

ORDINANCE NO. C-20-24

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "RMM-25 – RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "PDD – PLANNED DEVELOPMENT DISTRICT", LOTS 1, 2, 3 AND 4, BLOCK 8, "BEVERLY HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SOUTHEAST 9TH AVENUE, NORTH OF SOUTHEAST 2ND COURT, EAST OF SOUTHEAST 8TH AVENUE AND SOUTH OF SOUTHEAST 2ND STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, in accordance with Sections 47-37A, 47-24.4, 47-25.2 and 47-25.3 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), rezoning to a Planned Development District ("PDD") zoning district requires the approval of a development plan which meets the criteria provided in the above sections of the ULDR; and

WHEREAS, applicant, Towers at Las Olas LLC, has submitted a development plan known as Towers Place at Las Olas, located at 824 Southeast 2nd Street, Fort Lauderdale, Florida, as part of the zoning application to develop a multifamily residential development to be rezoned as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the City Commission adopted Resolution No. 15-260 designating the structure located 824 Southeast 2nd Street, Fort Lauderdale, Florida as a historic landmark; and

WHEREAS, the property is accorded all protection under applicable City ordinances to preserve its exterior appearance, including protection from demolition; and

WHEREAS, in accordance with Section 47-3.6.C, a nonconforming structure in an historic district or designated as an historic landmark, may be replaced, altered or an addition made if it meets the following criteria and is approved as part of the issuance of a certificate of appropriateness as provided in Sec. 47-24.11.D:

1. The original exterior elevations and materials of a structure are maintained; or proposed exterior elevations and material types of a structure are restored to be compatible with its historic character, according to the guidelines provided by Sec. 47-24.11.
2. The alteration, replacement or addition will support the continuation of a structure which is determined to be in character with the original historic designation.

WHEREAS, the development plan conforms with the requirements of Section 47-3.6.C; and

WHEREAS, the Planning and Zoning Board, at its meeting of June 17, 2020 (Case No. PDD19002) by unanimous vote, recommended to the City Commission of the City of Fort Lauderdale that the rezoning application be approved and that the lands herein described should be rezoned from "RMM-25 – Residential Multifamily Mid Rise/Medium High Density District" to "PDD – Planned Development District" based on the development plan as reviewed and approved as described herein and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of public hearings to be held on Tuesday, August 18, 2020, and Tuesday, September 1, 2020, at 6:00 P.M., or as soon thereafter as possible, in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice was given as required by law, and the City Commission determined that the applicant demonstrated by competent, substantial evidence in the record that the requested rezoning met the criteria for the PDD zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this ordinance by reference.

SECTION 2. The City Commission finds that the application for rezoning of lands described in Section 3 of this ordinance meets the criteria of Sections 47-37A, 47-24.4, 47-25.2 and 47-25.3 of the ULDR, subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of August 18, 2020 and September 1, 2020, a portion of those findings expressly listed as follows:

1. The PDD zoning district proposes a residential multifamily development consistent with existing nonconforming use of a historically designated structure consistent with the City's Comprehensive Plan.
2. The proposed development is generally consistent with the character of development in the surrounding area, which is all residential. The general intensity of the surrounding area is medium residential and the project is of similar density to surrounding development. The commercial corridor along Las Olas Boulevard is approximately 350 feet from the southern property line of the subject property and will not adversely impact the surrounding area.
3. The proposed residential use is the same as those uses existing in the area and supports the existing built environment. The properties to the north, east, and south are zoned Residential Multifamily Mid Rise/Medium High Density District (RMM-25) and the properties to the west are zoned Residential Multifamily Mid Rise/Medium High Density District (RMM-25) and Regional Activity Center – East Mixed Use District (RAC-EMU). All the surrounding properties contain existing residential buildings ranging from single family homes and townhomes to multifamily buildings. The proposed project will enhance the site from the existing, unkempt appearance and suitable for the surrounding districts.

SECTION 3. That the City of Fort Lauderdale, Florida ULDR, together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning from "RMM-25 – Residential Multifamily Mid Rise/Medium High Density District" to "PDD – Planned Development District", the following lands situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 1, 2, 3 AND 4, BLOCK 8, "BEVERLY HEIGHTS",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA

Location: West of Southeast 9th Avenue, north of Southeast 2nd
Court, east of Southeast 8th Avenue and south of
Southeast 2nd Street

being more particularly described in Exhibit "B" attached hereto and made a part hereof.

SECTION 4. That in accordance with Section 47-37A. Planned Development District ("PDD") zoning district of the ULDR, the development plan attached hereto as Exhibit "A" (the "Development Plan") is hereby approved, subject to the conditions imposed by the department and City Commission set forth in the attached Exhibit "C", and by reference made a part of this Ordinance as the specific zoning regulations and standards for the development of the property identified in Section 3 hereof (the "Property").

SECTION 5. All provisions of Section 47-37A of the ULDR shall apply to this PDD, including but not limited to, regulations regarding amendments of the PDD and expiration and extension of the PDD development plan.

SECTION 6. If there is a conflict between any of the documents comprising the approved Development Plan, the more restrictive interpretation by the City's Zoning Administrator shall govern the development of the Property.

SECTION 7. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance, the date of passage, and a notation that the zoning may revert to the RMM-25 zoning district if the PDD approval expires pursuant to Section 47-37A.16 of the ULDR.

SECTION 8. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the property city officials are hereby authorized to issue the necessary building and use permits that conform with this Ordinance upon recording of this Ordinance and fulfilling all conditions imposed by the department and the City Commission.

