



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	11800 LAS OLAS, LLC AND MUSTANG PROPERTIES, INC. <i>[Signature]</i>
Applicant / Agent's Name	ROBERT LOCHRIE
Development / Project Name	1016 SE 2nd Court
Development / Project Address	Existing: see address verification letter New: see address verification letter
Current Land Use Designation	Commercial / Medium-High
Proposed Land Use Designation	Commercial / Medium-High
Current Zoning Designation	RMM-25
Proposed Zoning Designation	X-P
Specific Request	REZONE FROM RMM-25 TO X-P

The following number of Plans:

- ☒ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:
- ☐ Cover page
 - ☐ Survey
 - ☐ Site plan with data table
 - ☐ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☐ Building elevations
 - ☐ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Owner: 800 Las Olas LLC & Mustang Properties Inc.
Project: Las Olas East Parking
Prepared by: Andrew Schein, Esq.

April 6, 2020

ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

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: N/A, the Project is not expected to interfere with the City's communications network.

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: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

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: N/A, the Project is not expected to impact any environmentally sensitive lands.

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: Acknowledged, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. Parks and open space. *New park impact fee ordinance adopted in June 2006.*

Response: N/A, the Project is not a residential 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: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

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: N/A, the Project is a parking lot and is not expected to generate any additional need for potable water.

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: N/A, the Project is a parking lot and is not expected to generate any additional need for sanitary sewer facilities.

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 Project is not a residential project.

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: Acknowledged and the Project will comply. The Project includes two 4-yard dumpsters which are already existing on the Property.

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: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

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: N/A. The Project does not include new uses and will not generate additional trips.

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: To the extent any additional right-of-way is needed, Owner will dedicate the same by easement.

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: The Project includes minimum 6' clear sidewalks fronting all streets.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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: Acknowledged.

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: Street trees have been provided on all street frontages.

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: N/A, the Project is a parking lot and is not expected to generate any additional need for wastewater facilities.

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.*

1. 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: This site does not have any historical or archaeological significance.

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: N/A. Project is not located east of the Intracoastal Waterway.

Owner: 800 Las Olas LLC & Mustang Properties Inc.
Project: Las Olas East Parking
Prepared by: Andrew Schein, Esq.

April 6, 2020

NEIGHBORHOOD COMPATIBILITY NARRATIVE
ULDR § 47-25.3

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

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

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

2. *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: To the extent any EPGMD (formerly DNRP) permits are needed, applicant will apply for and obtain such permits.

3. *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.

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.

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: N/A, the Project does not abut Residential Property as defined in the ULDR and is not adjacent to Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property.

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:

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

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,
- b. Color and material banding,
- c. Decorative metal grates over windows,
- d. Uniform cornice heights,
- e. Awnings.

2. Form and mass:

- a. Building mass changes including projection and recession,
- b. Multiple types and angles of roofline, or any combination thereof.

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: N/A, the Project does not include the development of a nonresidential building.

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: N/A, the Project does not include loading or service facilities.

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: N/A, the Project does not include any rooftop mechanical equipment.

c. *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 Project is not contiguous to Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property.

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 Project is not contiguous to Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property.

- 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 Project is not contiguous to Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property.

- 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 Project is not contiguous to Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property. Nevertheless, the dumpster on the Property is adequately screened.

- 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 Project does not abut Residential Property as defined in the ULDR. The property zoned RMM-25 to the east is part of the X-B-OR project to the east and is therefore not residential property.

- v. *Application to existing uses.* Within five (5) years(remainder of this subsection v. is intentionally omitted).
- 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 properties to the south of the Property are zoned B-1, the property to the east of the Property is zoned RMM-25 and X-B-OR, the property to the west of the Property is zoned X-P, and the property to the north of the Property is zoned RMM-25. The western portion of the Property is already utilized as a parking lot.

The development in and near the area is characterized mainly by retail and restaurant uses on the East Las Olas Boulevard corridor. Parking lots are a common use for properties south of SE 2nd Court and north of the business uses fronting East Las Olas Boulevard. The Project is in conformance with the pattern of development in and around the area.

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: N/A, the Property is not subject to a neighborhood master plan.

- 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:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of

additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Response: N/A, the Property is not within the RAC-TMU.

- 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:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:
 - 1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of [Section 47-13](#), Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

Response: N/A. The Project is not located within the downtown RAC.

Project: Las Olas East Parking
Property: 1016 SE 2nd Court
Owner: 800 Las Olas, LLC and Mustang Properties, Inc.
Author: Andrew Schein, Esq.

