucifera	Coconut Palm		18 GW	70%		P	$540.00	18			
466	Cocos nucifera	Coconut Palm		18 GW	70%		P	$540.00	18			
467	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
468	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
469	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
472	Schefflera actinophylla	Umbrella Tree	16.5		30%	0%	F	$0.00			0	invasive, multi trunk
473	Sabal palmetto	Sabal Palm		20 GW	50%		P	$180.00		1		
474	Ptychosperma elegans	Alexander Palm		14 GW	60%		P	$180.00		1		
475	Ptychosperma elegans	Alexander Palm		12 GW	70%		P	$180.00		1		triple - 7', 6' and 12'
476	Ptychosperma elegans	Alexander Palm		8 GW	70%		P	$180.00		1		dbl - 6' and 5'
477	Sabal palmetto	Sabal Palm		21 GW	60%		P	$180.00		1		
478	Conocarpus erectus	Silver Buttonwood	12		25%	100%	A	$195.00			3	1/2 tree is gone/hazard remove
479	Thrinax radiata	Thatch Palm		6 GW	50%		P	$0.00		1		
480	Thrinax radiata	Thatch Palm		6 GW	50%		P	$0.00		1		
481	Thrinax radiata	Thatch Palm		4 GW	50%		P	$0.00		1		
482	Bursera simaruba	Gumbo Limbo	19.5		30%	100%	A	$380.25			5.85	root restriction
484	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
485	Ptychosperma elegans	Alexander Palm		6 GW	80%		P	$0.00		1		
486	Thrinax radiata	Thatch Palm		14 GW	80%		P	$180.00		1		
487	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
488	Sabal palmetto	Sabal Palm		25 GW	60%		P	$180.00		1		trunk damage
489	Sabal palmetto	Sabal Palm		20 GW	50%		P	$180.00		1		
490	Sabal palmetto	Sabal Palm		12 GW	80%		P	$180.00		1		
491	Sabal palmetto	Sabal Palm		14 GW	80%		P	$180.00		1		
492	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
495	Cocos nucifera	Coconut Palm		35 GW	70%		P	$1,050.00	35			
496	Cocos nucifera	Coconut Palm		27 GW	70%		P	$810.00	27			
499	Cocos nucifera	Coconut Palm		25 GW	30%		P	$750.00	25			hazzard, decayin top, remove ASAP
500	Pandanus utilis	Screw Pine	8		50%	60%	C	$1,560.00			2.4	
501	Sabal palmetto	Sabal Palm		8 GW	80%		P	$180.00		1		
506	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
507	Cocos nucifera	Coconut Palm		23 GW	40%		P	$690.00	23			
508	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
509	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
511	Sabal palmetto	Sabal Palm		17 GW	80%		P	$180.00		1		
512	Sabal palmetto	Sabal Palm		10 GW	80%		P	$180.00		1		
513	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
514	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
518	Adonidia merrilli	Christmas Palms		20 GW	80%		P	$180.00		1		
519	Adonidia merrilli	Christmas Palms		3 GW	80%		P	$0.00		1		
520	Sabal palmetto	Sabal Palm		13 GW	70%		P	$180.00		1		
521	Adonidia merrilli	Christmas Palms		8 GW	80%		P	$180.00		1		
522	Conocarpus erectus	Silver Buttonwood	16		40%	100%	A	$416.00			6.4	HR, multi trunk
523	Conocarpus erectus	Silver Buttonwood	18		40%	100%	A	$468.00			7.2	HR, multi trunk
524	Noronhia emarginata	Madagascar Olive	24		30%	60%	C	$2,808.00			4.32	HR, multi trunk
525	Cocos nucifera	Coconut Palm		31 GW	80%		P	$930.00	31			
526	Cocos nucifera	Coconut Palm		32 GW	70%		P	$960.00	32			
528	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
529	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
530	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
531	Sabal palmetto	Sabal Palm		9 GW	70%		P	$180.00		1		
532	Cocos nucifera	Coconut Palm		36 GW	70%		P	$1,080.00	36			
533	Clusia rosea	Pitch Apple	4		30%	100%	A	$78.00			1.2	HR
535	Cocos nucifera	Coconut Palm		15 GW	70%		P	$450.00	15			trunk damage
536	Cocos nucifera	Coconut Palm		14 GW	50%		P	$420.00	14			
537	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
538	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
539	Conocarpus erectus	Silver Buttonwood	8		40%	100%	A	$208.00			3.2	HR, shaped
540	Conocarpus erectus	Silver Buttonwood	6		40%	100%	A	$156.00			2.4	HR, shaped
541	Conocarpus erectus	Silver Buttonwood	9		40%	100%	A	$234.00			3.6	HR, shaped
542	Conocarpus erectus	Silver Buttonwood	21		40%	100%	A	$546.00			8.4	HR, shaped
543	Conocarpus erectus	Silver Buttonwood	5		20%	100%	A	$65.00			1	
544	Conocarpus erectus	Silver Buttonwood	8		40%	100%	A	$208.00			3.2	
545	Cocos nucifera	Coconut Palm		15 GW	70%		P	$450.00	15			
546	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
547	Cocos nucifera	Coconut Palm		16 GW	70%		P	$480.00	16			
548	Conocarpus erectus	Silver Buttonwood	33		50%	100%	A	$1,072.50			16.5	multi trunk, overgrown, gnarled, HR
549	Conocarpus erectus	Buttonwood	9		50%	100%	A	$292.50			4.5	HR
551	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
552	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		
554	Sabal palmetto	Sabal Palm		4 GW	80%		P	$0.00		1		
555	Cocos nucifera	Coconut Palm		17 GW	70%		P	$510.00	17			
556	Cocos nucifera	Coconut Palm		17 GW	70%		P	$510.00	17			
557	Cocos nucifera	Coconut Palm		20 GW	70%		P	$600.00	20			
558	Sabal palmetto	Sabal Palm		14 GW	20%		P	$180.00		1		dying
559	Sabal palmetto	Sabal Palm		11 GW	20%		P	$180.00		1		dying
560	Sabal palmetto	Sabal Palm		4 GW	80%		P	$0.00		1		
564	Sabal palmetto	Sabal Palm		11 GW	70%		P	$180.00		1		
565	Sabal palmetto	Sabal Palm		9 GW	80%		P	$180.00		1		ENCASED IN PAVING
566	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
567	Sabal palmetto	Sabal Palm		18 GW	70%		P	$180.00		1		powerlines
568	Sabal palmetto	Sabal Palm		18 GW	80%		P	$180.00		1		
569	Sabal palmetto	Sabal Palm		18 GW	70%		P	$180.00		1		powerlines
570	Noronhia emarginata	Madagascar Olive	12		40%	60%	C	$1,872.00			2.88	multi trunk, 1 trunk dead
571	Sabal palmetto	Sabal Palm		10 GW	80%		P	$180.00		1		
572	Sabal palmetto	Sabal Palm		17 GW	70%		P	$180.00		1		
573	Sabal palmetto	Sabal Palm		10 GW	80%		P	$180.00		1		
574	Noronhia emarginata	Madagascar Olive	12		40%	60%	C	$1,872.00			2.88	HR
575	Cocos nucifera	Coconut Palm		40 GW	80%		P	$1,200.00	40			
579	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
580	Cocos nucifera	Coconut Palm		28 GW	60%		P	$840.00	28			
581	Cocos nucifera	Coconut Palm		17 GW	70%		P	$510.00	17			
582	Cocos nucifera	Coconut Palm		28 GW	60%		P	$840.00	28			
583	Cocos nucifera	Coconut Palm		30 GW	70%		P	$900.00	30			
584	Cocos nucifera	Coconut Palm			0%							does not exist
585	Cocos nucifera	Coconut Palm		28 GW	80%		P	$840.00	28			
586	Cocos nucifera	Coconut Palm		30 GW	60%		P	$900.00	30			
587	Cocos nucifera	Coconut Palm		23 GW	70%		P	$690.00	23			
588	Cocos nucifera	Coconut Palm		30 GW	60%		P	$900.00	30			
589	Cocos nucifera	Coconut Palm		28 GW	50%		P	$840.00	28			
590	Cocos nucifera	Coconut Palm		28 GW	60%		P	$840.00	28			
591	Cocos nucifera	Coconut Palm		29 GW	60%		P	$870.00	29			
592	Cocos nucifera	Coconut Palm		7 GW	90%		P	$210.00	7			
593	Cocos nucifera	Coconut Palm		30 GW	60%		P	$900.00	30			
594	Cocos nucifera	Coconut Palm		21 GW	60%		P	$630.00	21			
595	Sabal palmetto	Sabal Palm		20 GW	80%		P	$180.00		1		
596	Sabal palmetto	Sabal Palm		22 GW	70%		P	$180.00		1		
597	Sabal palmetto	Sabal Palm		27 GW	60%		P	$180.00		1		
598	Sabal palmetto	Sabal Palm		27 GW	60%		P	$180.00		1		
599	Sabal palmetto	Sabal Palm		28 GW	70%		P	$180.00		1		
600	Lantana involucrata	Lantana		5 GW	80%		P	$0.00		1		
601	Roystonia elata	Royal Palm		21 GW	80%		P	$630.00	21			
603	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
604	Sabal palmetto	Sabal Palm		11 GW	50%		P	$180.00		1		ROUGH TRUNK
605	Sabal palmetto	Sabal Palm		12 GW	60%		P	$180.00		1		
606	Sabal palmetto	Sabal Palm		16 GW	70%		P	$10.00		1		
608	Cocos nucifera	Coconut Palm		26 GW	70%		P	$780.00	26			
609	Cocos nucifera	Coconut Palm		24 GW	70%		P	$720.00	24			
610	Cocos nucifera	Coconut Palm		25 GW	50%		P	$750.00	25			
611	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
612	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
613	Cocos nucifera	Coconut Palm			0%							does not exist
620	Cocos nucifera	Coconut Palm		32 GW	60%		P	$960.00	32			
621	Cocos nucifera	Coconut Palm		22 GW	60%		P	$660.00	22			