SECTION 9. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 10. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

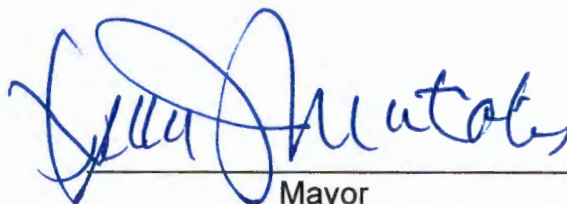
SECTION 11. That this Ordinance shall be in full force and effect on the date it is recorded in the Public Records of Broward County, Florida.

SECTION 12. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 13. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this 18th day of August, 2020.

PASSED SECOND READING this 1st day of September, 2020.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

PROJECT DESIGN TEAM

ARCHITECTS

ADACHE GROUP ARCHITECTS
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

OWNER

THE ADACHE GROUP
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

CIVIL ENGINEERS

JOHN J. GORMAN, P.E., CIVIL ENGINEER
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

LANDSCAPE ARCHITECTS

PETER DROCK & ASSOCIATES
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

LAND USE ATTORNEY

JOHN J. GORMAN, P.E., CIVIL ENGINEER
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

MECHANICAL ENGINEERS

JOHN J. GORMAN, P.E., CIVIL ENGINEER
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

ELECTRICAL ENGINEERS

JOHN J. GORMAN, P.E., CIVIL ENGINEER
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

LIST OF DRAWINGS:

ADACHE
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A-0.2 SITE PLAN
A-0.3 SITE PLAN
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LANDSCAPE

LANDSCAPE ARCHITECTS
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

MECHANICAL

MECHANICAL ENGINEERS
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

ELECTRICAL

ELECTRICAL ENGINEERS
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

PLANNING & ZONING

PLANNING & ZONING SUBMITTAL
10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com

TOWERS PLACE AT LAS OLAS

10000 W. 11th Avenue, Suite 100
Miami, FL 33156-2000
Phone: (305) 444-1234
Fax: (305) 444-1235
Email: info@adache.com



adache
group architects

TOWERS PLACE AT LAS OLAS PLANNING & ZONING SUBMITTAL 01.13.2019 824 SE 2ND STREET FT. LAUDERDALE, FL



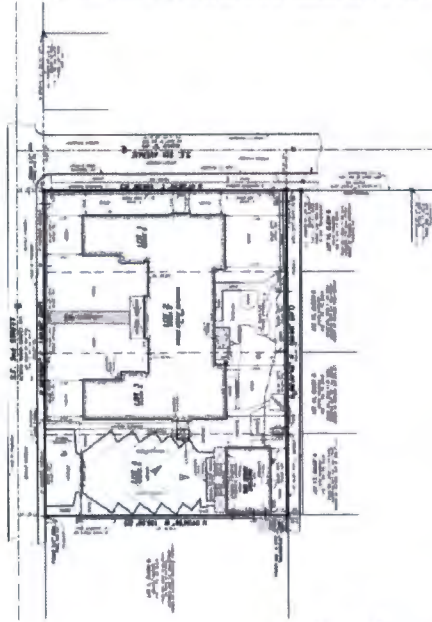
LOCATION



COVER SHEET

A-0.1 adache
group architects

CAM #20-0855
Exhibit 3
Page 13 of 57

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TOWERS PLACE AT LAS OLAS

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CAM #20-0855
Exhibit 3
Page 14 of 57



Name: Towers Apartments

Address: 824 SE 2nd Street

Use: Multi-Family Housing

Designation: 11/17/2015 (Local)

Description: This three-story Mediterranean Revival Style Existing building is configured in a U-shape plan with a courtyard in the center.

It is located on the south side of the Himmarahee Canal and Southwest corner of SE 2nd Street and SE 9th Avenue. The facade faces north and the main entrance is a 2-story projecting pavilion with a first story pent roof. The gable pavilion with scalloped design of the entrance is repeated around the building. Built of concrete in 1925, the exterior is clad in a textured stucco and is capped by a terracotta barrel tile roof. Majority of the windows were originally six over six double-hung windows but many have been replaced with aluminum single-hung windows that do not match the original configuration.

PLANNED LIVING JOURNAL
01.11.2015

TOWERS PLACE AT LAS OLAS
101 NE 1st STREET, FORT LAUDERDALE, FL

A-0.4

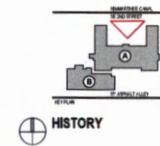
adache
group architects
DESIGN



HISTORIC VIEW ORIGINAL
DESIGN



PROPOSED REVIVAL OF NEW ENTRY
WAY



HISTORY

TOWERS PLACE AT LAS OLAS

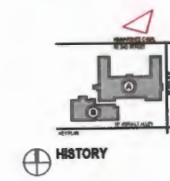
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group architects
LLP