April 8, 2020

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D: Rezoning Criteria

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

RESPONSE: The Property is currently zoned RMM-25 and has an underlying future land use designation of Medium-High Residential (25). The Medium-High Residential (25) future land use category permits office and/or retail uses if flexibility acreage is allocated to the property. Additionally, the ULDR permits properties with an underlying residential future land use designation to be rezoned to X-P if commercial acreage is allocated.

Since both the City's comprehensive plan and the ULDR permit properties with a residential future land use designation to be rezoned to X-P, the proposed zoning district is consistent with the City's comprehensive plan.

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

RESPONSE: The properties to the south of the Property are zoned B-1, the property to the east of the Property is zoned RMM-25 and X-B-OR, the property to the west of the Property is zoned X-P, and the property to the north of the Property is zoned RMM-25. The western portion of the Property is already utilized as a parking lot.

The development in and near the area is characterized mainly by retail and restaurant uses on the East Las Olas Boulevard corridor. Parking lots are a common use for properties south of SE 2nd Court and north of the business uses fronting East Las Olas Boulevard. The Project is in conformance with the pattern of development in and around the area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: The development in and near the area is characterized mainly by retail and restaurant uses on the East Las Olas Boulevard corridor. Parking lots are a common use for properties south of SE 2nd Court and north of the business uses fronting East Las Olas Boulevard. The Project is in conformance with the pattern of development in and around the area.

City of Fort Lauderdale ULDR Section 47-9.2.A: Conditions for Rezoning to X-P

A. The rezoning of property to an X district for a specified permitted use or uses shall meet all of the following conditions:

1. The property is not zoned RS-4.4, RS-8 or RC-15 except as follows:
 - a. Property which is zoned RS-4.4, RS-8 or RC-15 which was legally permitted to be used as a parking lot prior to the effective date (June 28, 1997) of the ULDR and served a nonresidential use or a use which had been permitted in R-1, R-2, R-3 and R-4 districts prior to the effective date (June 28, 1997) of the ULDR but is no longer permitted in RS-4.4, RS-8 or RC-15 may apply to be rezoned to exclusive use parking lot. All conditions for rezoning to exclusive use parking lots as provided herein must be met except as follows:
 - i. Parking lots which served a use which was permitted to be located in an R-1, R-2 or R-3-B zoning district on October 1, 1996 which is no longer a permitted use in RS-4.4, RS-8 and RC-15 will not be required to meet the conditions provided in subsections A.5, 6 and 7.
 - b. Property which is zoned RS-8 or RC-15 and abuts a right-of-way greater than 20 feet in width may apply for rezoning to Exclusive Use Parking Lot/Residential (X-P-R) or Exclusive Use Parking Garage/Residential (X-G-R), with required residential units, subject to the provisions of Section 47-9.21.F.

RESPONSE: N/A. The Property is currently zoned RMM-25.

2. The property is located in an area with available commercial flexibility acreage pursuant to the comprehensive plan and flex acreage is allocated pursuant to Section 47-28, Flexibility Rules, as part of the rezoning.

RESPONSE: The Property is located in an area with available commercial flexibility acreage.

3. If the property is contiguous to property which has already been granted commercial flexibility in accordance with the comprehensive plan, the total acreage of the contiguous property previously approved for commercial flexibility and the total acreage of the property proposed for exclusive use shall not exceed ten acres.

RESPONSE: The Property is contiguous to another property that was granted commercial flexibility (the property 20' to the east of the Property was rezoned to X-B-OR). Although the Property and the property to the east are separate properties under separate ownership, they would be less than 10 acres if combined.

4. The property is designated for residential use on the LUP.

RESPONSE: The Property has a future land use designation of Medium-High Residential (25).

5. The property proposed for exclusive use abuts or is separated by a right-of-way no greater than 20 feet in width from business property as defined in Section 47-35, Definitions, which has a front yard abutting a street.

RESPONSE: The Property is separated by a 10-foot alley from business property which has a front yard abutting East Las Olas Boulevard.

6. The property proposed for exclusive use and business property must share at least 50 feet of the same property line or if separated by an alley, at least 50 feet of a property line of the exclusive use property is parallel to a property line of business property.

RESPONSE: The Property and the business property fronting East Las Olas Boulevard are separated by a 10' alley, and 100% of the proposed X-P parcel is parallel to the property line of the business property for a distance of 100'.

7. Property proposed to be zoned exclusive use shall extend no more than one hundred eighty (180) feet into a residentially zoned district, except property located on the north side of Sunrise Boulevard, between the Florida East Coast Railway and Powerline Road, may extend no more than 500 feet into a residentially zoned district, but in no case shall the exclusive use zoning in this area go north of the south right-of-way line of N.E. and N.W. 11th Street.