622	Sabal palmetto	Sabal Palm			0%							does not exist
623	Sabal palmetto	Sabal Palm			0%							does not exist
624	Cocos nucifera	Coconut Palm		22 GW	70%		P	$660.00	22			
625	Cocos nucifera	Coconut Palm		23 GW	70%		P	$690.00	23			
626	Cocos nucifera	Coconut Palm		21 GW	60%		P	$630.00	21			
627	Conocarpus erectus	Silver Buttonwood	18		70%	100%	A	$819.00			12.6	storm damage
630	Ligustrum japonicum	Ligustrum	15		30%	80%	B	$2,340.00			3.6	HR, dying, multi trunk
631	Ligustrum japonicum	Ligustrum	10.5		40%	80%	B	$2,184.00			3.36	multi trunk
632	Sabal palmetto	Sabal Palm			0%							does not exist
633	Livistonia chinensis	Chinese Fan Palm		tri	80%		P	$0.00		1		3 trunks / 2 at 3' and 1 at 7'
634	Sabal palmetto	Sabal Palm		19 GW	60%		P	$180.00		1		
635	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl (2 x $180) - 17' and 18'
636	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		
637	Sabal palmetto	Sabal Palm		15 GW	60%		P	$180.00		1		
638	Livistonia chinensis	Chinese Fan Palm		5 GW	70%		P	$0.00		1		
639	Sabal palmetto	Sabal Palm		19 GW	60%		P	$180.00		1		
640	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
641	Sabal palmetto	Sabal Palm		5 GW	60%		P	$0.00		1		
642	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$30.00		1		dbl (2 x $180) - 17' and 16'
643	Sabal palmetto	Sabal Palm		17 GW	80%		P	$180.00		1		
644	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
645	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
646	Sabal palmetto	Sabal Palm		19 GW	80%		P	$180.00		1		
647	Sabal palmetto	Sabal Palm		10 GW	70%		P	$180.00		1		
648	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
649	Sabal palmetto	Sabal Palm		15 GW	70%		P	$180.00		1		
650	Ptychosperma elegans	Alexander Palm		dbl	50%		P	$360.00		1		dbl (2 x $180) 19' and 15'
651	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl (2 x $180) 19' and 15'
652	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
653	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
654	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
655	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
656	Sabal palmetto	Sabal Palm		16 GW	80%		P	$180.00		1		
657	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
658	Cocos nucifera	Coconut Palm		30 GW	70%		P	$900.00	30			
659	Cocos nucifera	Coconut Palm		30 GW	80%		P	$900.00	30			
660	Cocos nucifera	Coconut Palm		31 GW	80%		P	$930.00	31			
661	Cocos nucifera	Coconut Palm		30 GW	70%		P	$900.00	30			
662	Cocos nucifera	Coconut Palm		28 GW	70%		P	$840.00	28			
663	Sabal palmetto	Sabal Palm		15 GW	60%		P	$180.00		1		
664	Sabal palmetto	Sabal Palm		17 GW	50%		P	$180.00		1		
665	Sabal palmetto	Sabal Palm		14 GW	50%		P	$180.00		1		pest, hallow
666	Ptychosperma elegans	Alexander Palm		30 GW	80%		P	$180.00		1		
667	Ptychosperma elegans	Alexander Palm		30 GW	80%		P	$180.00		1		
668	Ptychosperma elegans	Alexander Palm		30 GW	80%		P	$180.00		1		
670	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		
671	Sabal palmetto	Sabal Palm		20 GW	60%		P	$180.00		1		
683	Ptychosperma elegans	Alexander Palm		15 GW	80%		P	$180.00		1		
684	Adonidia merrilli	Christmas Palms		15 GW	70%		P	$180.00		1		
686	Washingtonia robusta	Washingtonia Palm		21 GW	80%		P	$180.00		1		
687	Washingtonia robusta	Washingtonia Palm		31 GW	80%		P	$180.00		1		
688	Sabal palmetto	Sabal Palm		14 GW	70%		P	$180.00		1		
689	Ptychosperma elegans	Alexander Palm		dbl	70%		P	$360.00		1		dbl - (2 x $180) both at 15'
690	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
691	Ptychosperma elegans	Alexander Palm		18 GW	80%		P	$180.00		1		
692	Ptychosperma elegans	Alexander Palm		29 GW	80%		P	$180.00		1		
693	Sabal palmetto	Sabal Palm		20 GW	70%		P	$180.00		1		
694	Sabal palmetto	Sabal Palm		23 GW	70%		P	$180.00		1		
695	Sabal palmetto	Sabal Palm		17 GW	70%		P	$180.00		1		
696	Sabal palmetto	Sabal Palm		22 GW	60%		P	$180.00		1		
697	Sabal palmetto	Sabal Palm		25 GW	60%		P	$180.00		1		
698	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
699	Sabal palmetto	Sabal Palm		19 GW	60%		P	$180.00		1		
700	Sabal palmetto	Sabal Palm		19 GW	70%		P	$180.00		1		
701	Arecastrum romanzoffianum	Queen Palm		18 GW	70%		P	$180.00		1		
704	Sabal palmetto	Sabal Palm		21 GW	70%		P	$180.00		1		
705	Sabal palmetto	Sabal Palm		17 GW	70%		P	$180.00		1		
708	Cocos nucifera	Coconut Palm		23 GW	60%		P	$690.00	23			trunk damage
710	Adonidia merrilli	Christmas Palms		dbl	80%		P	$360.00		1		dbl (2 x $180) - 17' and 15'
711	Dypsis decaryi	Triangle Palm		3 GW	80%		P	$0.00		1		
712	Thrinax radiata	Thatch Palm		multi	80%		P	$1,980.00		1		(11 trunks x $180) - 4 at 20', 5' and 2 at 8'
713	Washingtonia robusta	Washingtonia Palm		50 GW	70%		P	$180.00		1		
714	Washingtonia robusta	Washingtonia Palm		20 GW	80%		P	$180.00		1		
723	Ligustrum japonicum	Ligustrum	14.5		40%	80%	B	$3,016.00			4.64	multi trunk
724	Ligustrum japonicum	Ligustrum	14		50%	80%	B	$3,640.00			5.6	multi trunk
725	Ligustrum japonicum	Ligustrum	12		50%	80%	B	$3,120.00			4.8	multi trunk
726	Ligustrum japonicum	Ligustrum	10.5		60%	80%	B	$3,276.00			5.04	multi trunk
727	Ligustrum japonicum	Ligustrum	15.5		50%	80%	B	$4,030.00			6.2	multi trunk
728	Ligustrum japonicum	Ligustrum	5		30%	80%	B	$780.00			1.2	hallow
729	Ligustrum japonicum	Ligustrum	16		20%	80%	B	$1,664.00			2.56	hallow, trunk damage, failing
730	Ligustrum japonicum	Ligustrum	10		40%	80%	B	$2,080.00			3.2	multi trunk
731	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
732	Sabal palmetto	Sabal Palm		16 GW	70%		P	$180.00		1		
733	Sabal palmetto	Sabal Palm		21 GW	80%		P	$180.00		1		
737	Cocos nucifera	Coconut Palm		45 GW	60%		P	$180.00	45			
738	Adonidia merrilli	Christmas Palms		12 GW	80%		P	$180.00		1		
739	Adonidia merrilli	Christmas Palms		12 GW	80%		P	$180.00		1		
740	Adonidia merrilli	Christmas Palms		7 GW	80%		P	$0.00		1		
741	Adonidia merrilli	Christmas Palms		10 GW	80%		P	$180.00		1		
742	Adonidia merrilli	Christmas Palms		dbl	80%		P	$360.00		1		dbl (2 x $180) - both at 10'
743	Adonidia merrilli	Christmas Palms		dbl	80%		P	$360.00		1		dbl (2 x $180) - both at 16'
744	Ligustrum japonicum	Ligustrum	17		40%	80%	B	$3,536.00			5.44	multi trunk, decay in trunk
745	Ligustrum japonicum	Ligustrum	6		30%	80%	B	$936.00			1.44	major decay, dying
746	Ligustrum japonicum	Ligustrum	17		30%	80%	B	$2,652.00			4.08	uprooted, multi trunk, major decay, dying
747	Ptychosperma elegans	Alexander Palm		17 GW	80%		P	$180.00		1		
748	Ptychosperma elegans	Alexander Palm		16 GW	80%		P	$180.00		1		
801	Lantana involucrata	Lantana		9 GW	80%		P	$180.00		1		
802	Lantana involucrata	Lantana		4 GW	80%		P	$0.00		1		
803	Lantana involucrata	Lantana		5 GW	80%		P	$0.00		1		
804	Lantana involucrata	Lantana		4 GW	80%		P	$0.00		1		
126A	Sabal palmetto	Sabal Palm		6 GW	90%		P	$0.00		1		bad location - transformer
126B	Thrinax radiata	Thatch Palm		4 GW	70%		P	$0.00		1		
126C	Veitchia montgomeryana	Montgomery Palm		4 GW	80%		P	$0.00		1		
128A	Adonidia merrilli	Christmas Palms		10 GW	70%		P	$180.00		1		
128B	Adonidia merrilli	Christmas Palms		14 GW	50%		P	$180.00		1		
128C	Adonidia merrilli	Christmas Palms		7 GW	80%		P	$0.00		1		
132B	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
136A	Sabal palmetto	Sabal Palm		5 GW	0%		P	$0.00		1		
160A	Dypsis lutescens	Areca Palm		5 GW	90%		P	$0.00		1		4 trunks
165A	Ligustrum japonicum	Ligustrum	12		70%	80%	B				6.72	
175A	Ptychosperma elegans	Alexander Palm		11 GW	80%		P	$180.00		1		
175B	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
181A	Roystonia elata	Royal Palm		20 GW	20%		P	$600.00	20			
186A	Clusia rosea	Pitch Apple	5.5		40%	100%	A	$1,430.00			2.2	
186B	Roystonia elata	Royal Palm		10 GW	70%		P	$300.00	10			
186C	Veitchia montgomeryana	Montgomery Palm		dbl	80%		P	$180.00		1		(1 x $180) dbl - 11' and 5'
186D	Roystonia elata	Royal Palm		5 GW	70%		P	$150.00		1		
186E	Ptychosperma macarthurii	Macarthur Palm		8 GW	80%		P	$180.00		1		
186F	Ptychosperma macarthurii	Macarthur Palm		8 GW	80%		P	$180.00		1		
186G	Strelitzia nicolai	White Bird of Paradise		multi	70%		P	$1,080.00		1		(6) 10' trunks at $180 / 4 at 5'
186H	Ptychosperma macarthurii	Macarthur Palm		15 GW	80%		P	$180.00		1		
192A	Ptychosperma elegans	Alexander Palm		20 GW	80%		P	$180.00		1		
192B	Ptychosperma elegans	Alexander Palm		7 GW	80%		P	$0.00		1		
197A	Roystonia elata	Royal Palm		4 GW	50%		P	$120.00		1		
198A	Ptychosperma elegans	Alexander Palm		10 GW	80%		P	$180.00		1		
198B	Ptychosperma elegans	Alexander Palm		12 GW	70%		P	$180.00		1		
198C	Ptychosperma elegans	Alexander Palm			0%					1		does not exist
202A	Dypsis lutescens	Areca Palm		multi	60%		P	$180.00		1		(26 x $180) 26 trunks - 4 at 20' and 22 at 5'
203A	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
203B	Adonidia merrilli	Christmas Palms		11 GW	70%		P	$180.00		1		
210A	Caryota mitis	Tufted Fishtail Palm		8 GW	80%		P	$180.00		1		
213A	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		6 Trunks - 5 at 10' / 1 at 6'
220A	Caryota mitis	Tufted Fishtail Palm		7 GW	80%		P	$0.00		1		
220B	Caryota mitis	Tufted Fishtail Palm		multi	80%		P	$180.00		1		6 trunks 3 at 7', 2 at 5' and 1 at 9'
220C	Adonidia merrilli	Christmas Palms		14 GW	80%		P	$180.00		1		
223A	Ptychosperma elegans	Alexander Palm		5 GW	70%		P	$0.00		1		

233A	Ptychosperma elegans	Alexander Palm			0%					1		does not exist
233B	Ptychosperma elegans	Alexander Palm			0%					1		does not exist
253A	Ptychosperma elegans	Alexander Palm		27 GW	70%		P	$180.00		1		
253B	Ptychosperma elegans	Alexander Palm		25 GW	70%		P	$180.00		1		
259A	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl (2 x $180) - 25' and 20'
259B	Ptychosperma elegans	Alexander Palm		22 GW	80%		P	$180.00		1		
25A	Adonidia merrilli	Christmas Palms		7 GW	70%		P	$0.00		1		
304A	Ptychosperma elegans	Alexander Palm		27 GW	70%		P	$180.00		1		
314A	Livistonia chinensis	Chinese Fan Palm			0%							does not exist
321A	Ptychosperma elegans	Alexander Palm		15 GW	80%		P	$180.00		1		
327A	Cocos nucifera	Coconut Palm		21 GW	80%		P	$630.00	21			
329A	Phoenix roebelenii	Roebellini		dbl	70%		P	$0.00		1		1 at 5' / 1 at 4'
333A	Roystonia elata	Royal Palm		5 GW	50%		P	$150.00		1		
335A	Dypsis lutescens	Areca Palm		multi	80%		P	$3,060.00		1		Mutli (17 trunks x $180) 6 at 13' / 3 at 10' / 8 at 8'
337A	Dypsis lutescens	Areca		multi	70%		P	$180.00		1		10 trunks - 6 at 8' and 4 at 6'
337B	Thrinax radiata	Thatch Palm		dbl	80%		P	$0.00		1		dbl - 5' and 3'
345 B	Clusia rosea	Pitch Apple	8		60%	100%	A	$312.00			4.8	codom
345A	Clusia rosea	Pitch Apple	7		40%	100%	A	$182.00			2.8	severe girdling root,par, uprooted
354A	Ptychosperma elegans	Alexander Palm		10 GW	80%		P	$180.00		1		
354B	Ptychosperma elegans	Alexander Palm		10 GW	80%		P	$180.00		1		
354C	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
354D	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
354E	Adonidia merrilli	Christmas Palms		9 GW	80%		P	$180.00		1		
354F	Clusia rosea	Pitch Apple	10		60%	100%	A	$390.00			6	
354G	Clusia rosea	Pitch Apple	6.5		30%	100%	A	$126.75			1.95	
356A	Cocos nucifera	Coconut Palm		26 GW	80%		P	$780.00	26			
356B	Clusia rosea	Pitch Apple	7.5		40%	100%	A	$195.00			3	
359A	Arecastrum romanzoffianum	Queen Palm		6 GW	60%		P	$0.00		1		
359B	Adonidia merrilli	Christmas Palms		9 GW	80%		P	$180.00		1		
35A	Adonidia merrilli	Christmas Palms		6 GW	80%		P	$0.00		1		
35B	Adonidia merrilli	Christmas Palms		10 GW	50%		P	$180.00		1		
35C	Adonidia merrilli	Christmas Palms		6 GW	70%		P	$0.00		1		
35D	Adonidia merrilli	Christmas Palms		4 GW	70%		P	$0.00		1		
386A	Adonidia merrilli	Christmas Palms		16 GW	80%		P	$180.00		1		
389A	Plumeria nebra	Fangipangi	8.5		30%	60%	C	$994.50			1.53	
390A	Ptychosperma elegans	Alexander Palm		10 GW	70%		P	$180.00		1		
416A	Adonidia merrilli	Christmas Palms		10 GW	70%		P	$180.00		1		
416B	Ptychosperma elegans	Alexander Palm		13 GW	80%		P	$180.00		1		
416C	Ptychosperma elegans	Alexander Palm		20 GW	70%		P	$180.00		1		
416D	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
416E	Adonidia merrilli	Christmas Palms		14 GW	70%		P	$180.00		1		
418A	Thrinax radiata	Thatch Palm		3 GW	80%		P	$0.00		1		
419A	Livistonia chinensis	Chinese Fan Palm		tri	80%		P	$360.00		1		(2 x $180) triple 14', 10', 7'
419B	Livistonia chinensis	Chinese Fan Palm		dbl	80%		P	$180.00		1		dbl 10', and 3'
419C	Livistonia chinensis	Chinese Fan Palm		4 GW	80%		P	$0.00		1		
419D	Ptychosperma elegans	Alexander Palm		11 GW	80%		P	$180.00		1		
420A	Arecastrum romanzoffianum	Queen Palm		11 GW	70%		P	$180.00		1		
427A	Caryota mitis	Tufted Fishtail Palm		tri	80%		P	$180.00		1		triple 1 at 15' and 2 at 8'
435A	Clusia rosea	Pitch Apple	11		50%	100%	A	$357.50			5.5	storm damage
438A	Clusia rosea	Pitch Apple	24.5		60%	100%	A	$955.50			14.7	
445A	Clusia rosea	Pitch Apple	5		50%	100%	A	$162.50			2.5	trunk damage
450A	Clusia rosea	Pitch Apple	7		50%	100%	A	$227.50			3.5	
456A	Adonidia merrilli	Christmas Palms		dbl	70%		P	$0.00		1		dbl both at 7'
456B	Ptychosperma elegans	Alexander Palm		dbl	80%		P	$360.00		1		dbl (2 x $180) 9' and 8'
456C	Adonidia merrilli	Christmas Palms		dbl	80%		P	$0.00		1		dbl 7' and 5'
456D	Clusia rosea	Pitch Apple	6.5		50%	100%	A	$211.25			3.25	root damage
458A	Coccoloba uvifera	Sea Grape	17		20%	100%	A	$221.00			3.4	severe trunk damage, trunk spilting and hallow
458B	Lagerstroemia india	Crepe Myrtle	8		80%	100%	A	$416.00			6.4	
460A	Sabal palmetto	Sabal Palm		21 GW	80%		P	$180.00		1		
460B	Sabal palmetto	Sabal Palm		21 GW	80%		P	$180.00		1		
460C	Sabal palmetto	Sabal Palm		14 GW	80%		P	$180.00		1		
460D	Sabal palmetto	Sabal Palm		5 GW	80%		P	$0.00		1		
462A	Sabal palmetto	Sabal Palm		7 GW	80%		P	$0.00		1		
462B	Sabal palmetto	Sabal Palm		6 GW	80%		P	$0.00		1		
476A	Adonidia merrilli	Christmas Palms		tri	70%		P	$180.00		1		triple - 5', 6' and 12'
485A	Adonidia merrilli	Christmas Palms		tri	80%		P	$540.00		1		triple (3 x $180) - 2 at 14' and 1 at 9'
485B	Adonidia merrilli	Christmas Palms		9 GW	80%		P	$180.00		1		
501A	Thrinax radiata	Thatch Palm		2.5 GW	80%		P	$0.00		1		
501B	Thrinax radiata	Thatch Palm		4.5 GW	80%		P	$0.00		1		
501C	Thrinax radiata	Thatch Palm		3 GW	80%		P	$0.00		1		
501D	Thrinax radiata	Thatch Palm		14 GW	80%		P	$180.00		1		
501E	Thrinax radiata	Thatch Palm		5 GW	80%		P	$0.00		1		
507A	Ptychosperma elegans	Alexander Palm		11 GW	80%		P	$180.00		1		
507B	Ptychosperma elegans	Alexander Palm		12 GW	80%		P	$180.00		1		
507C	Ptychosperma elegans	Alexander Palm		10 GW	80%		P	$180.00		1		
507D	Ptychosperma elegans	Alexander Palm		12 GW	80%		P	$180.00		1		
507E	Ptychosperma elegans	Alexander Palm		13 GW	80%		P	$180.00		1		
507F	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
509A	Cocos nucifera	Coconut Palm		18 GW	70%		P	$540.00	18			
521A	Sabal palmetto	Sabal Palm		8 GW	80%		P	$180.00		1		
521B	Ligustrum japonicum	Ligustrum	3.5		30%	80%	B	$546.00			0.84	
521C	Sabal palmetto	Sabal Palm		10 GW	80%		P	$180.00		1		
521D	Ligustrum japonicum	Ligustrum	9		60%	80%	B	$2,808.00			4.32	
521E	Ligustrum japonicum	Ligustrum	10		60%	80%	B	$3,120.00			4.8	
521F	Sabal palmetto	Sabal Palm		9 GW	80%		P	$180.00		1		
521G	Ptychosperma elegans	Alexander Palm		9 GW	80%		P	$180.00		1		
521H	Ligustrum japonicum	Ligustrum	8		60%	80%	B	$2,496.00			3.84	
521I	Sabal palmetto	Sabal Palm		6 GW	70%		P	$0.00		1		
522A	Ligustrum japonicum	Ligustrum	2.5		20%	80%	B	$260.00			0.4	
561A	Sabal palmetto	Sabal Palm		7 GW	80%		P	$0.00		1		
561B	Sabal palmetto	Sabal Palm		6 GW	80%		P	$0.00		1		
561C	Sabal palmetto	Sabal Palm			0%			$0.00				does not exist
574A	Adonidia merrilli	Christmas Palms		4 GW	80%		P	$0.00		1		
579A	Adonidia merrilli	Christmas Palms		10 GW	80%		P	$180.00		1		
579B	Adonidia merrilli	Christmas Palms		18 GW	80%		P	$180.00		1		
610A	Cocos nucifera	Coconut Palm		21 GW	70%		P	$630.00	21			
631A	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
641A	Adonidia merrilli	Christmas Palms		14 GW	80%		P	$180.00		1		
665A	Ptychosperma elegans	Alexander Palm		12 GW	80%		P	$180.00		1		
665B	Thrinax radiata	Alexander Palm		13 GW	80%		P	$180.00		1		
665C	Thrinax radiata	Alexander Palm		13 GW	80%		P	$180.00		1		
668A	Washingtonia robusta	Washingtonia Palm		36 GW	70%		P	$180.00		1		
668B	Washingtonia robusta	Washingtonia Palm		15 GW	70%		P	$180.00		1		
67A	Sabal palmetto	Sabal Palm		8 GW	80%		P	$180.00		1		
683A	Ptychosperma elegans	Alexander Palm		24 GW	80%		P	$180.00		1		
683B	Ptychosperma elegans	Alexander Palm		16 GW	80%		P	$180.00		1		
683C	Ptychosperma elegans	Alexander Palm		17 GW	80%		P	$180.00		1		
683D	Ptychosperma elegans	Alexander Palm		16 GW	80%		P	$180.00		1		
684A	Adonidia merrilli	Christmas Palms		16 GW	70%		P	$180.00		1		
687A	Adonidia merrilli	Christmas Palms		14 GW	80%		P	$180.00		1		
687B	Adonidia merrilli	Christmas Palms		16 GW	80%		P	$180.00		1		
692A	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
697A	Ptychosperma elegans	Alexander Palm		14 GW	80%		P	$180.00		1		
6A	Adonidia merrilli	Sabal Palm		14 GW	70%		P	$180.00		1		
701A	Phoenix roebelenii	Roebilni		dbl	70%		P	$180.00		1		dbl - 8' and 4'
704A	Syagrus schizophylla	Arikury		8 GW	60%		P	$180.00		1		
704B	Sabal palmetto	Sabal Palm		15 GW	80%		P	$180.00		1		
705A	Phoenix roebelenii	Roebilni		dbl	0%		P	$0.00		1		dbl - 7' and 6'
705B	Phoenix roebelenii	Roebilni		7 GW	0%		P	$0.00		1		
70A	Adonidia merrilli	Christmas Palms		8 GW	80%		P	$180.00		1		
710A	Adonidia merrilli	Christmas Palms		8 GW	80%		P	$180.00		1		
710B	Adonidia merrilli	Christmas Palms		8 GW	80%		P	$180.00		1		
713A	Adonidia merrilli	Christmas Palms		11 GW	80%		P	$180.00		1		
713B	Adonidia merrilli	Christmas Palms		10 GW	80%		P	$180.00		1		
718A	Adonidia merrilli	Christmas Palms		6 GW	80%		P	$0.00		1		
718B	Adonidia merrilli	Christmas Palms		6 GW	80%		P	$0.00		1		
718C	Adonidia merrilli	Christmas Palms		7 GW	80%		P	$0.00		1		
738A	Adonidia merrilli	Christmas Palms		11 GW	80%		P	$180.00		1		
739A	Adonidia merrilli	Christmas Palms		12 GW	80%		P	$180.00		1		
744A	Adonidia merrilli	Christmas Palms		8 GW	80%		P	$180.00		1		
77A	Ptychosperma elegans	Alexander Palm		7 GW	80%		P	$0.00		1		
87A	Schefflera actinophylla	Umbrella Tree	24		60%	0%	F	$0.00			0	invasive - 4 trunks
87B	Acacia auriculiformis	Acacia	10.5		0%	0%	F	$0.00		1	0	invasive
87C	Sabal palmetto	Sabal Palm		25 GW	60%		P	$180.00		1		
91A	Sabal palmetto	Sabal Palm		7 GW	80%		P	$0.00		1		