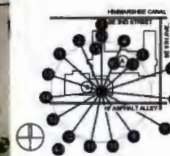
PROPOSED REVIVAL OF NEW ENTRY WAY

HISTORIC VIEW ORIGINAL DESIGN



SCALE:
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ARCHITECTURAL DESIGN

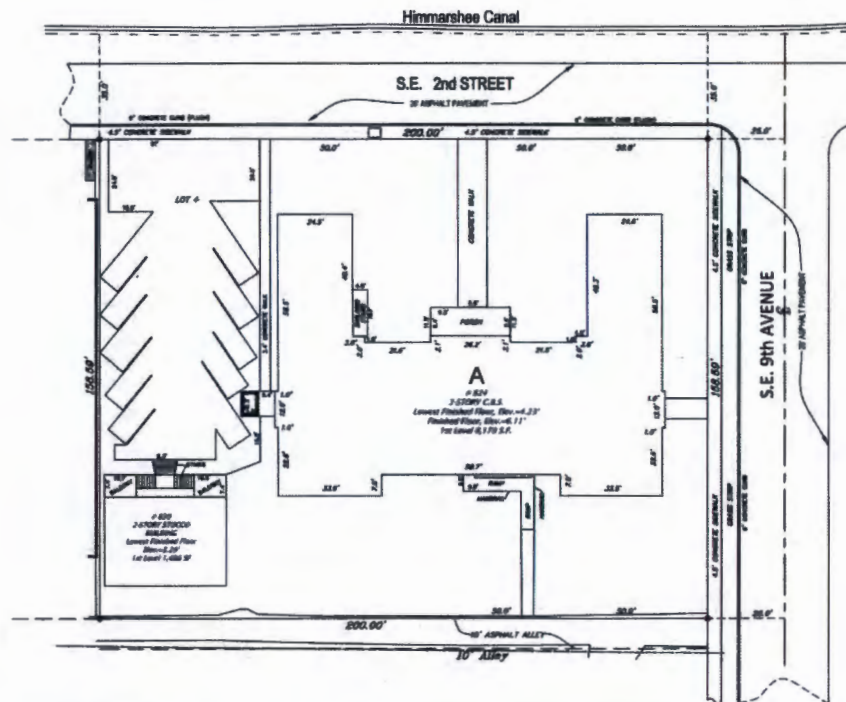
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10110 JEFFERSON ROAD, SUITE 100, LAS VEGAS, NV 89131



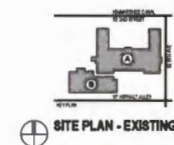
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 1100 LAS OLAS AVENUE, SUITE 100
 FORT LAUDERDALE, FL 33304

TOWERS PLACE AT LAS OLAS

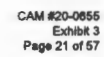
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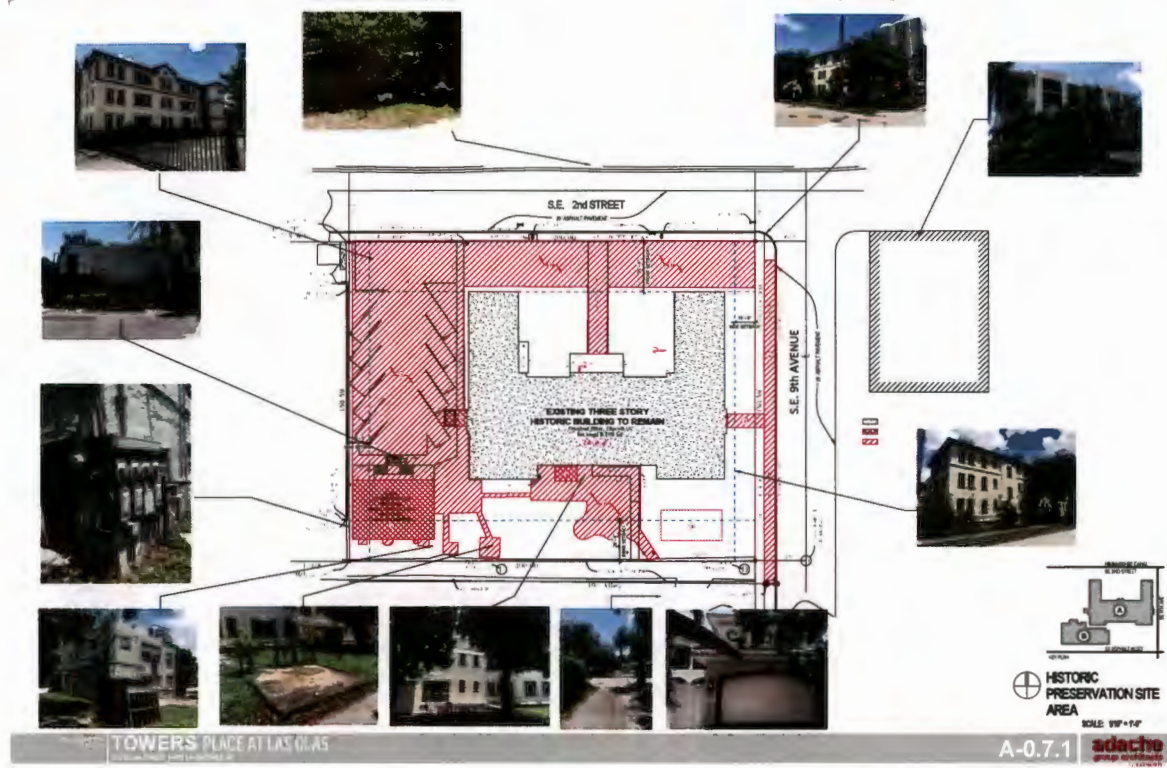


LAND PROVISIONS
 Lots 2, 3 & 4, Block 1, BEHOLD + neighbors, according to the plat map recorded in Plat Book 1, Page 30 of the public records of Broward County, Florida.
 All other roads, way and being in the City of Fort Lauderdale, Broward County, Florida and quantity of 200 square feet or 2,000' width, more or less.