RESPONSE: The Property extends approximately 110' into a residentially zoned district.

8. An application which meets the requirements of this section is submitted by the owner of the property to be rezoned and is approved by the city commission.

RESPONSE: The application that accompanies this narrative is being submitted by the owner of the Property.

9. If the property proposed for exclusive use is to be used for business use as provided in Section 47-9.10 in addition to the above, the property proposed for exclusive use

and business property described in subsection A.5 must be submitted as a single site plan and the owner of the business property must join in the application for rezoning of the proposed exclusive use property.

RESPONSE: The Property is not proposed to be used as a business use as provided in Section 47-9.10.

10. Property located within the following described area may not be rezoned to exclusive use for a period ending June 30, 1998 unless sooner terminated by ordinance adopted by the city commission: The area bounded on the east by Federal Highway, the west by the Florida East Coast Railway, the north by Tarpon River and the south by State Road 84.

RESPONSE: N/A

City of Fort Lauderdale ULDR Section 47-9.22: General Design and Performance Standards

- A. *Applicability.* The general design and performance standards shall apply to all of the uses permitted in an X district except residential uses and such uses shall comply with the performance standards as a condition for approval of a rezoning to an X district.

RESPONSE: Acknowledged.

B. *Noise.*

- a. *Maximum permitted level in decibels.* Noise associated with a use in an X district shall not exceed the maximum sound levels as follows:

Hours	Maximum Permitted Sound Level in dBA
7:00 a.m. to 10:00 p.m.	55 dBA
10:00 p.m. to 7:00 a.m.	45 dBA

No public address systems or other devices for recording or amplifying voices or music which is audible outside of the building or structure shall be permitted.

- b. *Exemptions.* The following uses and activities shall be exempt from the maximum sound levels provided above.
- i. Noises not under the direct control of the X district property user.

- ii. Noises emanating from construction and maintenance activities between 7:00 a.m. and 10:00 p.m.
 - iii. Sounds produced by emergency generating systems or emergency warning systems, such as fire and burglar alarms, sirens and the like.
 - iv. Transient noises of moving sources such as automobiles on streets, trucks, airplanes and railroads.
- c. *Method of measurement.* Noise shall be measured in accordance with the provisions of Chapter 17 of Volume I of the Code.

RESPONSE: Acknowledged. The Project will comply with all noise limits.

C. Pedestrian enhancements.

Property to be rezoned exclusive use which abuts a street shall provide the following off-site public improvements:

- a. A minimum seven foot wide sidewalk along the street abutting the property proposed to be rezoned in a location approved by the city engineer. The city engineer may approve a lesser width of the sidewalk if one or more of the following conditions exists:
 - i. Narrower sidewalks exist on either side of the parcel to be improved, which sidewalks abut a public improvement such as a bridge or park and permitting a narrower sidewalk along the parcel to be improved provides a safer transition from the sidewalk abutting the public improvement; or
 - ii. Approving a narrower sidewalk will preserve existing specimen trees located within an area where the required sidewalk would be located; or
 - iii. A public interest exists which outweighs the public purpose supporting the required sidewalk width and permitting a narrower sidewalk will in no way compromise the safety of sidewalk for pedestrian usage; or
 - iv. In no instance will a sidewalk be permitted to be less than five feet.

RESPONSE: Applicant is providing 10' sidewalks along SE 10th Terrace and 8' sidewalks along SE 2nd Court.

- b. Street trees shall be planted and maintained along the street abutting the property proposed to be rezoned to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties.

RESPONSE: Applicant is providing live oaks along SE 10th Terrace and SE 2nd Court.

City of Fort Lauderdale ULDR Section 47-9.20.C: Criteria for Rezoning to X-P

C. *Criteria.* In addition to the criteria provided for a rezoning approval, the following criteria shall apply:

1. The proposed site and use meet the conditions and performance criteria provided in this section.

RESPONSE: Acknowledged. Applicant has provided a point-by-point response to the conditions and performance criteria for properties in the X-P zoning district.

2. The height, bulk, shadow, mass and design of any structure located on the site is compatible with surrounding properties and is consistent with the goals and objectives for the location of the property as provided in the comprehensive plan.

RESPONSE: The only structure on the Property is the trash enclosure. The Property currently has trash facilities in a similar location, and the proposed enclosure will mitigate any adverse impacts to the surrounding area. The height, bulk, shadow, mass and design of the trash enclosure is compatible with surrounding properties.