LEGEND

EXISTING TREE TO REMOVE

EXISTING TREE TO RELOCATE

EXISTING TREE TO PROTECT IN PLACE

EXISTING PALM TO REMOVE

EXISTING PALM TO RELOCATE

EXISTING PALM TO PROTECT IN PLACE

NOTES:

1. FINAL DISPOSITION OF TREES AND PALMS SHALL BE DETERMINED ON A CASE BY CASE BASIS AT EACH PHASE OF CONSTRUCTION IN ACCORDANCE WITH CITY REQUIREMENTS.
2. THE CONTRACTOR SHALL REMOVE THE UNDERSTORY PLANT MATERIAL THE HOTEL ELECTS TO PRESERVE AND PLACE IT IN THE HOTEL'S HOLDING AREA. ALL REMAINING UNDERSTORY SHRUB PLANTING ARE SUBJECT TO DEMOLITION AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. THE HOTEL RESERVES THE RIGHT TO REPLANT DISPLACED SHRUB MATERIAL ONSITE.
3. DEMOLITION OF ANY IRRIGATION WITHIN THE LIMIT OF WORK CAN NOT AFFECT THE EXISTING IRRIGATION TO REMAIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE EXISTING IRRIGATION REMAINS FUNCTIONAL. SEE LANDSCAPE NOTES FOR INSTRUCTIONS.
4. PROTECTIVE FENCING WILL BE REQUIRED FOR EXISTING TREES TO REMAIN.
5. TREES AND PALMS TO BE RELOCATED MAY BE PLACED INTO HOLDING ON SITE IN ADVANCE OF FINAL PLACING.
6. PRIMARY CANDIDATES FOR RELOCATION INCLUDE ALL TREES VALUED AS 90% CONDITION; MOST ROYAL, SABAL, COCONUT PALMS AND SELECT SPECIMEN TREES VALUED AT 80% CONDITION ACCORDING TO CERTIFIED ARBORIST.

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Drawing name: G:\Projects\SL\116102 BM18\EDSAdoc\00_DATA\CAD\SHEETS\L-417.dwg L-417 TREE DISPOSITION LIST Mar 29, 2017 3:32pm by: mkulik

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: BahiaMar FORT LAUDERDALE BEACH A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
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LCC000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

TRAFFIC ENGINEER
Traf Tech ENGINEERING, INC.
TRAF TECH ENGINEERING INC
8400 N UNIVERSITY DR # 307
POMPANO BEACH, FL 33321

Rev:	Date:	Description:	By:

Date: 29 MARCH 2017
Project Manager: MPK
Drawn By: DDB MPK MGG
Principal in Charge: BSL
Project No: 116102

NORTH

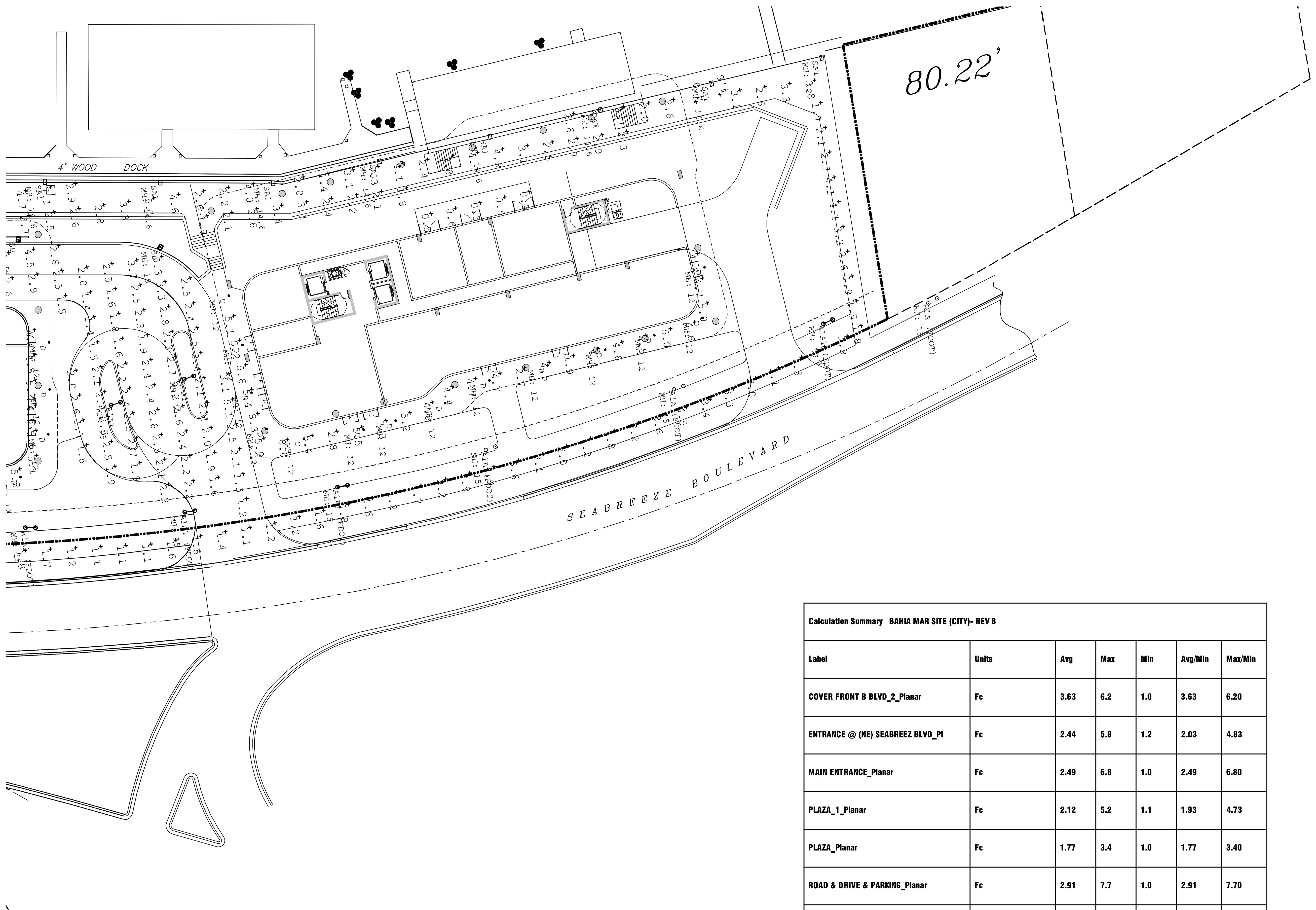
SCALE: N.T.S.

Seal:

Project Phase: LEVEL IV SITE PLAN SUBMITTAL

Sheet Title: TREE DISPOSITION LIST

Sheet Number: L-417



Calculation Summary BAHIA MAR SITE (CITY)- REV 8						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
COVER FRONT B BLVD_2_Planar	Fc	3.63	6.2	1.0	3.63	6.20
ENTRANCE @ (NE) SEABREEZ BLVD_Pl	Fc	2.44	5.8	1.2	2.03	4.83
MAIN ENTRANCE_Planar	Fc	2.49	6.8	1.0	2.49	6.80
PLAZA_1_Planar	Fc	2.12	5.2	1.1	1.93	4.73
PLAZA_Planar	Fc	1.77	3.4	1.0	1.77	3.40
ROAD & DRIVE & PARKING_Planar	Fc	2.91	7.7	1.0	2.91	7.70
SEA BREEZE BVLD	Fc	2.43	4.9	1.1	2.21	4.45
SEA BREEZE BVLD_1	Fc	3.15	5.8	1.4	2.25	4.14
SEA BREEZE BVLD_2	Fc	2.58	5.5	1.6	1.61	3.44
SEA BREEZE BVLD_3	Fc	3.12	4.7	1.3	2.40	3.62
SIDEWALK	Fc	2.75	4.1	1.5	1.83	2.73
PIER	Fc	2.85	8.3	1.0	2.85	8.30
SEA BREEZE BVLD SIDEWALK	Fc	2.84	5.8	1.1	2.58	5.27

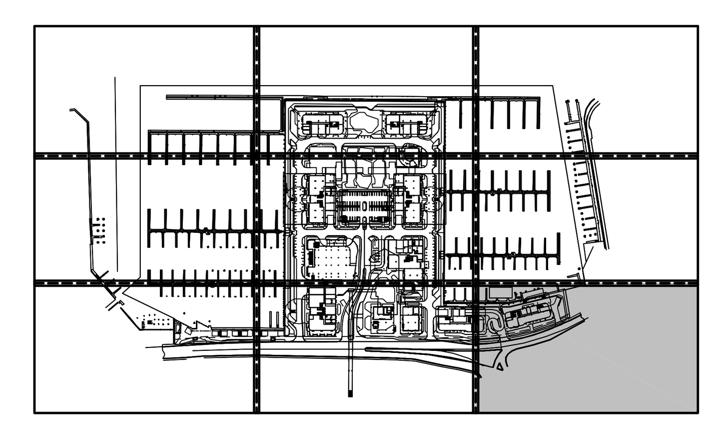
Luminaire Schedule BAHIA MAR SITE (CITY)- REV 8										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	1	SB1	PHILIPS LUMEC LEN-40W49LED4K-ES-4	N.A.	1.000	1.000	1.000	0.900	47	47
	37	A1A1	PHILIPS LUMEC DOS-40W30LED4K-ES-LE5F	N.A.	1.000	1.000	1.000	0.900	45	3330
	2	A1A2	PHILIPS LUMEC DOS-40W30LED4K-ES-LE3F	N.A.	1.000	1.000	1.000	0.900	45	180
	12	A1A2 (FDOT	PHILIPS LUMEC DOS-40W30LED4K-ES-LE3F	N.A.	1.000	1.000	1.000	0.900	45	1080
	8	A1A (FDOT)	PHILIPS LUMEC DOS-40W30LED4K-ES-LE2F	N.A.	1.000	1.000	1.000	0.900	45	720
	13	SA	PHILIPS LUMEC LEN-90W49LED4K-ES-2	N.A.	1.000	1.000	1.000	0.900	90	1170
	79	SB	PHILIPS LUMEC LEN-90W49LED4K-ES-4	N.A.	1.000	1.000	1.000	0.900	102	8058
	61	SA1	PHILIPS LUMEC LEN-40W49LED4K-ES-2	N.A.	1.000	1.000	1.000	0.900	47	2867
	7	A1A1 (FDOT	PHILIPS LUMEC DOS-40W30LED4K-ES-LE5F	N.A.	1.000	1.000	1.000	0.900	45	630
	208	D	LEDP60-2000-35K-CS-ED_AD120	N.A.	1.000	1.000	1.000	0.850	29.9	6219.2
	63	BL2	OSA6R-LED-PH20_835-AC-FT-WHT	N.A.	1.000	1.000	1.000	0.850	27.5	1732.5

Luminaire Schedule BAHIA MAR SITE (CITY)- GARAGE REV 8										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	32	G DN	SVPG-168L-1800-NW-CD	N.A.	1.000	1.000	1.000	0.850	84.8	2713.6
	11	G D	SVPG-168L-1800-NW-CD	N.A.	1.000	1.000	1.000	0.850	84.8	932.8

Calculation Summary BAHIA MAR SITE (CITY)- GARAGE REV 8						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	Fc	50.67	63.3	37.2	1.36	1.70
PARKING & DRIVE	Fc	9.18	20.8	2.4	3.83	8.67

PARTIAL PHOTOMETRIC SITE PLAN

SCALE : 1" = 30'



STEVEN FELLER P.E., LLC
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 17007

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

File: E:\Bahia Mar\DRC\PH-1,PH-2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-1
User: Martha | Date: 3/28/2017 5:16:12 PM