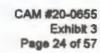


SCALE:
A-0.6 **adache**
 ARCHITECTS











A-0.9 **adache**
group architects
LA & NEW YORK

CAM #20-0655
Exhibit 3
Page 25 of 57

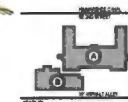


MOOD BOARD

TOWERS PLACE AT LAS OLAS

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ARCHITECTS





LANDSCAPE
RENDERING

SCALE:

A-0.14 **adache**
ARCHITECTS

CAM #20-0655
Exhibit 3
Page 28 of 57



LANDSCAPE
RENDERING

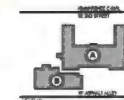
SCALE:

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group architects

TOWERS PLACE AT LAS OLAS
LAS OLAS STREET FRONT LANDSCAPE PLAN

CAM #20-0655
Exhibit 3
Page 29 of 57



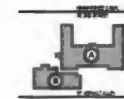
LANDSCAPE
RENDERING

SCALE:

A-0.16 **adache**
group architects

TOWERS PLACE AT LAS OLAS
LANDSCAPE ARCHITECTURE

CAM #20-0655
Exhibit 3
Page 30 of 57



LANDSCAPE
RENDERING

SCALE:

A-0.17 **adache**
group architects

10' ALUMINUM
TOWERS PLACE AT LAS OLAS
3475 E. LAS OLAS BLVD. FORT LAUDERDALE, FL

CAM #20-0855
Exhibit 3
Page 31 of 57



⊕ LANDSCAPE
RENDERING

SCALE:

A-0.18 **adacha**
ARCHITECTURAL DESIGN

TOWERS PLACE AT LAS OLAS
14150 LAS OLAS BLVD., SUITE 100, FORT LAUDERDALE, FL 33308

CAM #20-0855
Exhibit 3
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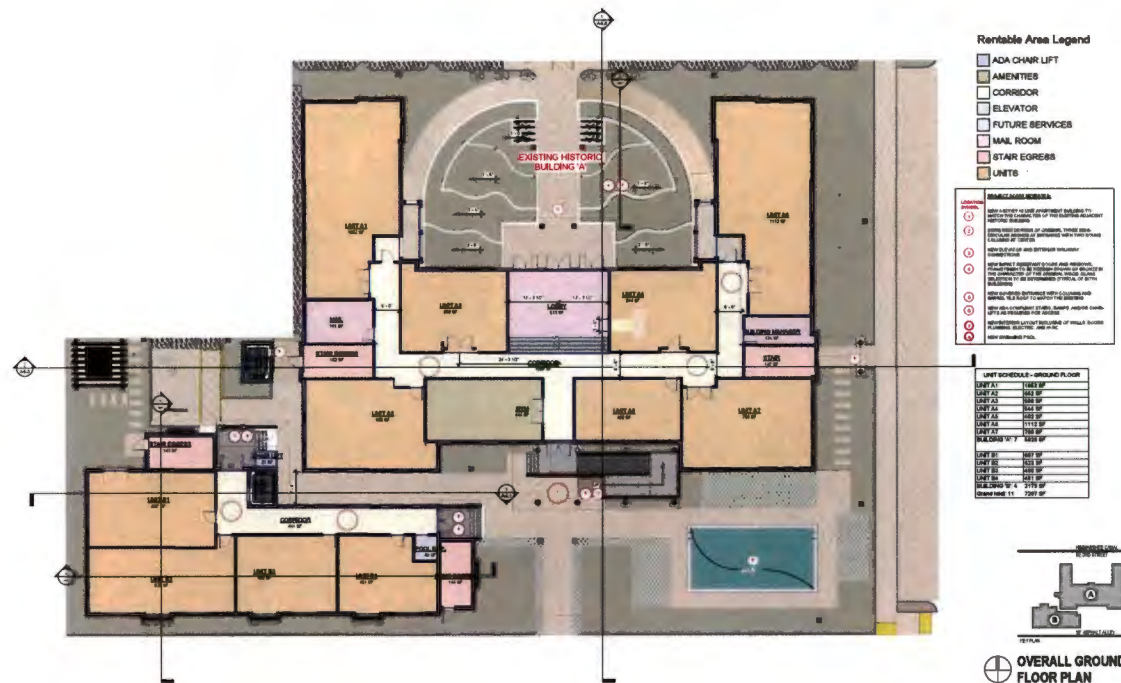
LANDSCAPE
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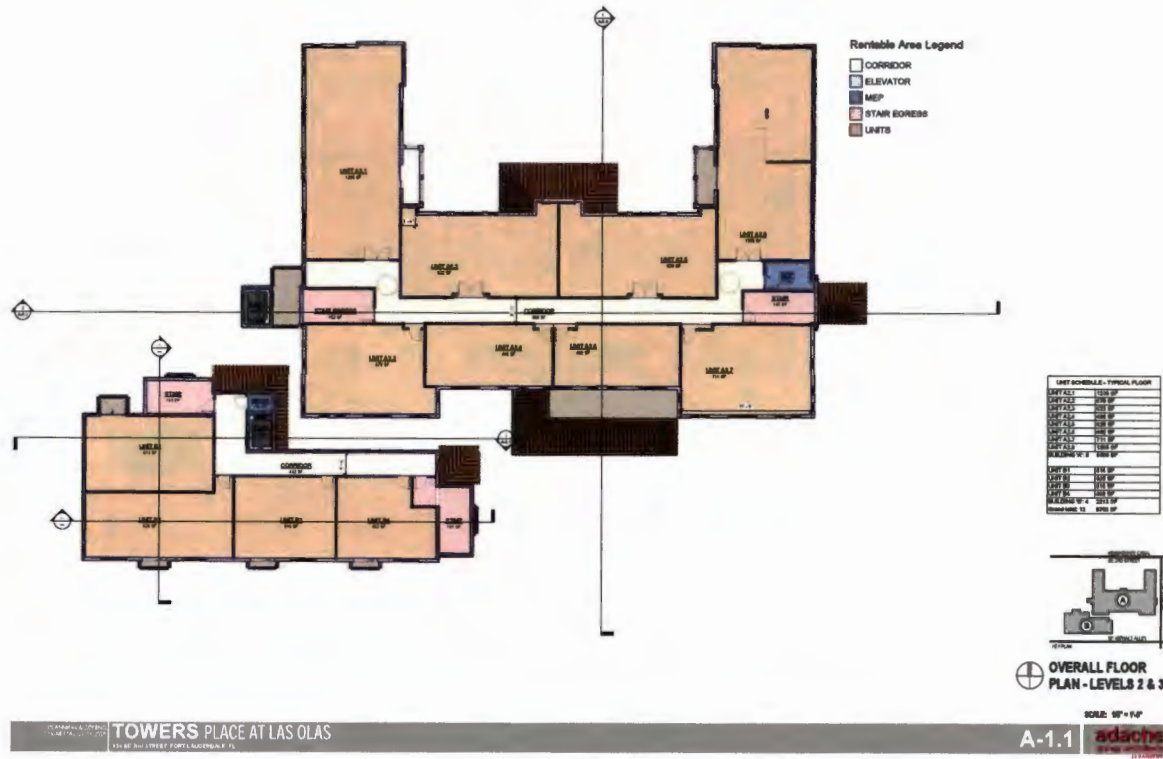
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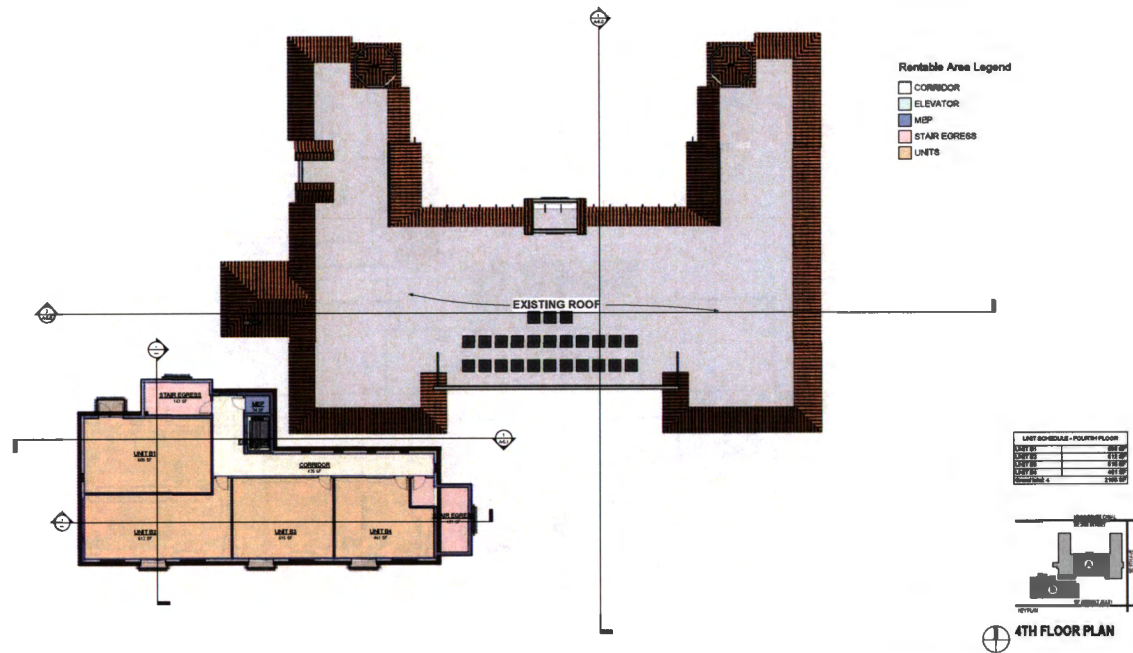
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group architects