3. If the application is for rezoning to exclusive use district/business, the city commission may include conditions on the business property which are a part of the application in addition to the conditions on the property proposed to be rezoned to exclusive use. All such conditions shall relate to the preservation of the character and integrity of the neighboring property and mitigate adverse impacts which arise in connection with the approval of the rezoning. Conditions for approval may relate to any aspect of the site plan including the property proposed to be rezoned and the business property, including but not limited to height, bulk, shadow, mass and design of any structure and parking and landscaping requirements.

RESPONSE: Acknowledged.


Lots 7 and 8, Block 21, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.



I/P	DENOTES IRON PIPE
I/R	DENOTES IRON ROD
P.C.P.	DENOTES PERMANENT CONTROL POINT
D.B.	DENOTES PLAT BOOK
P.G.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK
U.E.	DENOTES UTILITY EASEMENT
B.C.R.	DENOTES BROWARD COUNTY RECORDS
D.C.R.	DENOTES DADE COUNTY RECORDS
COR.	DENOTES CORNER
CLF	DENOTES CHAIN LINK FENCE
C	DENOTES CENTERLINE
L.B.	DENOTES LICENSES BUSINESS
(M)	DENOTES MEASURED
(C)	DENOTES CALCULATION
(P)	DENOTES PLAT
CONC.	DENOTES CONCRETE
N/D	DENOTES NAIL & DISK
R/W	DENOTES RIGHT-OF-WAY
(TYP.)	DENOTES TYPICAL
E.O.P.	EDGE OF PAVEMENT
F.O.W.	FRONT OF WALK
CMP	CORROGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
HDP	HIGH DENSITY POLYETHYLENE
EL.	ELEVATION
EM	ELECTRIC METER
LP	LIGHT POLE
HH	HANDHOLE
GEN.	GENERATOR
☑	CONCRETE UTILITY/LIGHT POLE
☑	WOOD UTILITY POLE
⊗	WATER VALVE
⊗	SANITARY MANHOLE
⊗	UNKNOWN VALVE
●	WATER METER
△	MONITORING WELL
☆	LIGHT POLE
□	HANDHOLE
⊗	FIRE HYDRANT
× 4-49	EXISTING ELEVATION

1. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
3. EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM, AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE SET 5/8" IRON RODS WITH CAP STAMPED LB. # 6935.
6. THIS BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
8. THE N.F.P.' FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONES "AH", COMMUNITY #125105, MAP AND PANEL # 12011C00557-H, BASE FLOOD EL.=5 (AH) AND THE DATE OF FIRM 8/18/2014.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 21 WITH AN ASSUMED BEARING OF S 90°00'00" E.
10. SAID LANDS SURTUNE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 11,000 SQUARE FEET MORE OR LESS.

*PORTION OF BLOCK 21
(P.B. 1, PG. 17, B.C.R.)*

REVISIONS				DATE	BY	CKD	FB/PG	SEAL	SCALE: 1" = 20'	JOB NO: 16-022 EAST	
								FB/PG: N/A	CAD. FILE: F:\16-- jobs\16-022\16-022_survey		
								DRAWN BY: RRM	DATE: 7/6/16		
								CKD. BY: TD	PROJ. FILE: 16-022		
LUPDAF SURVEY				12/9/19	RM	TD		THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5521 DAVID & GERCHAR, INC. L.B. # 6935 SIGNATURE DATE: 12/02/19 DATE OF LAST FIELD SURVEY: 12/02/19		12075 NW 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • Fax: (954) 340-8584	

1-17
17

COLEE HAMMOCK

MRS. MARY BRICKELL'S SUBDIVISION

OF

Part of the North 1/2 of Section 11, Twp. 50, S., R. 42, E., Broward Co., Fla.

Under 20
Plots
7/17/20
Wm. B. B. B.



Description.

Beginning at a point on the North boundary of Section 11, Twp. 50, S., R. 42, E., 417.1 feet East from the Northwest corner of said Section 11 and running thence East along the section line, 3858.4 feet; thence Southwesterly, at a deflection angle to right 105° 18', 1186.0 feet; thence Southwesterly at a deflection angle to left 54° 06', 79.3 feet; thence Southwesterly at a deflection angle to right 67° 18' and along East bank of canal, 1065.0 feet; thence continuing Southwesterly along the canal bank and at a deflection angle to left 15° 03', 230 feet more or less, to low water mark on North bank of New River; thence meandering along bank of New River, in a general Westerly direction, to the point where said North bank is intersected by a line parallel with and 417.1 feet East from the West boundary of Section 11 aforesaid; thence North, parallel with the West boundary of said Section 11, 1695 feet more or less to point of beginning, lying and being situate in Section 11, Township 50, South, Range 42, East, Broward County, Florida.