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA

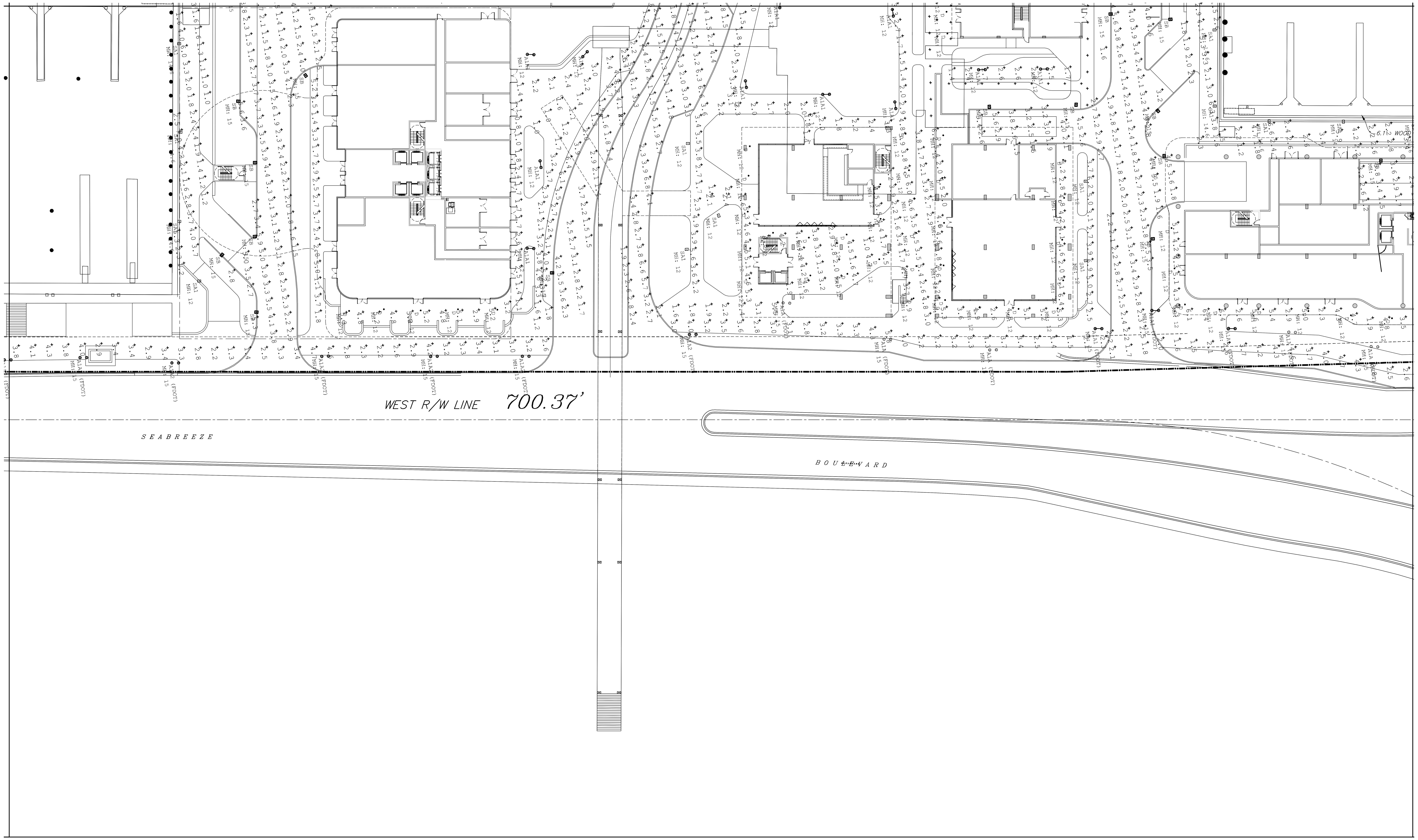
ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Traf Tech
ENGINEERING, INC.

Scale: 0 30' 60'

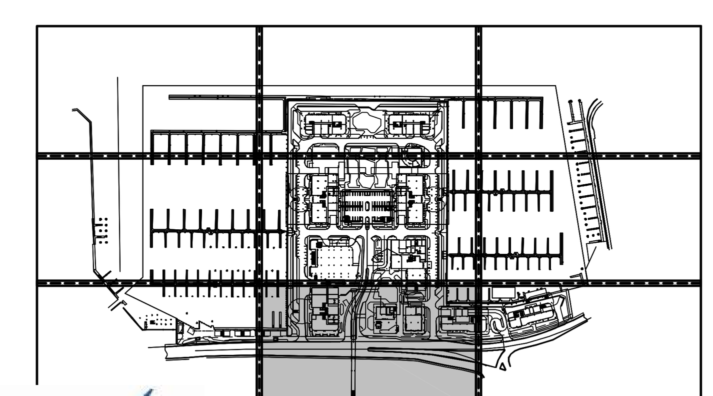
PHOTOMETRIC SITE PLAN

PH-1



PARTIAL PHOTOMETRIC SITE PLAN

SCALE : 1" = 30'



STEVEN FELLER P.E., LLC
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 17007

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1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT

EDSA

ARCHITECT
KOBI KARP ARCHITECTURE
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MIAMI, FL 33137

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

Traf Tech
ENGINEERING, INC.

Scale: 0 30' 60'

PHOTOMETRIC SITE PLAN

PH-2

File: E:\Bahia Mar\DRC\PH-1,PH-2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-2
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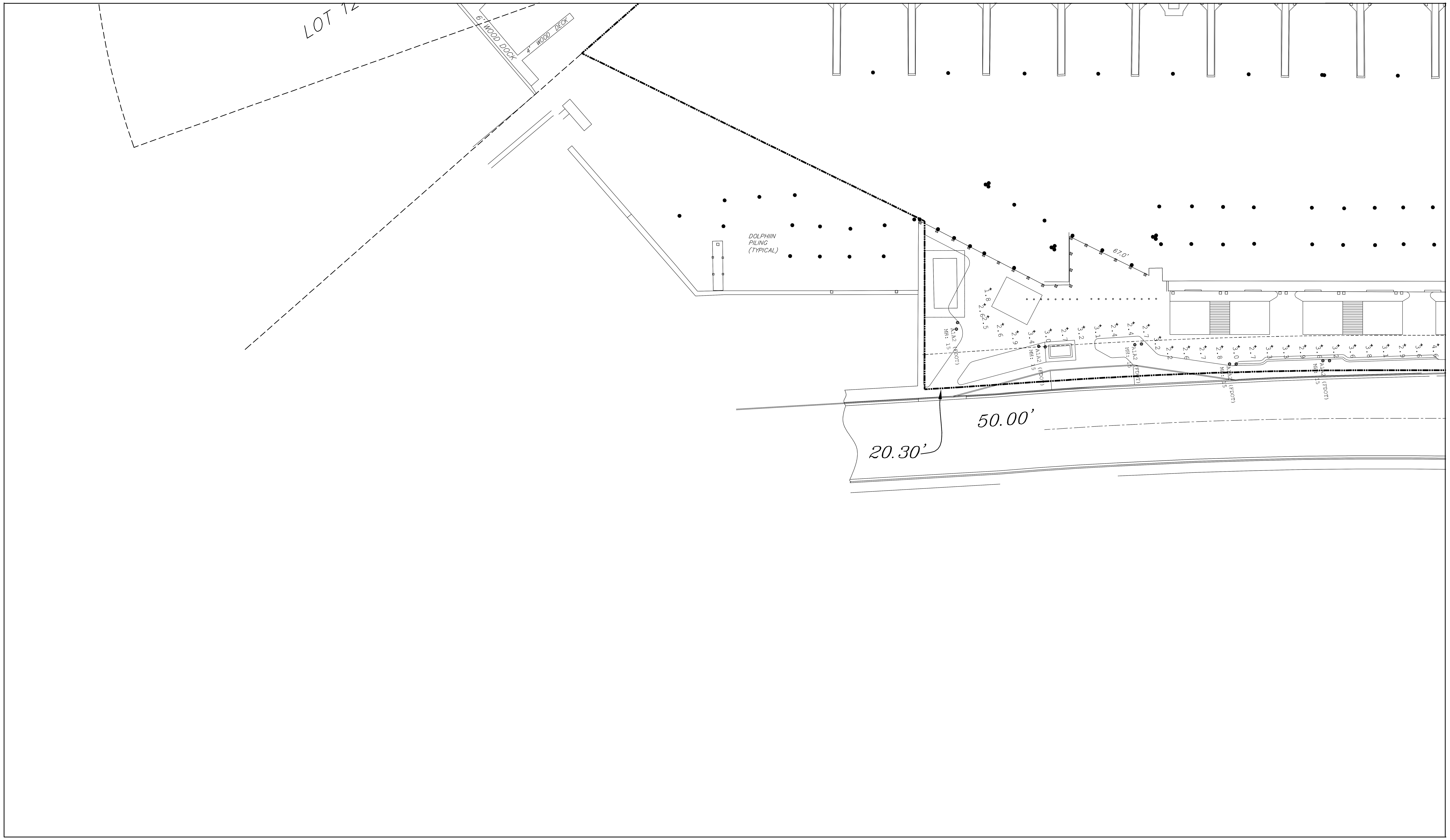
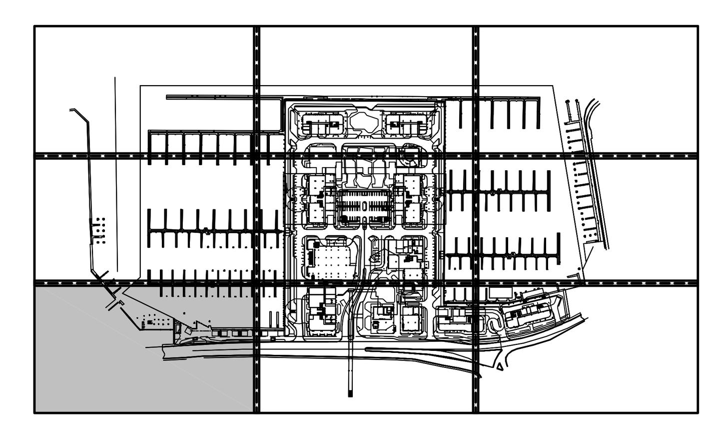


PARTIAL PHOTOMETRIC SITE PLAN

SCALE : 1" = 30'



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MIAMI, FL 33137

Traf Tech
ENGINEERING, INC.

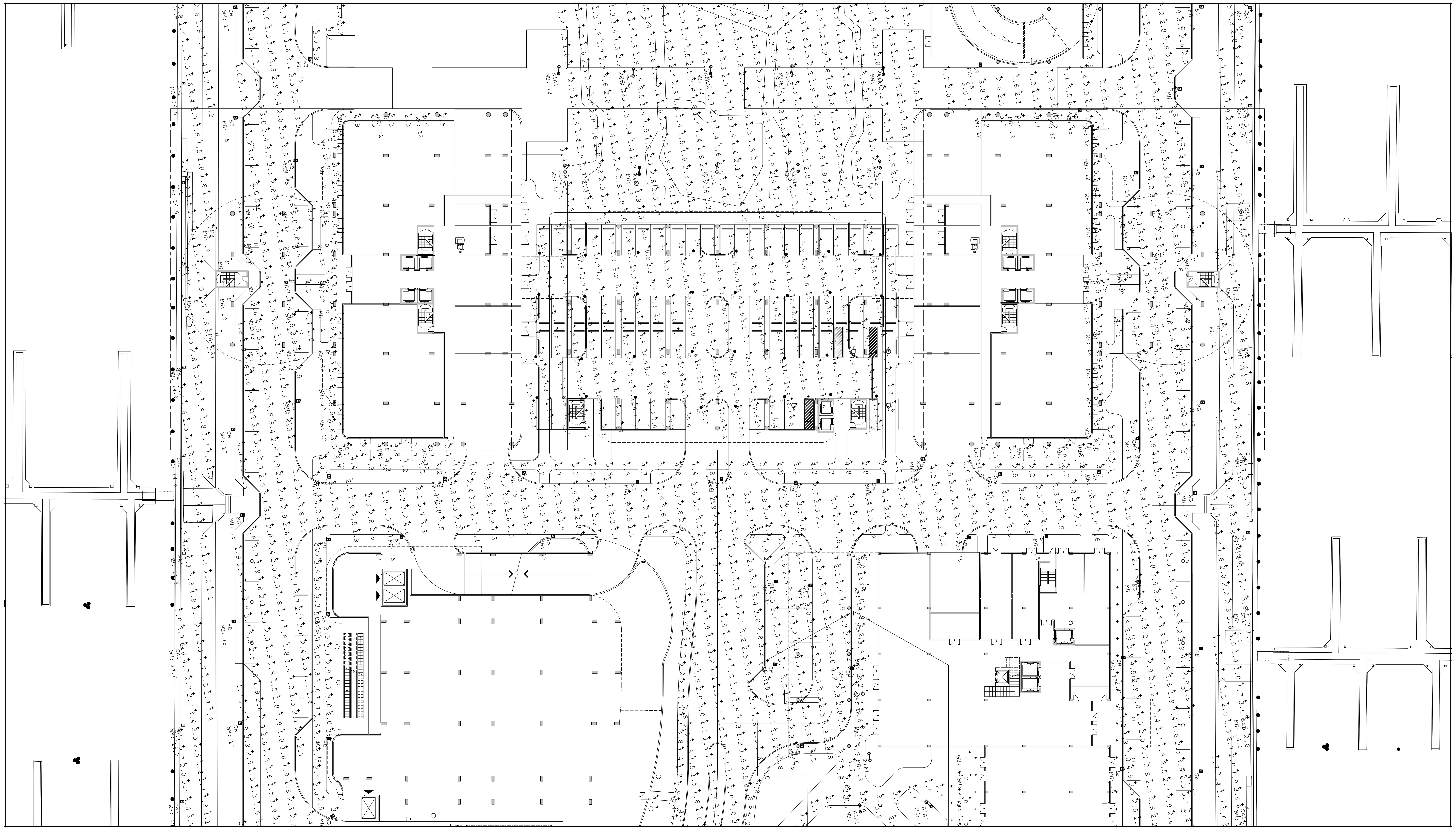
Scale: 0 30' 60'

PHOTOMETRIC SITE PLAN

PH-3

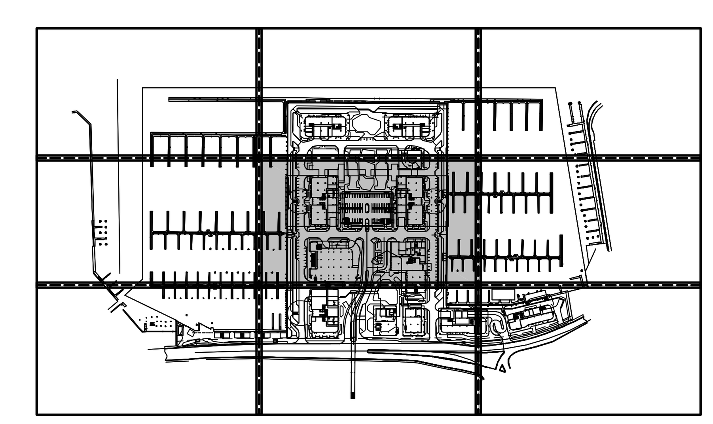
CAM 17-0618
Exhibit 1C

File: E:\Bahia Mar\DRC\PH-1,PH-2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-3
User: Martha | Date: 3/28/2017 5:13:09 PM



PARTIAL PHOTOMETRIC SITE PLAN

SCALE : 1" = 30'



1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT

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MIAMI, FL 33137

Traf Tech
ENGINEERING, INC.