TOWERS PLACE AT LAS OLAS
334 NE 44 STREET, PORT LANE, FLA 33411

CAM #20-0655
Exhibit 3
Page 33 of 57







TOWERS PLACE AT LAS OLAS

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SCALE: 1/8" = 1'-0"

adache
GROUP, INC. CHAIRMAN
1714 LAS OLAS BLVD.



ROOF PLAN SITE

TOWERS PLACE AT LAS OLAS
1800 S.E. 2ND STREET, FORT LAUDERDALE, FL

SCALE: 3/32" = 1'-0"
A-1.3 **adache**
group architects



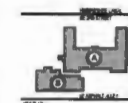
**BUILDING 'A'
ELEVATIONS**

SCALE: As Indicated

TOWERS PLACE AT LAS OLAS
A-4.0

A-4.0

adache
ARCHITECTS



 BUILDING 'A'
ELEVATIONS

① <http://www.amsi.org.au/AMSI/AMSI%20Publications/AMSI%20Publications%20List/AMSI%20Publications%20List.html>

SCALE 3/16" = 1'-0"

TOWERS PLACE AT LAS OLAS
824 W. Tenth STREET, FORT LAUDERDALE, FL

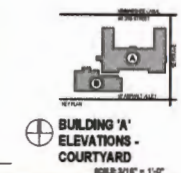
A-4.1 

CAM #20-0855
Exhibit 3
Page 39 of 57



Materials Legend	
1	BRICK (EXTERIOR)
2	CONCRETE (EXTERIOR)
3	GLASS (EXTERIOR)
4	WOOD (EXTERIOR)
5	IRON (EXTERIOR)
6	STAINLESS STEEL (EXTERIOR)
7	ALUMINUM (EXTERIOR)
8	PAINT (EXTERIOR)
9	ROOFING (EXTERIOR)
10	LANDSCAPE (EXTERIOR)
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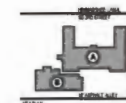
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Key Notes	Material Legend
1. EXTERIOR WALLS: WHITE, BROWN AND GRAY	1. EXTERIOR WALLS: WHITE, BROWN AND GRAY
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18. EXTERIOR WALLS: WHITE, BROWN AND GRAY	18. EXTERIOR WALLS: WHITE, BROWN AND GRAY
19. EXTERIOR WALLS: WHITE, BROWN AND GRAY	19. EXTERIOR WALLS: WHITE, BROWN AND GRAY
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- 1. EXTERIOR WALLS: WHITE, BROWN AND GRAY
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BUILDING 'B' ELEVATIONS

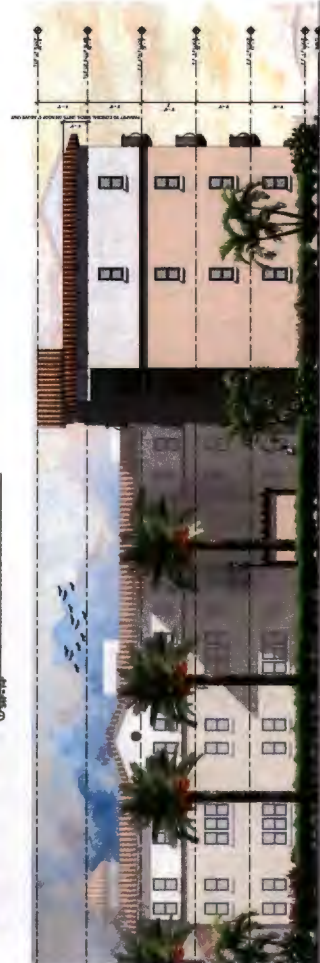
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A-4.3 **adeche**

TOWERS PLACE AT LAS OLAS



Material Legend
1. Light Tan Stucco
2. Dark Tan Stucco
3. White Stucco
4. Dark Brown Stucco
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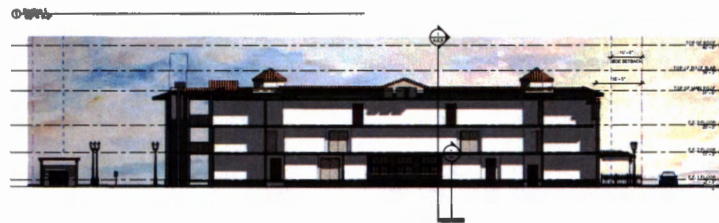
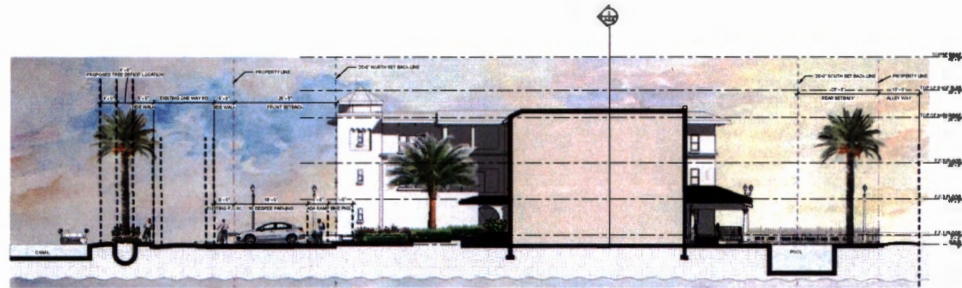


BUILDING 'B'
ELEVATIONS

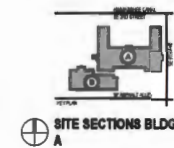
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A-4.4

TOWERS PLACE AT LAS OLAS



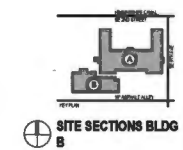
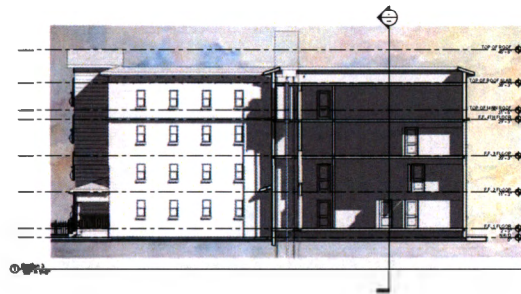
0'-0" 10'-0" 20'-0" 30'-0" 40'-0" 50'-0" 60'-0" 70'-0" 80'-0" 90'-0" 100'-0"



SITE SECTIONS BLDG
A

SCALE: As Indicated

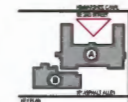
A-5.0 **adache**
group architects



SCALE: 1/8" = 1'-0"

A-5.1 **adache**
group architects

CAM #20-0655
Exhibit 3
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⊕ RENDERINGS

SCALE:

A-6.0



1/4" = 1'-0"

TOWERS PLACE AT LAS OLAS

2515 N.E. 15th Street, Fort Lauderdale, FL



adache
group architects

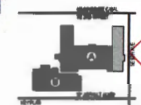


RENDERINGS

TOWERS PLACE AT LAS OLAS
300 N. GULFVIEW BLVD. SUITE 100, FORT LAUDERDALE, FL 33301

SCALE:
A-6.1 adache
group architects
1/4" = 1'-0"