STATE OF FLORIDA
BROWARD COUNTY
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of
COLEE HAMMOCK
as recorded in Book 1 Page 17
WITNESS my hand and official seal in the City of Fort
Lauderdale, Fla. this 22 day of March, D. 1920
By Delene Davis, County Administrator

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that I have caused the said lands to be subdivided in the manner shown on the above plat. The streets, avenues, boulevards and alleys, as shown are hereby dedicated to the public as throughways, reserving to myself, my heirs, administrators or assigns, the reversion or reversions thereof whenever discontinued by law.
WITNESS my hand and seal this 22 day of March, A.D. 1920.

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, Mary Brickell, personally appeared before me, a Notary Public, Mary Brickell, to me known, and who acknowledged that she executed the above instrument for the intentions and purposes therein set forth.
WITNESS my hand and seal this 22 day of March, D. 1920.
By Mary Brickell, Notary Public in and for Broward County, Florida.
My commission expires EXP. 7-21-21

H. E. DAVIS, CIVIL ENGINEER
Fort Lauderdale, Fla.
Scale: 1 in = 150 ft.
Date: Mar. 1920.

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DATE OF FLIGHT

2015

SECTION

11

TOWNSHIP

50S

RANGE

42E

Feet 300 200 100 0 150 300 Feet

Map Scale: 1 inch = 300 feet

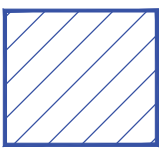




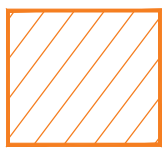
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PROPOSED

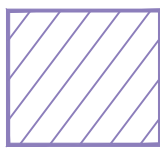
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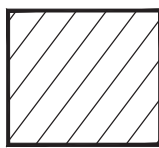
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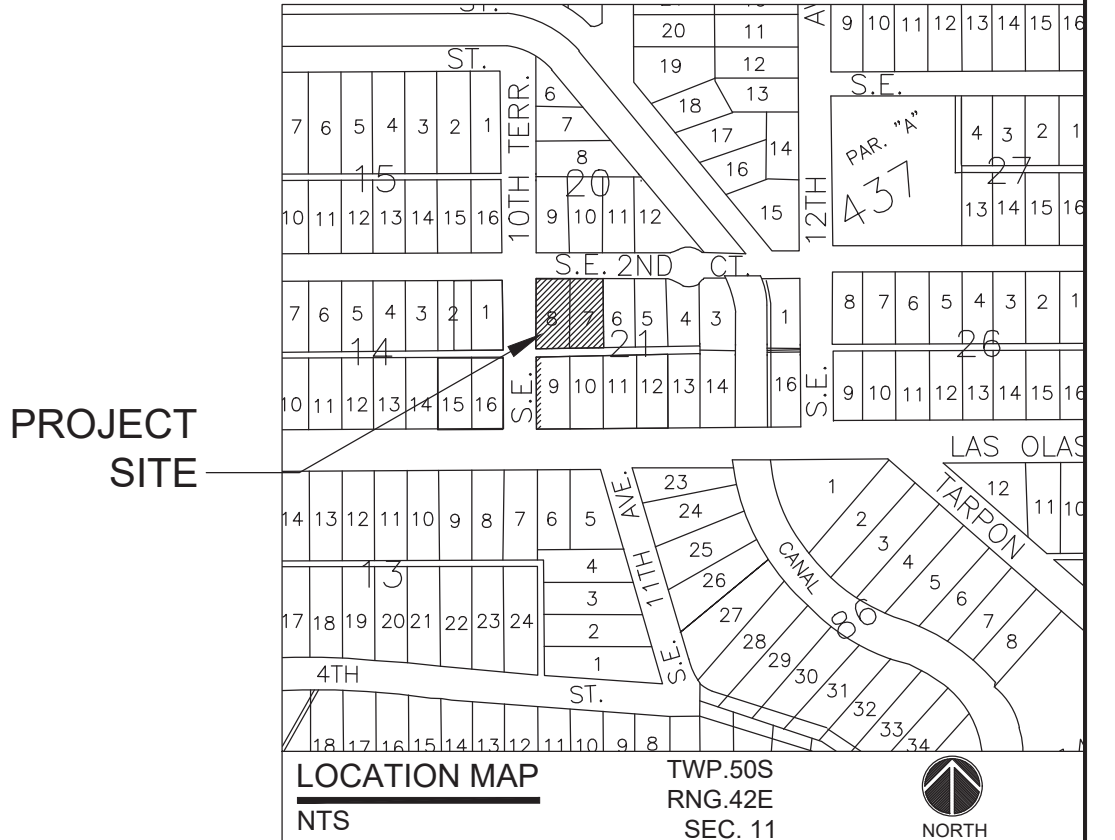
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X-P