Scale: 0 30' 60'

STEVEN M. FELLER LICENSE No 22046 STATE OF FLORIDA PROFESSIONAL ENGINEER

STEVEN FELLER P.E., LLC
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
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JOB # 17007

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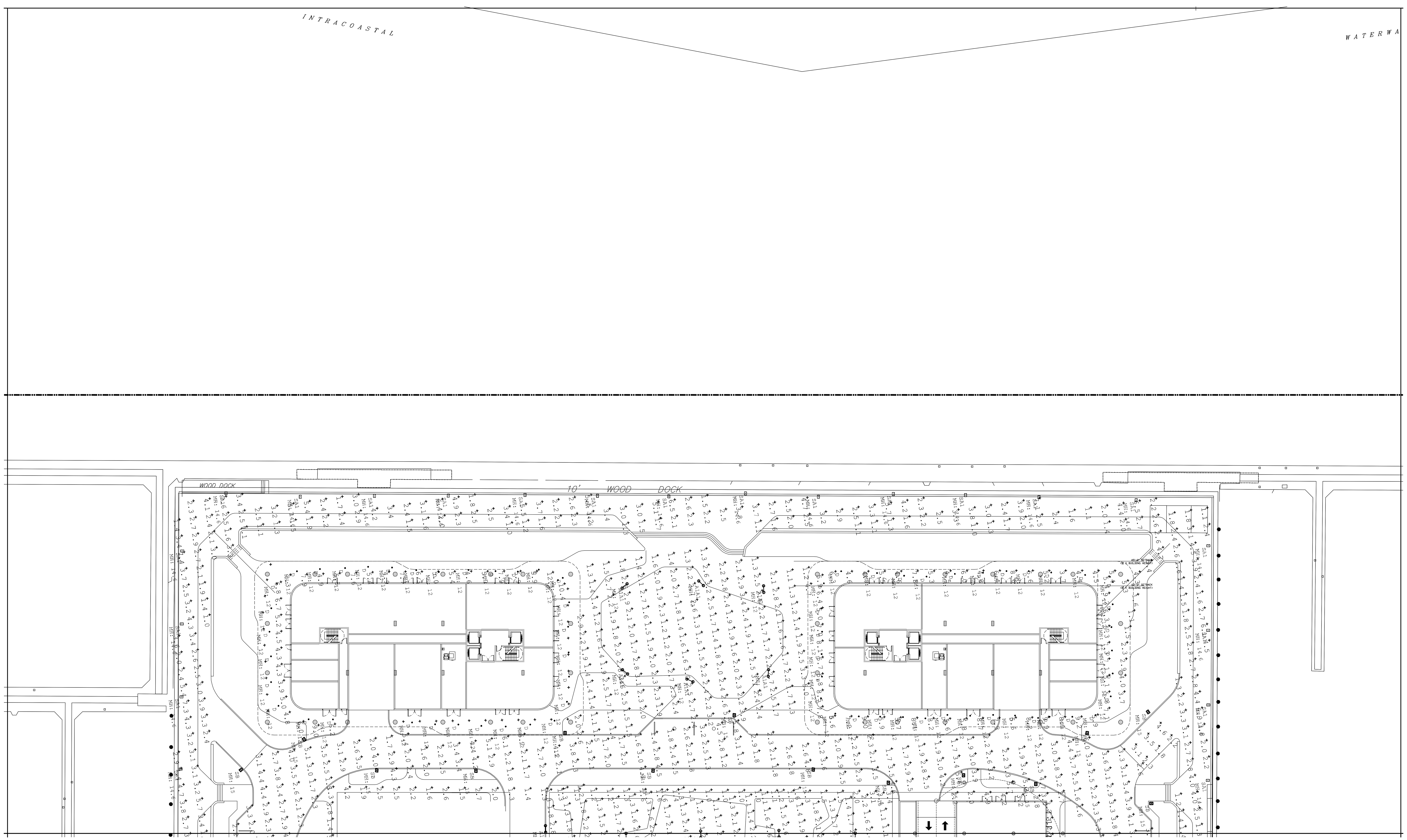
PHOTOMETRIC SITE PLAN

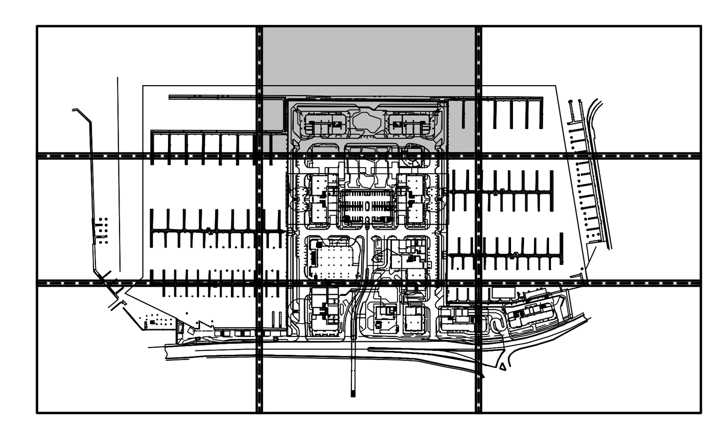
PH-4

File: E:\Bahia Mar\DRC\PH-1,PH-2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-4
User: Martha | Date: 3/28/2017 5:13:22 PM



PARTIAL PHOTOMETRIC SITE PLAN

SCALE : 1" = 30'



1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

LAND PLANNER / LANDSCAPE ARCHITECT

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ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Traf Tech
ENGINEERING, INC.

Scale: 0 30' 60'

STEVEN FELLER P.E., LLC
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e-mail: fellerpe@fellerpe.com
JOB # 17007

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

PHOTOMETRIC SITE PLAN

PH-5

File: E:\Bahia Mar\DRC\PH-1,PH-2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-5
User: Martha | Date: 3/28/2017 5:14:01 PM

1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT

EDSA

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KOBI KARP ARCHITECTURE
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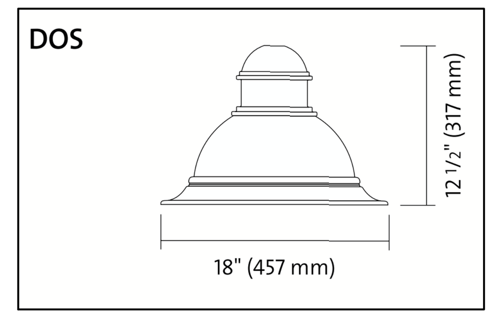
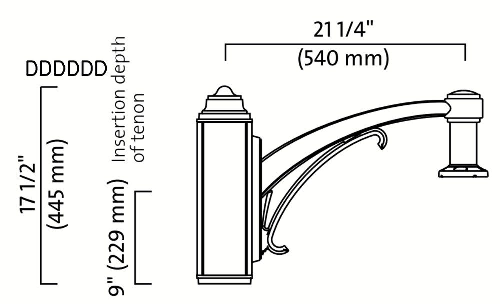


YR

EPA: 1.30 sq.ft. **Weight:** 40.0 lbs. (18.1 kg)



Specifications:

The **YR / AR** mounting arms feature a cast-aluminum curved arm and a decorative element welded to a cast-aluminum plate.

The luminaire adaptor will accept a luminaire equipped with Lumec's four-bolt mounting system.

The **YR / AR** plates are mechanically fastened using stainless steel hardware to a central pole adaptor slip-fitting 9" (229 mm) over a 4" (102 mm) O.D. pole or tenon.

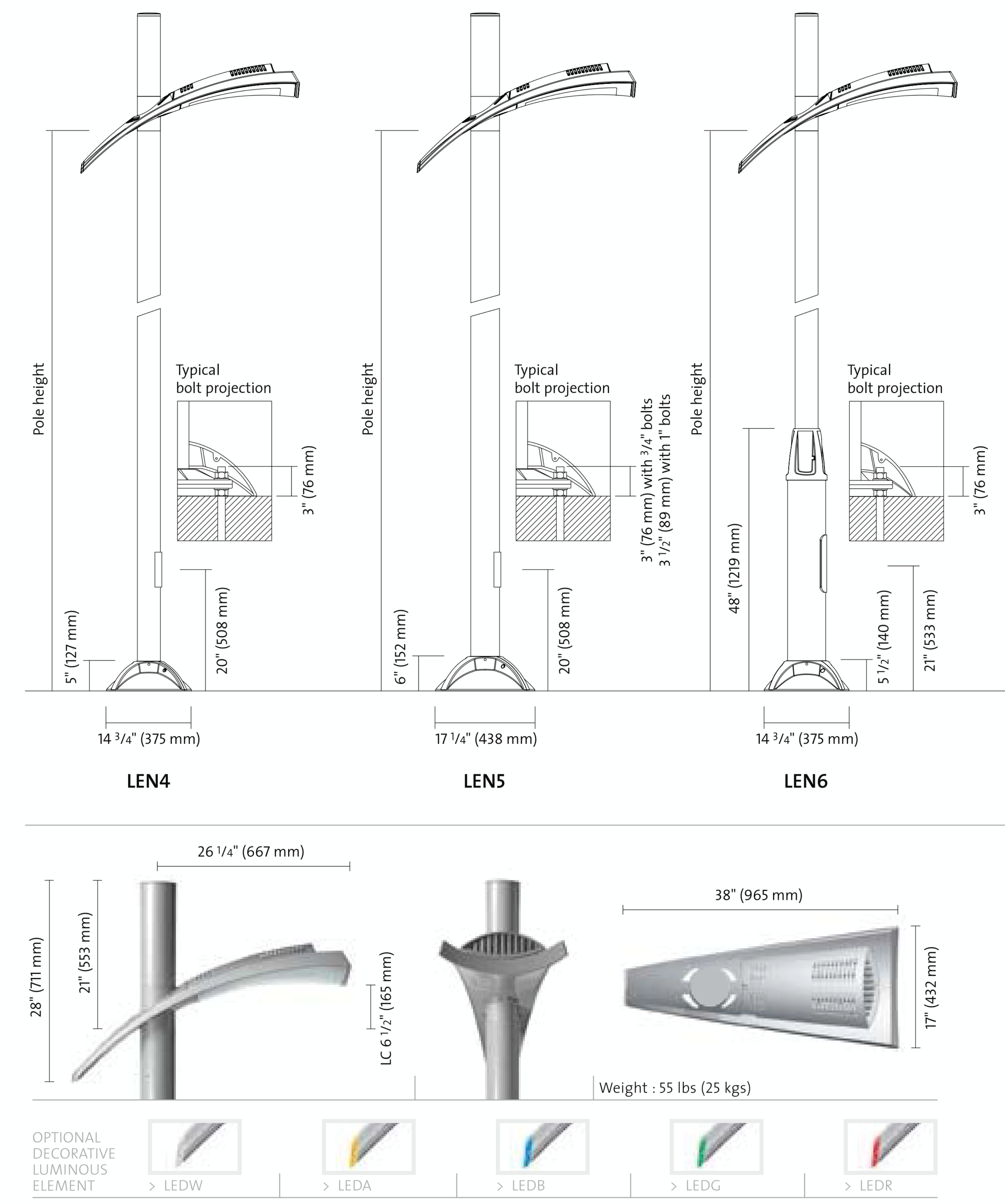
Configurations

1A 2 2A 3B 4 M

Mid-pole Configurations
> with pole option MPL

F 2F

FIXTURES TYPE A1A(FDOT) - A1A1 - A1A2 - A1A2(FDOT)



Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.
For the latest updates go to www.philips.com/lumec.

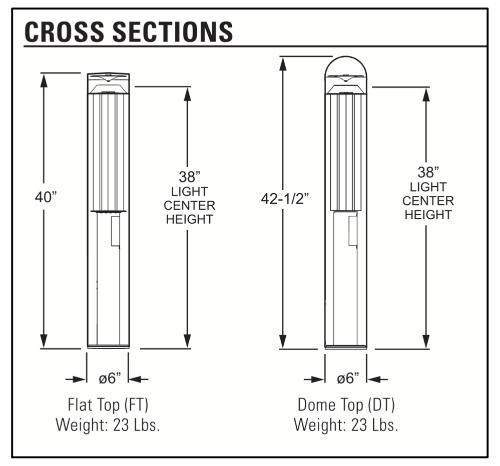
FIXTURES TYPE: SA - SA1 - SB

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Philips Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features two distribution options and four lumen packages, providing up to 8,614 lumens for an ideal garage lighting solution.

FIXTURES TYPE BL2

CROSS SECTIONS



LED

FEATURES

- LEDs provide high-efficacy, good color rendering, a variety of color options, and 50,000 hours rated life (L70).
- Round aluminum bollard features a highly reflective bowl reflector with color-matched trim for effective light distribution and pleasing appearance day or night.
- Available with flat or dome top.
- SUp to 2000-lumen module.
- 80 CRI minimum.
- 2700K, 3000K, 3500K, or 4000K.
- Finned, extruded aluminum heat sink for maximum heat dissipation.
- This fixture is proudly made in the USA.

FIXTURES TYPE GDN & GN

Scale: 0 30' 60'

STEVEN M. FELLER LICENSE No 22046 STATE OF FLORIDA PROFESSIONAL ENGINEER

STEVEN FELLER P.E., LLC
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
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e-mail: fellerpe@fellerpe.com
JOB # 17007

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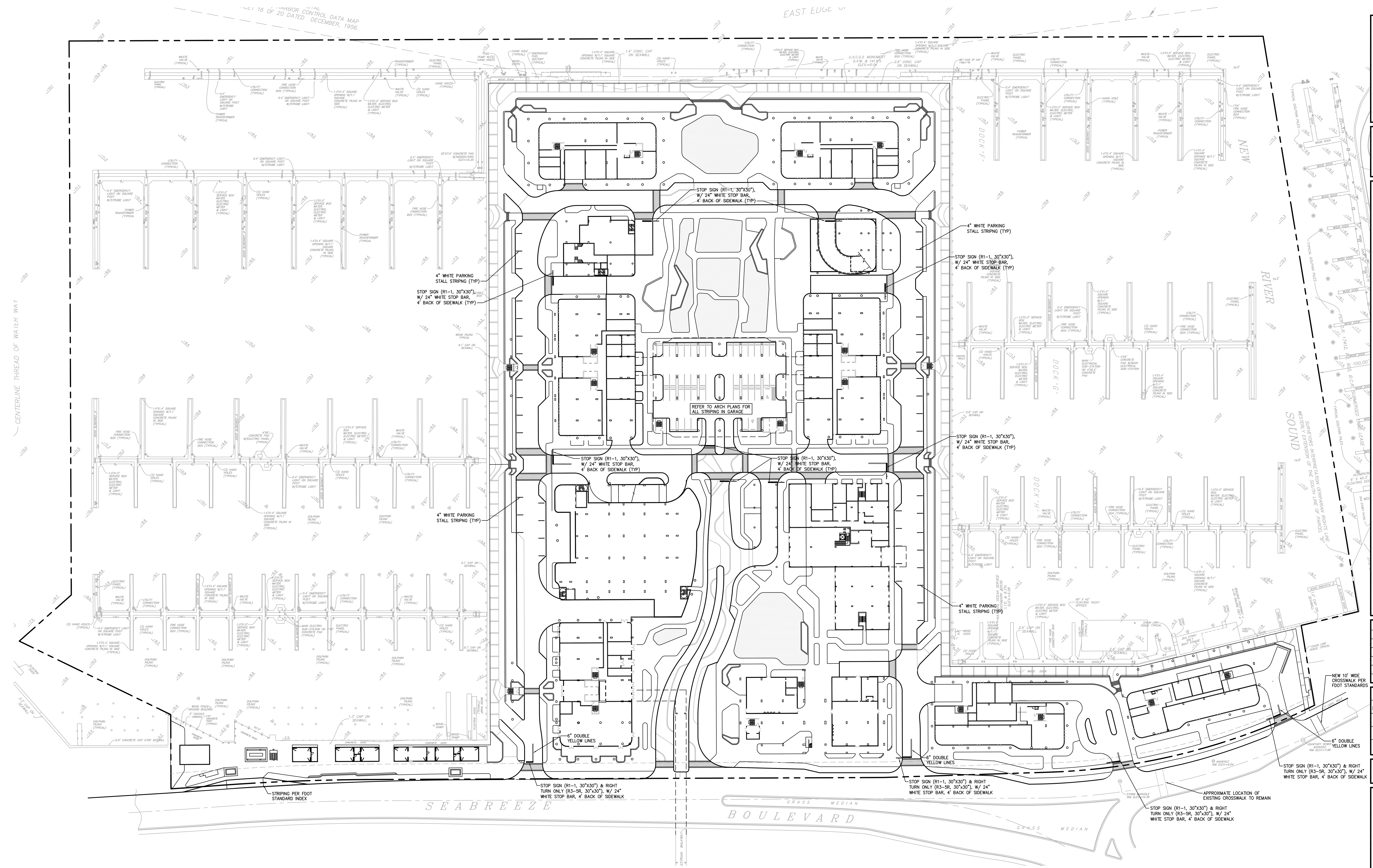
SITE LIGHTING FIXTURES

PH-6

File: E:\Bahia Mar\DRC\PH-1~2,PH-3,PH-4,PH-5,PH-6 Photometric Site plan.dwg | Layout: PH-6
User: Martha | Date: 3/28/2017 5:14:09 PM



GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING STALL STRIPING.
2. R1-1 SIGNS SHALL BE HIGH INTENSITY.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD).
4. ALL STRIPING IS TO CONFORM TO THE REQUIRED RETRO-REFLECTIVITY STANDARDS AS PER B.C.T.E.D.
5. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
6. DRIVE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. BOUNDARY DIMENSIONS ARE BASED ON SURVEY BY McLAUGHLIN ENGINEERING COMPANY.