CAM #20-0855
Exhibit 3
Page 46 of 57



⊕ RENDERINGS

100% SUBMITTAL
10-01-2015

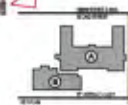
TOWERS PLACE AT LAS OLAS

1241 NE 54th STREET, FORT LAUDERDALE, FL

SCALE:

A-6.2

adache
group architects
1241 NE 54th Street



RENDERINGS

SCALE:

A-6.3

adache
group architecture

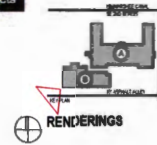
TOWERS PLACE AT LAS OLAS
ARCHITECTURAL RENDERINGS

CAM #20-0855
Exhibit 3
Page 48 of 57



⊕ RENDERINGS



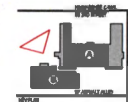


RENDERINGS

100' NORTH 100' EAST
TOWERS PLACE AT LAS OLAS
 100' WEST 100' SOUTH

SCALE:
A-6.6 **adache**
 group architects

CAM #20-0855
 Exhibit 3
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RENDERINGS

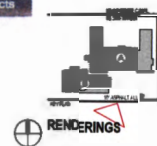
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A-6.7

adache
group architects
a studio

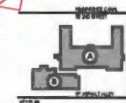
TOWERS PLACE AT LAS OLAS
1000 WEST PORTLAND AVENUE, SUITE 100
FORT LAUDERDALE, FL 33304

CAM #20-0655
Exhibit 3
Page 52 of 57





adache
group architects



⊕ RENDERINGS

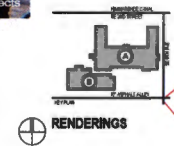
DATE: 02/27/14
BY: J. B. J.

TOWERS PLACE AT LAS OLAS
4711 NE 34th STREET, FORT LAUDERDALE, FL

A-6.9

SCALE:
adache
group architects

CAM #20-0655
Exhibit 3
Page 54 of 57



RENDERINGS

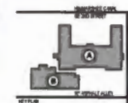
DATE: 05/08/2015
10:26:30 AM
TOWERS PLACE AT LAS OLAS
1710 N. CHATEAU DRIVE, FORT LAUDERDALE, FL

SCALE:
A-6.10 **adache**
group architects

CAM #20-0855
Exhibit 3
Page 55 of 57



adache
group architects



RENDERINGS

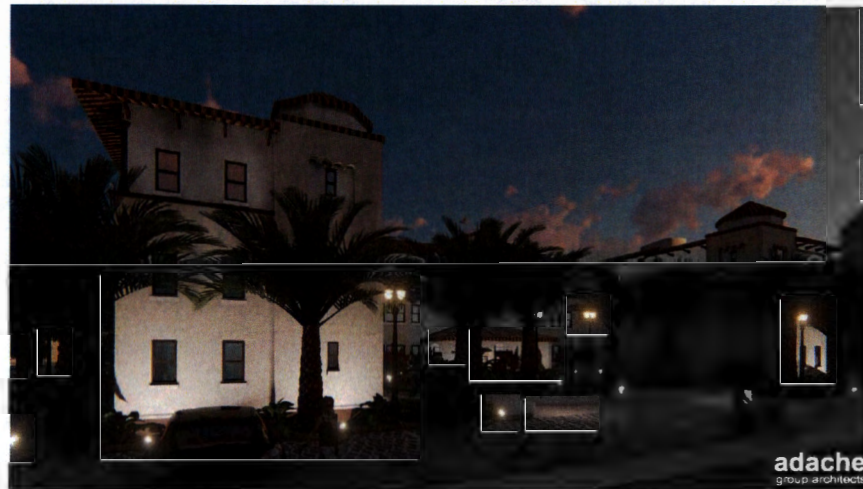
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A-6.11

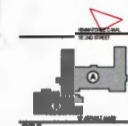
adache

DRP 10/10/11

TOWERS PLACE AT LAS OLAS
1715 SE 10th STREET, FORT LAUDERDALE, FL



adache
group architects



⊕ RENDERINGS

City of Las Vegas
1000 Las Vegas Blvd. S.
TOWERS PLACE AT LAS OLAS
341 NE 2nd Street, Fort Lauderdale, FL

SCALE:
A-6.12 adache
group architects

CAM #20-0855
Exhibit 3
Page 57 of 57

MECS

Michael
LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 200, WILMINGTON, FL 33414

Digitally signed

by Michael

Donaldson

Date: 2020.07.06

11:36:13 -04'00'

LEGAL DESCRIPTION:

SKETCH & LEGAL DESCRIPTION
 "TO REZONE THE PROPERTY FROM R-1M-25 TO R-1M-25-PDD"

LOTS 1, 2, 3 AND 4, IN BLOCK 8, OF BEVERLY HEIGHTS, ACCORDING TO THE PLAT HEREOF, RECORDED
 IN PLAT BOOK 1, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING APPROXIMATELY 0.73 ACRES (31,710 SQUARE FEET), MORE OR LESS.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS

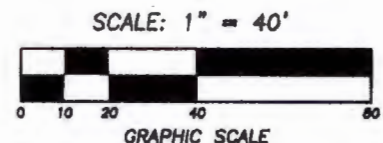
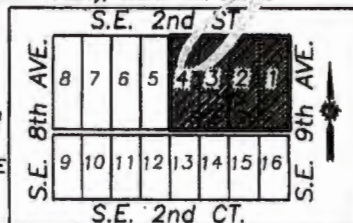
P.B. PLAT BOOK