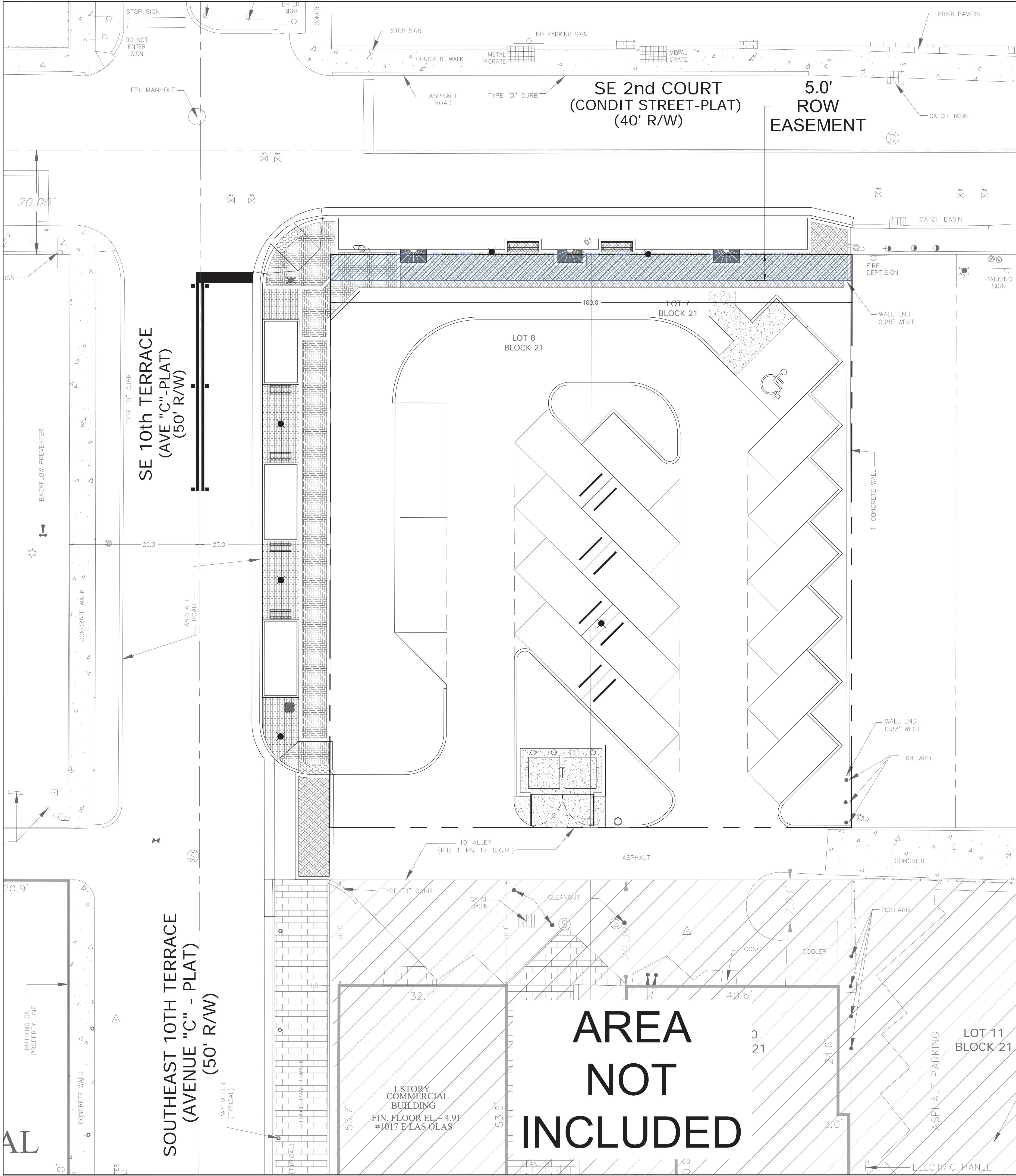


X-B-OR



Revisions	

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Job No. 17-1364.00	Plot Date: 04/09/20
Drawn by: SROD	Sheet No. X0
Proj. Mgr. DTR	
Appr. by: JMF	1 of 1



PROJECT SITE



FLYNN ENGINEERING
241 COMMERCIAL BLD., LAUDERDALE BE, THE SEA, FL 33308
PHONE: (954) 522-1041 | WWW.FLYNNENGINEERING.COM
E# 6578