LEGEND:

Symbol	Description	Symbol	Description
0.00	PROPOSED ELEVATION		PROPOSED PRIVATE WATER MAIN
7.35'	EXISTING ELEVATION		PROPOSED PUBLIC WATER MAIN
	PROPOSED CATCH BASIN		VALVE
	PROPOSED PLUG		FIRE HYDRANT
	TEE		SIAMESE CONNECTION
M	WATER METER		EDGE OF PROPOSED PAVEMENT (ASPHALT)
	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE		DIRECTION OF SURFACE DRAINAGE
	REDUCED PRESSURE BACKFLOW PREVENTOR		SAMPLE POINT
	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	--W--	EXIST. WATER MAIN
	PROPOSED CLEANOUT	--FM--	EXIST. FORCE MAIN
	EXISTING CLEANOUT		EXISTING PROPERTY LINE

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29
1.60'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 − 1.60'
N.G.V.D. 29 = N.A.V.D. 88 + 1.60'

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LCC000001
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	03-29-2017
Project Manager:	SHG
Drawn By:	SHG
Principal in Charge:	JMF
Project No:	02-0237.02

NORTH

Scale: 1"=60'

Seal:

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON MARCH 29, 2017 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Project Phase:

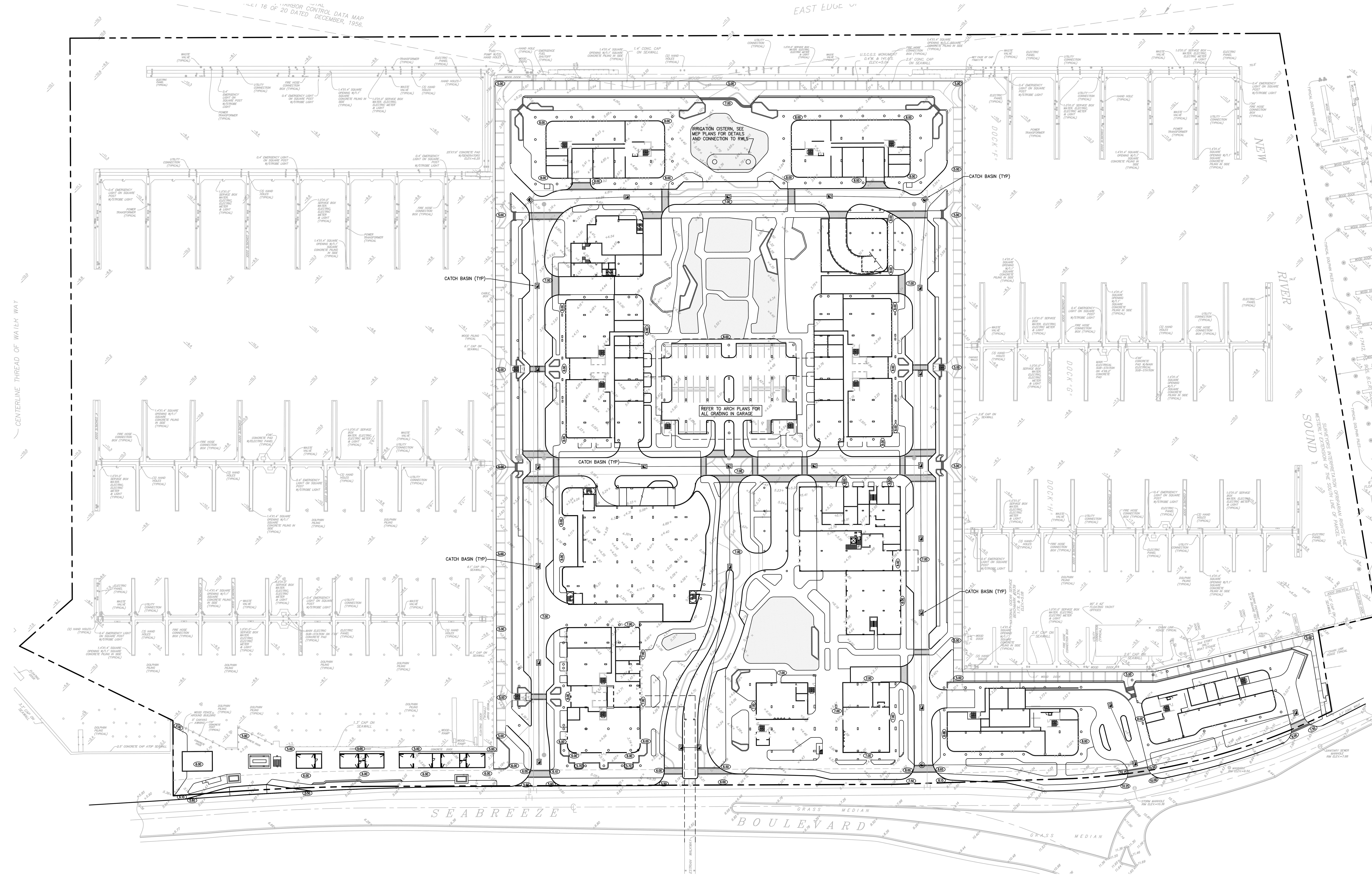
SITE PLAN SUBMITTAL

Sheet Title:

CONCEPTUAL PAVEMENT MARKING AND SIGNAGE PLAN

Sheet Number:

C-1



GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

5. 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).

6. 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.

7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

8. 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.

9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.

10. CATCH BASINS LOCATED IN PARKING LOT SHALL BE CENTERED IN DRIVEWAYS UNLESS NOTED OTHERWISE.

11. CONTRACTOR TO COORDINATE CONCRETE TESTING WITH OWNER.

12. ALL EXISTING STRUCTURES SHALL BE CORE DRILLED WHEN CONNECTING TO THEM.

13. ALL EXISTING DRAINAGE STRUCTURES AND PIPES WILL BE CLEANED AND REPAIRED AS NECESSARY, PRIOR TO CONNECTING THEM TO PROPOSED DRAINAGE FACILITIES.

FLOOD ZONE "X" ELEV N/A NAVD ON FIRM MAP #12011C0576 H, DATE AUGUST 18, 2014

FLOOD ZONE "AE" ELEV 5.0' NAVD ON FIRM MAP #12011C0576 H, DATE AUGUST 18, 2014

BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. 5.50 NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. 0.50 NAVD

LEGEND:

Symbol	Description	Symbol	Description
0.00	PROPOSED ELEVATION		PROPOSED PRIVATE WATER MAIN
7.35'	EXISTING ELEVATION		PROPOSED PUBLIC WATER MAIN
	PROPOSED CATCH BASIN		VALVE
	PROPOSED PLUG		FIRE HYDRANT
	TEE		SIAMESE CONNECTION
M	WATER METER		EDGE OF PROPOSED PAVEMENT (ASPHALT)
	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE		DIRECTION OF SURFACE DRAINAGE
	REDUCED PRESSURE BACKFLOW PREVENTOR		SAMPLE POINT
	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	--W--	EXIST. WATER MAIN
	PROPOSED CLEANOUT	--FM--	EXIST. FORCE MAIN
	EXISTING CLEANOUT		EXISTING PROPERTY LINE

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

1.60'

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 − 1.60'
N.G.V.D. 29 = N.A.V.D. 88 + 1.60'

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T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
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Project Name: Bahia Mar
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A DOUBLETREE BY HILTON

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PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN

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Consultants:

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FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

Rev:	Date:	Description:	By:
1			
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Date:	03-29-2017
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Drawn By:	SHG
Principal in Charge:	JMF
Project No:	02-0237.02

NORTH

Scale: 1"=60'

Seal:

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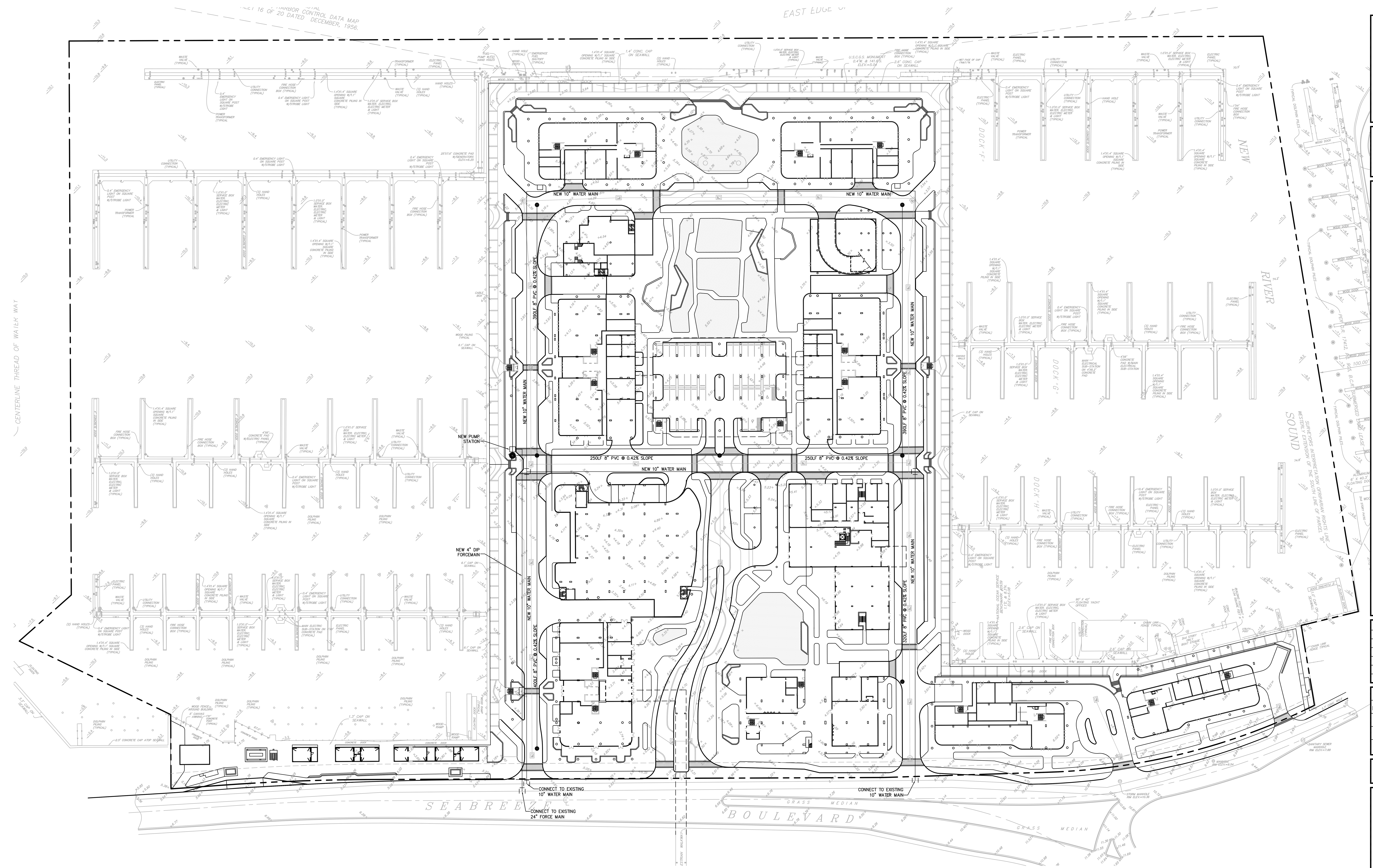
Project Phase:

SITE PLAN SUBMITTAL

Sheet Title: CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN

Sheet Number:

C-2



WATER AND SEWER NOTES:

1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY 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.

4. W.M./S.S. MAINS TO BE LOCATED 10'/15' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, TREES, ETC. F.H.'S AND F.D.C.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL.

5. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.

6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.

7. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.

8. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

9. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

10. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

11. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

12. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

LEGEND:

- 0.00 PROPOSED ELEVATION
- 7.35' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED CLEANOUT
- EXISTING CLEANOUT
- PROPOSED PRIVATE WATER MAIN
- PROPOSED PUBLIC WATER MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- --W-- EXIST. WATER MAIN
- --FM-- EXIST. FORCE MAIN
- EXISTING PROPERTY LINE

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29
1.60'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 − 1.60'
N.G.V.D. 29 = N.A.V.D. 88 + 1.60'

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811
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FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

Client:

T.R.R. BAHIA MAR, LLC
1175 NE 125 STREET, SUITE 102
NORTH MIAMI, FL 33161

Project Name: Bahia Mar
FORT LAUDERDALE BEACH
A DOUBLETREE BY HILTON

LAND PLANNER / LANDSCAPE ARCHITECT
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LCC000001
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD #200
MIAMI, FL 33137

Consultants:

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA
FL 33308

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Date:	03-29-2017
Project Manager:	SHG
Drawn By:	SHG
Principal in Charge:	JMF
Project No:	02-0237.02

NORTH

Scale: 1"=60'

Seal:

DENNIS R. SHULTZ
LICENSE
No 56159
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON MARCH 29, 2017 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Project Phase:
SITE PLAN SUBMITTAL

Sheet Title:
CONCEPTUAL WATER AND SEWER PLAN

Sheet Number:
C-3

EDSA

General Narrative

Bahia Mar is envisioned to be a modern resort community that is inspired by the surrounding waterfront fabric and lifestyle of Fort Lauderdale. This 39-acre property provides a platform for the Fort Lauderdale International Boat Show, while inviting Fort Lauderdale's residents and guests to engage in an active waterfront lifestyle. The Bahia Mar plans were developed to comply with all Unified Land Development Regulations and the applicant is not requesting additional height or setback waivers, code modifications or variances.