PG. PAGE

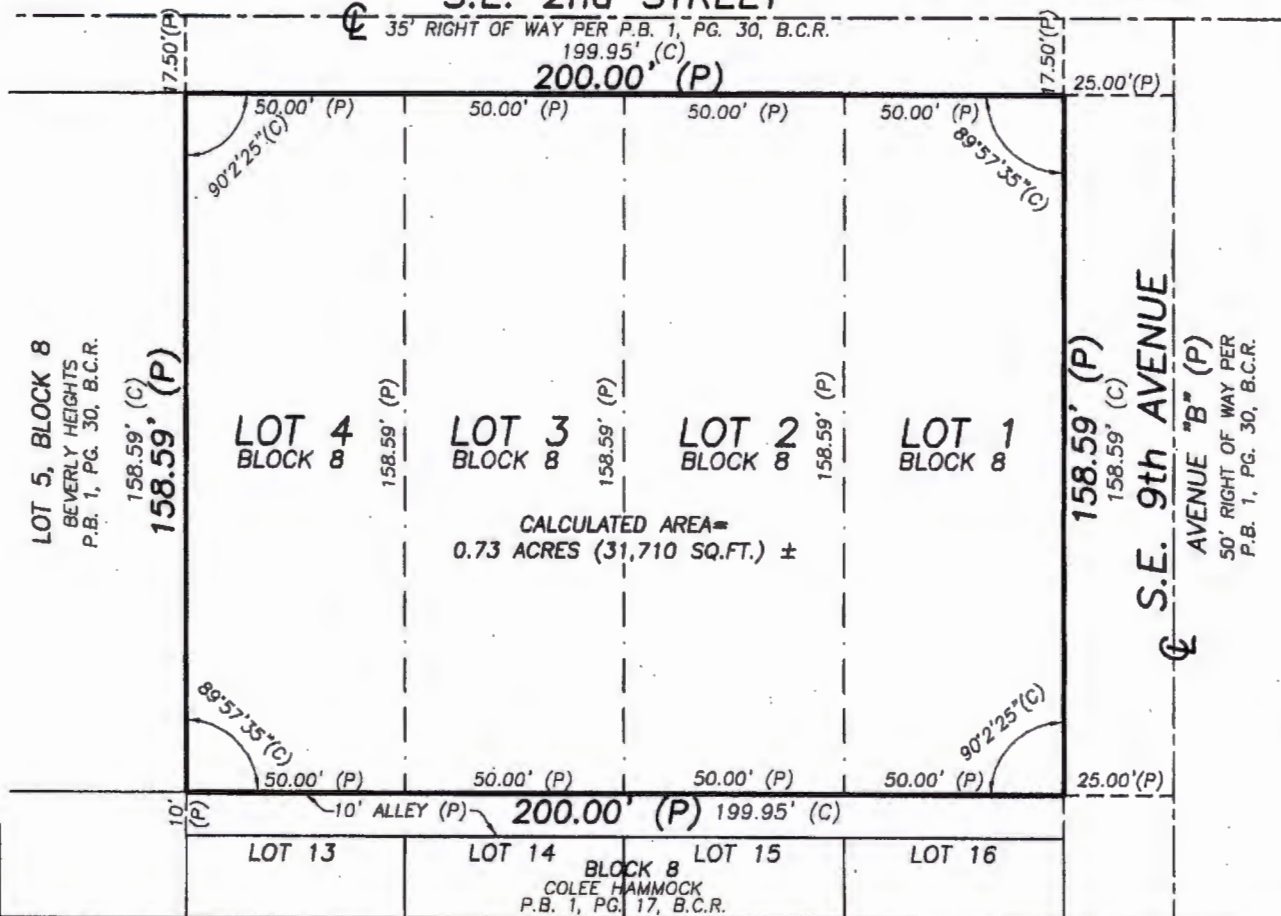
C. CENTERLINE

(C) CALCULATED

(P) PER PLAT DATA

LOCATION
MAP
NOT TO SCALE

NORTH THIRD STREET (P)
 S.E. 2nd STREET

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS

DATE BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
05/30/20	J.E.C.	J.D.L.R.	N/A

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 8080 - STATE OF FLORIDA



Digitally signed by

Javier De La Rocha

Date: 2020.06.25

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SHEET 1 OF 1

EXHIBIT C

CONDITIONS OF APPROVAL CASE NO. PDD19902

1. Prior to Final DRC, the applicant shall provide an off-site improvement plan that depicts enhancements to the multipurpose path adjacent to the subject property which extends approximately 1,200 linear feet from SE 8th Avenue to SE 2nd Court. Enhancements shall include, at a minimum, new pavement markings or colored pavement or thermoplastic pavement, and 2 signs located at the entry/end points of the path. The applicant may propose additional elements such as landscape, benches, etc. The striping and signing of the multipurpose path must comply with MUTCD design standards and any color used must not match bicycle, transit, or toll lane colors. Enhancements shall be considered off-site public improvements and shall satisfy meeting requirements of ULDR, Section 47-37A.9.
2. Prior to Final DRC, the applicant shall modify the site plan specific to the conditions of approval by the Historic Preservation Board which state that the parking located in the front of the structure be mitigated for its effect on the historic structure by modifying the design of the courtyard entryway.
3. Prior to Final DRC, the applicant shall execute a parking reduction order and record such in public records.
4. Prior to Final DRC, the applicant shall execute a development agreement consistent with ULDR, Section 47-37A.13, Agreements, which shall be recorded in public records and provided to the City post recordation.
5. Prior to final DRC, applicant shall provide a School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units prior to issuance of building permit.