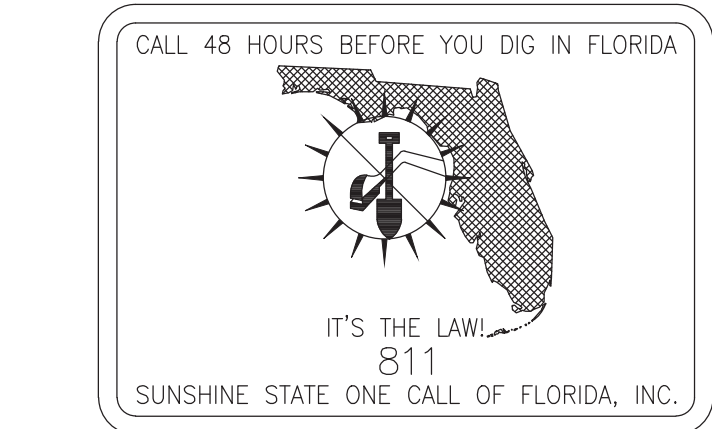
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**ROW
EASEMENT EXHIBIT**

Job Title
LAS OLAS AT SE 10TH TERRACE
SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301



Revisions	

Phase:
DRC
DOCUMENTS
SEAL

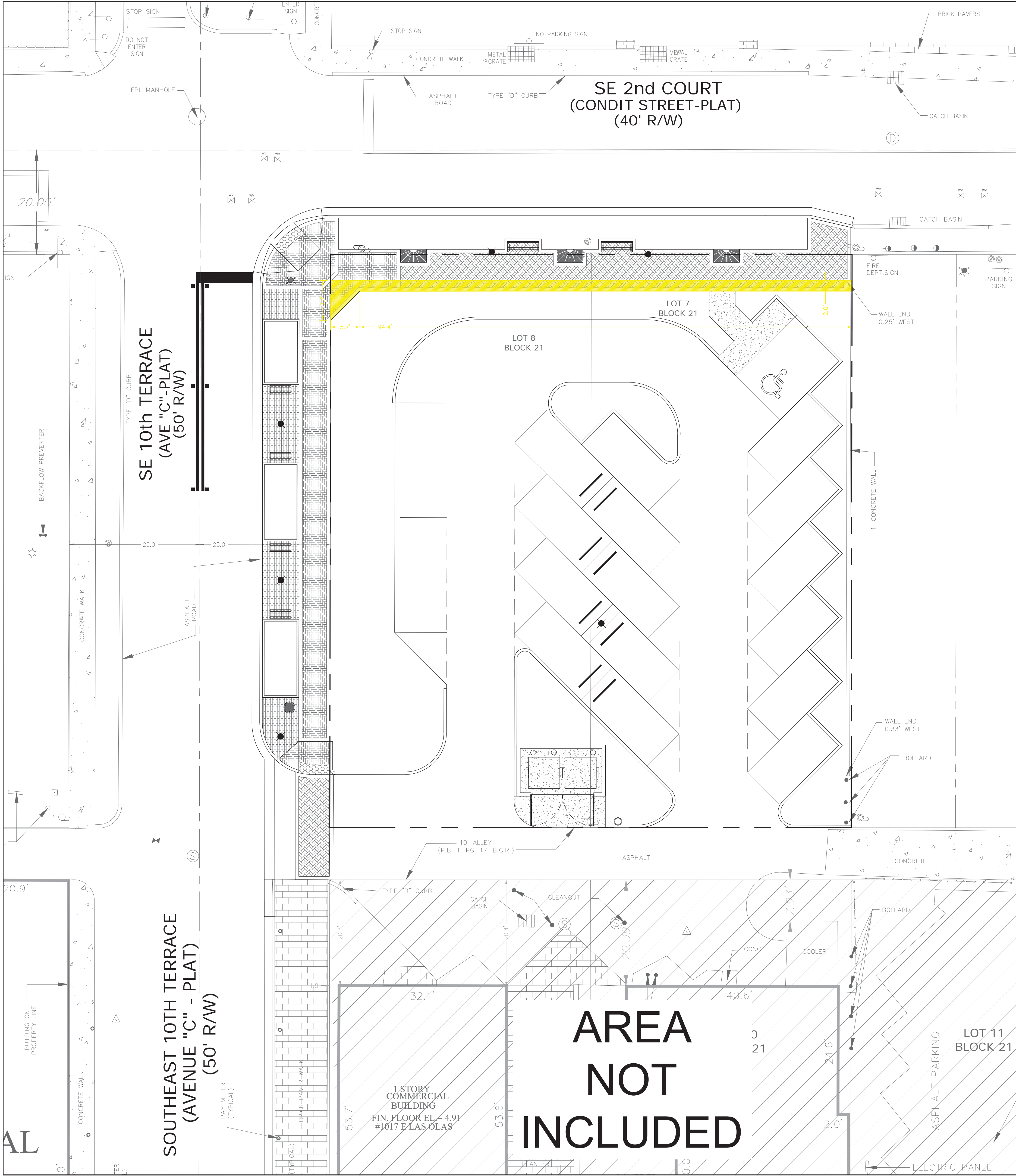


VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29	1
N.A.V.D. 88	2

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

Scale: 1"=10'	Date 04/09/20
Job No. 17-1364.00	Plot Date 05/18/20
Drawn by DTR	Sheet No. X1
Proj. Mgr. DTR	Appr. by JMF
	1 of 3



PROJECT SITE



FLYNN

ENGINEERING