Anchored by an all-new 256 room hotel that complements the site's world class marine facilities, the development proposes a collection of new mixed use buildings, with approximately 90,000 square feet of commercial retail and office space, 28,000 square feet of supermarket, 26,000 square feet of restaurant, a 6,000 square foot fishing village, and modern marina amenity and dockmaster space activating the peninsular property. Seven (7) residential buildings complement (651 residential units) that will further the activation of the site's promenade, park and plaza spaces that link the property's waterfront program Marina into the surrounding fabric of the beach. The majority of on-site parking for the proposed development has been positioned below ground and out of sight. All other on-site garage parking is screened by combination of architecture and landscaping.

The configuration of the site extends the public guest and resident's experience from the beach directly to the Intracoastal Waterway, creating a new connection between our waterfronts. More than one half-mile of public pedestrian friendly waterfront promenade traces the entire western waterfront edge of the property, promoting public access and vibrant ground level uses throughout the entire site.

The light and transparent architectural styling modernizes the property within the unique setting of Fort Lauderdale's waterfront with thoughtful massing, below grade parking and a placement of buildings that highlight views on and offsite, as well as, the functional and aesthetic needs of the Fort Lauderdale International Boat Show. Floor to ceiling glass on most of the site's buildings reduces visual intrusions and creates an environment compatible with the sun, sky, and buildings surrounding the property. Bahia Mar's proposed development shares a similar scale and relationship to many adjacent properties within Fort Lauderdale Beach. Building separation, heights, and adjacencies are also comparable to neighboring sites on the barrier island.

Generous park and plaza spaces throughout the site encourage pedestrians to enter the Property and greatly improves access to the Intracoastal Waterway. Further, the direct overhead bridge at Seabreeze Boulevard will be made public and will allow pedestrians to access the Property's amenities to and from the beach. In addition, the Seabreeze Boulevard frontage of the Property will be improved by the enhanced promenade experience supported by the active ground level uses. Wide, shaded circulation that passes by retail areas, restaurants, and directed gateways to the Property will provide a substantial improvement from the existing sidewalk located along Seabreeze Boulevard.

Trash and loading facilities have also been incorporated within the building footprints and screened from A1A. These facilities have been sized to accommodate necessary service vehicles. In addition, perimeter roadways have been designed to handle the operational needs of the existing Marina, as well as staging, set-up, and take down for the Fort Lauderdale International Boat Show.

Section 47-12.1. - List of districts.

A. PRD - Planned Resort.

B. ABA - A-1-A Beachfront Area.

C. SLA - Sunrise Lane.

D. IOA - Intracoastal Overlook Area.

E. NBRA - North Beach Residential Area

F. SBMHA - South Beach Marina and Hotel Area.

Response: District SBMHA – South Beach Marina and Hotel Area

Section A, B, C and D. Central beach district requirements Sec. 47-12.4.

A. *Limitations on permitted uses in all districts within the central beach area.* The following use limitations shall apply to all the districts within the central beach area:

1. The following nonresidential uses shall not be permitted:
   a. Fortunetellers, clairvoyants, mind readers, faith healers or other persons claiming to be able to see into the future.
   b. Headshops or stores supplying paraphernalia primarily used with illicit drugs.
   c. Service stations, automobile repair or parts sales.
   d. Motorcycle sales, rental or service.
   e. Any business establishment selling or dispensing food or beverages for consumption off the premises, unless otherwise approved as a development of significant impact in the PRD, ABA, SLA and SBMHA districts only.
   f. Sales or service of guns, knives, or other weapons.
   g. Pinball machines, video games and similar games and amusement devices as a principal use.
   h. Bingo parlors or similar game rooms.
   i. Bars and nightclubs, except when accessory to a hotel with one hundred (100) or more guest rooms or accessory to a commercial retail structure which provides services or goods for sale to tourists and visitors when approved as a development of significant impact and shall only be permitted in the PRD, ABA, SLA and SBMHA districts.
   j. Vending machines which are visible from a public right-of-way except when approved as a development of limited impact. For purposes of this section, machines which dispense newspapers shall not be considered a vending machine.
   k. Social Service Facilities (SSF).

   Response: The proposed development does not include any of the prohibited uses.

2. The following residential uses shall not be permitted:

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a. Trailers and mobile homes.
b. Social Service Residential Facilities (SSRF).

Response: The proposed development does not include any of the prohibited uses.

B. *Street Treatment.* There are hereby identified streets within the Central Beach Area which are currently accommodating, or are intended to accommodate, intensive pedestrian traffic, or which serve as major pedestrian streets and major vehicular entryways, or major gateways into the Central Beach Area and which will, therefore, require development on said streets to accommodate said pedestrian and vehicular usage aesthetic considerations. The streets are identified below:

1. People streets:
   a. Southeast 5th Street
   b. Las Olas Boulevard
   c. Cortez Street
   d. Sebastian Street
   e. Granada Street
   f. Riomar Street
   g. Terramar Street
   h. Vistamar Street
   i. Las Olas Circle Loop

Special regulations for people streets are provided in this Section 47-12.

Response: The proposed development does not abut any of the identified people streets above, but have been designed to consider intensive pedestrian traffic and pedestrian/vehicular usage aesthetic considerations.

C. Additional requirements for modification of yards fronting on rights-of-way in the PRD, ABA, SBMHA and SLA zoning districts are as follows:

a. The development is on a People Street. See Section 47-12.5.B; and
b. There is a cornice at a minimum height of twelve (12) feet and a maximum height of thirty-five (35) feet and is at a height similar to the height of a cornice on adjacent property if applicable; and
c. At the cornice required in subsection b. there is a setback of at least ten (10) feet; and
d. At a level between the 4th and 10th floors, an additional setback of at least ten (10) feet, or multiple setbacks which total a minimum of at least ten (10) feet; and
e. There is fenestration on a minimum of fifty (50) percent of the façade of the first floor of habitable space (windows, doors, openings or other transparent features); and

f. There is a recess of a minimum of eight (8) inches of all exterior windows, doors and similar architectural features or other architectural features that distinguish the doors and windows from the building shaft; and

g. Canopies or arcades are located over ground floor windows, doors or other transparent features required in subsection e. of this section. Such features shall be a minimum of ten (10) feet in depth and a height between eight (8) feet and twelve (12) feet and designed as a fixed nonretractable element integral to the building's architectural mass.

Response: The project does not require the modification of yards.

D. The provisions of Section 47-23.8, Waterway Use, shall apply to uses on a waterway. All other provisions of the ULDR with general applicability shall apply in the CBA zoning districts to the extent they are not in conflict with the specific provisions of Section 47-12.

(Ord. No. C-97-19, § 1(47-12.4), 6-18-97; Ord. No. C-00-26, § 1, 6-6-00; Ord. No. C-04-4, § 2, 1-21-04)

Response: Acknowledged.

<u>Section F. District requirements and limitations Sec. 47-12.5.</u>

F. *South Beach Marina and Hotel Area (SBMHA) District*.

1. *Setback requirements.*

a. No structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within twenty (20) feet of the proposed public right-of-way along Seabreeze Boulevard or State Road A-1-A unless otherwise approved as a development of significant impact. In addition, those yards fronting on People Streets must meet the requirements of Section 47-12.4.C

Response: Acknowledged; no structures are proposed to be within 20 feet of the proposed public right-of-way. The proposed development does not front a people street as noted above.

a. Yards not abutting A-1-A or Seabreeze Boulevard:
   i. Side yard: ten (10) feet.
   ii. Rear yard: twenty (20) feet.

Response: The proposed development exceeds a 20 foot rear setback and meets or exceeds the required 10 foot side yard setback.

b. The side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact in no case shall the yard setback requirements be less than an amount equal to one-half the height of the building when this is greater than the above minimums.

Response: Acknowledged; All setbacks within the proposed development meet or exceed the minimum setback requirements of one-half the height of the building.

2. *Height.* No structure shall be constructed, remodeled or redeveloped so that any part of the structure exceeds one hundred twenty (120) feet.

   Response: No structures within the proposed development exceed 120 feet.

3. Density: Residential: forty-eight (48) dwelling units per acre.

   Response: Acknowledged; the proposed site density is below the maximum allowable density.

4. Floor area ratio. No structure shall be developed or redeveloped so that the floor area ratio is greater than five (5).

   Response: Acknowledged; the proposed development does not exceed the maximum allowable FAR.

5. List of permitted uses—SBMHA district.
   a. Site Plan Level IV Development.
      i. Hotels and suite hotels.
      ii. Multiple-family dwellings and apartments.
      iii. Marinas as a conditional use. See Section 47-24.3.
      iv. Museums.
      v. Swimming pools.
      vi. Parking garages.
      vii. Amphitheaters.
      viii. Restaurants.
      ix. Moped/scooter rental as a conditional use.
   b. Site Plan Level III Development.
      i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
   c. Site Plan Level I Development.
      i. Parking lots.
      ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
      iii. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
      iv. Active and Passive Park, see Section 47-18.44.

Response: Permitted uses have been acknowledged. The proposed development is a Site Plan Level IV development.

6. *Length and width.* The maximum length and width of a structure shall be two hundred (200) feet.

   Response: Acknowledged; All structures within the proposed development are within the 200 foot length and width requirement.

7. Minimum distance between buildings. The minimum distance between buildings on a development site shall be twenty (20) feet or twenty (20) percent of the tallest building, whichever is greater. For purposes of this subsection, a parking garage shall be considered a building.

   (Ord. No. C-97-19, § 1(47-12.5), 6-18-97; Ord. No. C-99-31, § 1, 5-4-99; Ord. No. C-00-26, §§ 2, 3, 6-6-00; Ord. No. C-01-10, § 1, 4-5-01; Ord. No. C-04-10, § 1, 4-7-04; Ord. No. C-11-40, § 2, 12-20-11; Ord. No. C-11-41, § 1, 12-20-11; Ord. No. C-15-36, § 8, 10-20-15; Ord. No. C-15-44, § 1, 1-5-16)

   Response: All buildings within the proposed development are separated by 20 feet or 20 percent of the tallest building, whichever is greater.

EDSA

Adequacy Narrative - Sec. 47-25.2.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: The applicant will address through the DRC process.

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

Response: Application shall be made to Broward County EPD / FDEP and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There are no environmentally sensitive lands on this site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: There are adequate facilities existing to service this proposed development. See Architectural and Civil plans for compliance.

F. Parks and open space. New ordinance adopted in June 2006.

Response: Applicant will pay any park impact fees associated with the development of this project.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: The Project has been designed with several CPTED recommendations including:
The incorporation of physically defined areas enhances the "territoriality' of the spaces which according to CPTED foster a sense of pride of ownership as well as the ability and desire to defend space. All exterior glazing for the Project will meet the requirements of the Florida Building Code and adequate lighting photometrics as outlined in the City of Fort Lauderdale's ULDR will be met.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities.*
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

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

Response: The applicant will address through DRC process.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: The applicant will address through DRC process.

J. Schools. For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A. The property is not being replatted, however the applicant will be required to pay School impact fees and documents such contribution at building permit.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: The building will be contracting with a private waste hauler to dispose of solid waste.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: See Civil drawings prepared by Flynn Engineering Services, P.A. for stormwater compliance. All applicable licenses shall be obtained.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. *Traffic impact studies.*

a. When the proposed development may generate over one thousand (1,000) daily trips; or
b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
iv. A further detailed analysis and any other information that the review committee considers relevant.
v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: The applicant has commenced a full traffic study and TRI report which will be addressed through the DRC process.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: No additional dedications are required.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and

Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Sidewalks are provided throughout the site as well as along all surrounding streets to encourage pedestrian movement on-site and to facilitate pedestrian access to the beach and Intercostal Waterway areas.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Any required roadway improvements will be implemented. The ingress and egress of the project have been channeled to ensure proper traffic flow in and out of the site. See site plan.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: The applicant will provide for adequate shade trees along streets where required to enhance and foster pedestrian activity. The landscape plan will exceed the ULDR requirements.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: A letter from the City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient wastewater services can be provided.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. Historic and archaeological resources. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The structure and the Property are not identified as having archaeological or historical significance by Broward County.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: Acknowledged and will be evaluated through the DRC process.

EDSA

Sec. 47-25.3. Neighborhood Compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

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

Response: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

1. *Smoke, odor, emissions of particulate matter and noise.*
   a) Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b) Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c) Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: Applicant will apply and obtain all Broward County EPGMD (formerly DNRP) permits.

2. *Design and performance standards.*
   a) *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

Response*:* The lighting will be designed by a licensed engineer in conformance with the above sections. Any glare produced by the Project will be conducted so that direct or indirect illumination of light will not cause illumination in excess of (1) footcandle on any adjacent residential properties. Moreover, the Project incorporates lush landscaping to aide in the reduction of glare. All parking garage and landscape lighting are internal to the site.

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

Response: The majority of the parking provided for the Project will be located in subterranean parking and will not be visible. Additional above grade parking garages are screened with both active liner uses and architectural treatments so as to eliminate imposing views of parked cars and headlights from adjacent streets and neighboring properties. All of the on street parking is set back from any adjacent property. Moreover, the on street parking provided on to the western portion of the site is oriented with headlights directed to the interior of the site. Additionally, the Project incorporates lush landscaping to diffuse any light exuding from resident automobile headlights onto adjacent streets and properties.

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

Response: The parking garages have been designed to comply with all applicable ULDR requirements.

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

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

Response: The fenestration of the buildings complements and enhances an existing architectural vernacular and encourages a new timeless design language. The project will utilize balconies, terraces, color and material banding, and glass and metal awnings. The facades of the buildings incorporate different design elements such as: large windows, recessed entries, green walls, louvers along the façade, glass railings and stucco finish which are consistent throughout the proposed development.

a) Fenestration such as windows, doors and openings in the building wall; and

Response: The facades throughout the project have been designed to include windows, balconies and other architectural detailing. On the ground floor, entrances, accesses, and openings to the sidewalk reflect a pedestrian scale. See Architecture plans for detail.

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:
   a) Balconies,

Response: There are covered balconies or terraces utilized throughout the project. See Architecture plans for detail.

b) Color and material banding,

Response: Color and banding is achieved through balcony railings comprised of lightly tinted glass and/ or aluminum to extend the maritime feel of Bahia Mar.

c) Decorative metal grates over windows,

Response: There are no metal grates over the windows of the new buildings. See Architecture plans detail.

d. Uniform cornice heights,

Response: All cornice heights are parallel at varying heights creating a variable treatment horizontally on the facade and creating a visual break in the facades.

d) e. Awnings.

Response: Awnings are provided with overhangs and cantilevers at the ground level to shield pedestrians and encourage interaction with the retail uses. See Architecture plans for detail.

2. Form and mass:
   a) Building mass changes including projection and recession,

Response: Building mass varies greatly throughout the project with various heights from 18' to 120'. The building design includes projections over grade level walkways on several buildings and structures on the west side of the property and are recessed above the 8th floor.

b) Multiple types and angles of roofline, or any combination thereof.

Response: The roof lines throughout the project contain varied lines that provide visual interest. The roof of the buildings include smooth white stucco and architectural detailing to complement the buildings' contemporary feel further enhanced by eyebrows and canopies creating a signature look to the building, while also screening any mechanical equipment from the public view. The roof of the hotel, and all the buildings along Seabreeze Blvd and central garage include a pool deck with both landscaping and a rhythm of architectural shade treatments to create visual interest and provide active uses. See Architecture plans for detail.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: The facades of the buildings incorporate required design elements such as: large windows, recessed entries, green walls, louvers along the façade, glass railings and stucco finish completely around each building throughout the proposed development.

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

Response: Trash and loading facilities have also been incorporated within the building footprints and screened from A1A and all adjoining property. Service areas have been oriented towards internal streets to minimize visual impact to neighboring properties.

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

Response: **All mechanical equipment will be adequately screened.**

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

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: N/A. The property is not contiguous to residential property. Nonetheless, the residential buildings which anchor the park on the west side step back above the 8th floor to meet the minimum setback requirement increasing the setback from 45'-0" at the 8th floor to 60'-0" at the 9th, 10th and 11th floor which significantly exceeds this requirement.

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

i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Response: N/A. The property is not contiguous to residential property. Nonetheless, the first ten feet of upland is allocated to the project's waterfront promenade, which is supported by lush landscaping.

ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Response: N/A. The property is not contiguous to residential property. Nonetheless, the project does not have any parking twelve (12) feet of the property line.

iii. *Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.*

Response: N/A. The property is not contiguous to residential property. Nonetheless, the project does not have any refuse containers with twelve (12) feet of the property line.

iv. *Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:*

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Response: N/A. The property is not contiguous to residential property.

v. *Application to existing uses.* Within five (5) years….(remainder of this subsection v. is intentionally omitted).

Response: N/A.

e) *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The redevelopment of this underutilized property is compatible with, preserves, and enhances the character and integrity of adjacent neighborhoods by providing extensive publicly accessible pedestrian amenities and desirable neighborhood uses including specialty retail and grocery facilities, a range of restaurant offerings, hotel and marine related offices.

These active uses are connected directly into the community's surrounding public realm through continuous public promenades and by converting the property's existing private crossover to public use allowing the community to experience and enjoy the proposed uses on the Property. By connecting the property's amenities and waterfront open space into the public realm through the extensive landscaped promenade and beach connection the Bahia Mar will enhance the appearance and function of the portions of the Property along its borders and further reinforce the identity of the neighborhood. The access to the landscaped promenades on the waterfront and Seabreeze Boulevard are anchored with a marina park on the northern border and the fishing village on the Southern Border. These gateway elements serve to welcome the public to the site and provide a significant upgrade to the existing walkway along Seabreeze.

The uniqueness of the project is derived by eliminating as much as possible the parking above grade and placing the majority underground thereby providing more publicly accessible open space on the intracoastal and allowing the project to reduce the building footprints in or to maximize the public open space. Specifically, this approach has allowed for the creation of a waterfront park with lushly landscaped areas and anchored by two restaurants, to function as a community-oriented open space linking directly into the public realm. These new site features encourage a balance of activity to promote a sense of community and safety. The Park is designed at a pedestrian scale to provide visual appeal for the benefit of the residential neighborhood to the west across the Intracoastal Waterway. The location and orientation of buildings is designed to provide significant setbacks from the residential neighborhood across the Intracoastal Waterway.

The Bahia Mar's ground level experience has been configured in such a way to maximize pedestrian and vehicular access to the site by utilizing multiple access points to Seabreeze Boulevard and essentially opening up the site with pedestrian friendly people streets lined with parallel parking and active ground floor uses. This configuration provides a balanced approach to parking which is supported by a multimodal traffic approach through bicycle parking, proposed trolley stops, water taxi access, transient dockage and onsite mix of uses, such as the boutique grocery facility, which promote walking and reduce the need to travel back over to the mainland.

Bahia Mar is envisioned to be a modern resort community that reflects the surrounding waterfront fabric and lifestyle of Fort Lauderdale. The residential mixed use nature of the project is in context with the surrounding residential and commercial uses throughout the Central Beach area. Bahia Mar

is a peninsula surrounded with a large marina, this world class marina serves to setback the residential mixed use buildings from adjacent waterways and surrounding properties. The development's light and transparent architectural styling complements the area's maritime heritage and modernizes the property within the unique setting of Fort Lauderdale's waterfront through creative massing, below grade parking and the thoughtful placement of buildings.

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

Response: The project has been designed in accordance with the applicable criteria.

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

Response: N/A. Project is not located in the City's Downtown RAC.

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

Response: N/A. Project is not located in the City's Downtown RAC.

iv. All development that is located on land within the *CBA zoning districts*;

AND All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;
AND All nonresidential development lying east of the Intracoastal Waterway.

a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.
The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:
  i. Protect the investment of public funds in public corridor improvements.
  ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.
  iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

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

b) *Bulk Controls:*

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

Response: **The SBMHA zoning provides for density of 48 units per acre. At 16.8 units per acre the proposed project is lower than the SBMHA development regulations for the Central Beach area, and adjacent development.**

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

Response: The SBMHA zoning permits a maximum FAR of 5.0. The Bahia Mar project currently proposes a FAR of 1.17 which is far less than the maximum allowed.

Maximum Height:
Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No

portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

Response: Building heights meet all requirements of the SBMHA zoning district applicable to the property.

Yards:
Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.
In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

Response: Bahia Mar's buildings are setback as such to define the edge of the street consistent with the guidelines established for important pedestrian corridors in the SBMHA as set forth in this subsection. The applicant is not requesting any encroachments for the front yard. These buildings include pedestrian friendly street level uses along Seabreeze Boulevard and A1A frontage.

c) *Massing Guidelines:*

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

Response: The buildings have been designed in such a manner to provide variety in massing, height and architectural treatments to create a positive ground level experience throughout the site.

Vertical Plane Moderation:
Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

Response: **All of the buildings include horizontal modulation and articulating architecture in the vertical surface plane. The design includes balconies to break up the horizontal elevations.**

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

Response: The buildings utilize colonnades and overhangs between the heights 20' to 35' to unify the project while providing shade and inviting pedestrian movement at the street, while unifying the development with a consistent architectural language.

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

Response: The exterior facade treatment of the lower floors enhances the pedestrian environment through the use of awnings, building overhangs, and trellis's, providing protection for pedestrians. In addition the facades of the buildings each provide strong architectural detail at the pedestrian level. See Architectural plans for details.

Overstreet Connections:
Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.

Response: The existing development on the Property includes a pedestrian overpass to provide access from the Property to the east side of S.R. A1A to the beach. As a result of the redevelopment of the Bahia Mar, the overpass will now provide direct access to the project's public accessible promenade thereby linking the public area on the beach directly to our site. In addition, hotel guests, visitors and

residents will be able to access the beach directly from the Property. The existing overpass will remain but cosmetic improvements will be made to enhance its appearance with the development of the Project.

d) *Street Level Guidelines:*

Active Use:
The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as restaurants, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.
Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

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

Response: Bahia Mar provides many active ground level uses on A1A and throughout the Property. One of the key focus points of the development has been to activate our frontage along Seabreeze Boulevard and invite the access on to our site through a viable mix of active ground floor uses throughout the site. These uses are designed to interact with the Promenades with active ground level uses enhancing the pedestrian experience created by wide, shaded walkways, shopping and dining opportunities, and connections to the other amenities on the Property. This continues throughout the property including development of the fishing village at the southern end of the Property, further activating our frontage along Seabreeze.

This approach endeavors to enhance the pedestrian experience of Bahia Mar and is enhanced by a 'tropical modern' landscape, decorative paving, and appropriate seating at the pedestrian level. The

Promenade also provides access to the marina waterfront retail; the water front open park space and the Intracoastal restaurants which provides further activate the ground level of the site.

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

Response: Bahia Mar's street level facades are composed of transparent tinted glass and warm materials to encourage indoor-outdoor visibility, pedestrian movement and activity. Entry ways and protected areas near entry way are covered by awnings, deep overhangs, trellis's and dramatic cantilevers to further encouraging gathering places. Expanses of solid walls are minimized by landscaping or textured materials in order to add visual interest at the street-level. See Architecture plans for details.

Arcades/Canopies:
Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.
Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

Response: The project includes numerous fixed canopies along Seabreeze with a minimum of 10'.

Trash/Loading Facilities:

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

Response: The trash and loading facilities are interior to the parking facility and shielded from the public views from Seabreeze Boulevard/A1A.

e) *Other Guidelines:*

Energy Conservation:
Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiently. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

Response: Bahia Mar's principal buildings are oriented with large balconies in order to take advantage of southeasterly breezes and water views. Occupied roof areas will have extensive landscaping and shade features, while non-occupied roof will be topped with a light colored surface to help mitigate heat gains. The proposed buildings facades also consist of light colors with light accents, and high performance glazing to improve energy efficiency.

Building Separation:
Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

Response: The proposed buildings meet minimum separation of 24'-0" per code. Buildings have been sighted to maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

Rooftop Design:
Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human

activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.
All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

Response: The hotel, eastern residential buildings along Seabreeze and the two most western buildings within the development incorporate roof level recreational areas to facilitate human activity. All rooftop mechanical equipment are adequately screened, by landscape and/or louvers.

f) *Vehicular Circulation:*

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

Response: The ingress and egress points to the Property are limited to five access points along the more than one ¼ mile of frontage, four of which exist today. This configuration will serve to better disperse traffic into our site and avoid any backups on Seabreeze Boulevard.

Arrival/Drop-off Areas:
Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.

Response: The project's various arrival and drop off areas have been internalized on to the site with appropriate room for vehicular stacking loading and unloading. All of the projects service areas have adequate separation from the pedestrian entries to the various project components.

Other:
Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that

require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

Response: **Access for three beach trolley stops on the Property have been proposed for the site. All access for delivery vehicles will be handled via internal loading areas within the Property, and will not interfere with vehicular or pedestrian circulation**.

g) *Pedestrian Circulation:*

Urban Open Spaces/Plazas:
Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.
All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.
The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

Response: Accessible open space located throughout the project is integrated into the surrounding public realm through the project's park space, pedestrian promenades and a direct public connection to the beach. As noted herein, the property has been configured in such a manner to maximize this open space and provide a waterfront park supported by active ground level uses.

Currently, the views on the Property are limited given the crown of the A1A road and the height of the boats docked at the marina. This park and promenade experience will better afford the public the opportunity to view the site's marina and Intracoastal Waterway. These open spaces will also provide several design features, shaded walkways, benches, landscape art forms, ornamental planting beds and trees with landscape lighting along the internal walkways and promenades.

Pedestrian Corridors:

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

Response: Open space within the Property and adjacent to Seabreeze create internal public pedestrian corridors that enhance the existing public pedestrian facilities along Seabreeze Boulevard. The Promenade, plazas, and the Park encourage pedestrians to enter the Property and greatly improves access to the Intracoastal Waterway. Further, the direct overhead bridge at Seabreeze Boulevard will be made public and will allow pedestrians to access the Property's amenities to and from the beach. In addition, the frontage of the Property will be improved by the enhanced promenade experience supported by the active ground level uses. Wide, shaded circulation that passes by retail areas, restaurants, and directed gateways to the Property will provide a substantial improvement from the existing sidewalk located along Seabreeze Boulevard. This promenade also provides a pedestrian link south of Las Olas Boulevard towards the City's fire station located at 1015 Seabreeze Boulevard.

Parking:
Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct back out or "head-in" parking should be expressly prohibited.
Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.
Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

Response: Parking will be provided consistent with section 47-20.

The majority of the parking provided on the Property will be housed in internal parking garages. Seventy-five percent (75%) of the parking is underground, while the remaining twenty-five percent (25%) is in a structured parking garage in the center of the property. Additionally, on street parking will provide easy access to the projects amenities and the marina throughout the perimeter of the site.

h) *Perimeter Treatments:*

Screening:
All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.
Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.
Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

Response: All trash, loading, equipment storage and mechanical equipment will be located within the enclosed parking structure, and will thus be adequately screened from view.

Paving:
Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.
While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be

handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

Response: Applicant will be working with City staff to ensure that the project complies with the streetscape planned for this area.

Landscape:

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

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

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

Response: All proposed landscaping for the Project will be in compliance with the ULDR, as demonstrated on the Landscape Plan, submitted as part of the DRC submittal package. The landscaping has been designed to be consistent with newer developments in the area, featuring a variety of tropical and indigenous landscaping of varying color and size. The selected plant

materials were chosen to encourage pedestrian travel throughout the Project to reflect the tropical yet urban environment of the beach area, as well as considerations for salt and wind tolerance, and suitability with the soils on site.

i) *Site Furnishings:*

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

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

Response: Site furnishings are provided throughout the project. These furnishings will supplement the design language demonstrated by architectural and material components included throughout the project for a cohesive design statement.

j) *Signage:*

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

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

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

Response: Acknowledged. All proposed signage will satisfy these requirements.

k) *Lighting:*

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

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

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

Response: Acknowledged. All landscape and garage lighting will be internal to the site and intended to create a safe pedestrian environment with no spillage over property lines.

l) *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape. New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

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

Response: All utilities will be located underground. All above grade utility elements will be adequately shielded from view and painted one unobtrusive color, other than the necessary back-flow preventers and standpipes, which are required to be painted red. These elements will, however,

be shielded from view by plantings and will not be visible from the street of pedestrian circulation areas.

m) Site Plan Objectives*:*

The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

Response: As noted herein, the Project incorporates several carefully designed outdoor and outwardly oriented spaces, supported by ground level active uses, in order to improve the character of the Property and better integrate into the surrounding community. Specifically, the Project utilizes landscaped promenades to connect individual hotel/residential/restaurant units, encouraging pedestrian traffic, promoting pedestrian interaction and access between the street and the ground floor. These walkways are heavily landscaped and complimented with features such as site walls and other seating opportunities to foster a pedestrian-friendly atmosphere.

n) *Usable Outdoor Spaces:*

Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

Response: The Project incorporates outdoor usable recreational areas for both the hotel, residential and retail components of the project.

o) Pedestrian Accessible Spaces:

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

Response: Complies. Direct access to the public sidewalks is provided.

p) *Defensible Space:*

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

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

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

Provide foundation/entry plantings to the development.

All sites should exhibit lush tropical landscaping.

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

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.

Response: Views from the surrounding streets into the project are maintained through various openings between structures utilized by pedestrians to pass freely through the Project. The Project incorporates lush tropical landscaping throughout the site; however the landscape is designed with CPTED (Crime Prevention Through Environmental Design) principles to provide adequate visibility and a safe environment for the pedestrian. Adequate lighting will also be provided to increase safety.

(Ord. No. C-97-19, § 1(47-25.3), 6-18-97; Ord. No. C-98-72, § 2, 12-15-98; Ord. No. C-99-19, § 1, 3-16-99; Ord. No. C-00-26, § 7, 6-6-00; Ord. No. C-00-65, § 5, 11-7-00; Ord. No. C-01-10, § 4, 4-5-01; Ord. No. C-03-19, § 11, 4-22-03)

Sec. 47-23.8. - Waterway use.

A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

Response: Bahia Mar is envisioned to be a modern resort community that reflects the surrounding waterfront fabric and lifestyle of Fort Lauderdale. The residential mixed use nature of the project is in context with the surrounding residential and commercial uses throughout the Central Beach area. Bahia Mar is a peninsula surrounded with a large marina and large yachts and sailboats. This world class marina serves to setback the residential mixed use buildings from adjacent waterways and surrounding properties. The development's light and transparent architectural styling complements the area's maritime heritage and modernizes the property within the unique setting of Fort Lauderdale's waterfront through creative massing, below grade parking and the thoughtful placement of buildings.

B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

1. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.
2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

Response: N/A. Does not apply to this property.

C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts.

Response: N/A. Does not apply to this property.