241 COMMERCIAL BLD., LAUDERDALE BE, THE SEA, FL 33308
PHONE: (954) 522-1041 | WWW.FLYNNENGINEERING.COM
E# 6578

Sheet Title

LAS OLAS AT SE 10TH TERRACE
SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

Job Title

LAS OLAS AT SE 10TH TERRACE
SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

NORTH

Revisions	

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'
Job No. 17-1364.00
Drawn by DTR
Proj. Mgr. DTR
Appr. by JMF

Date 04/09/20
Plot Date 05/18/20
Sheet No. X2
2 of 3

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

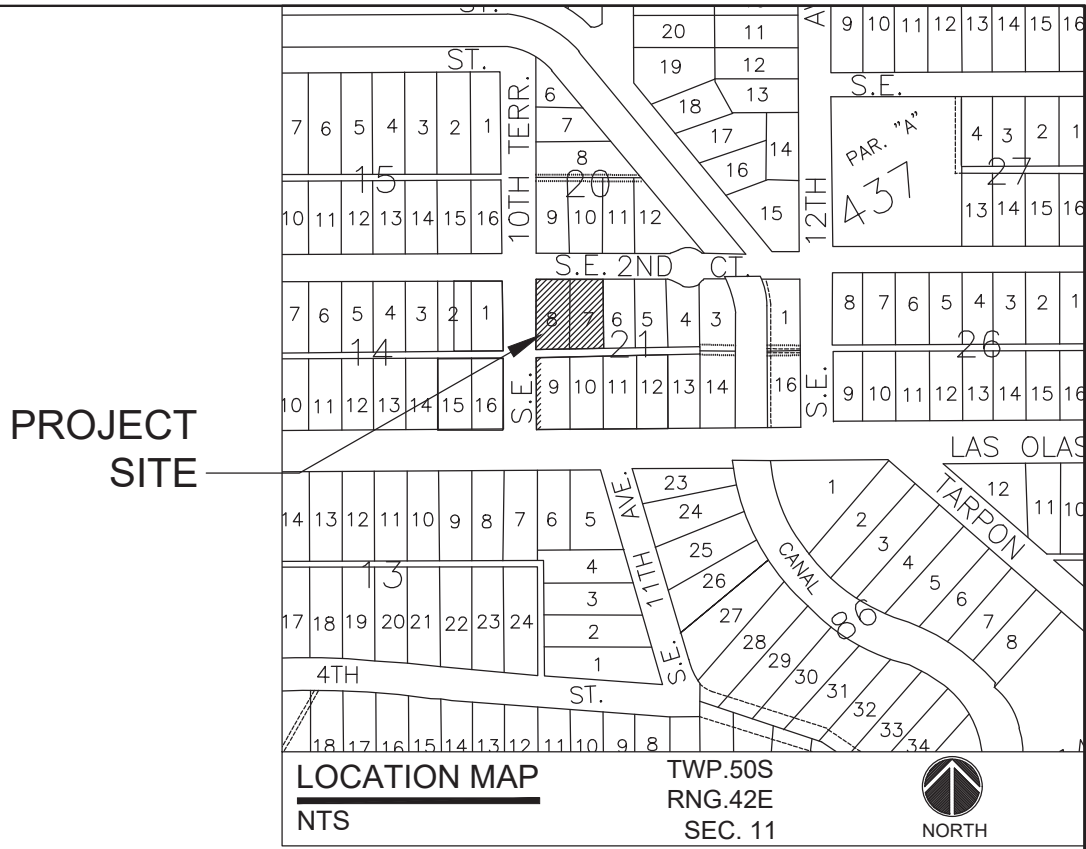
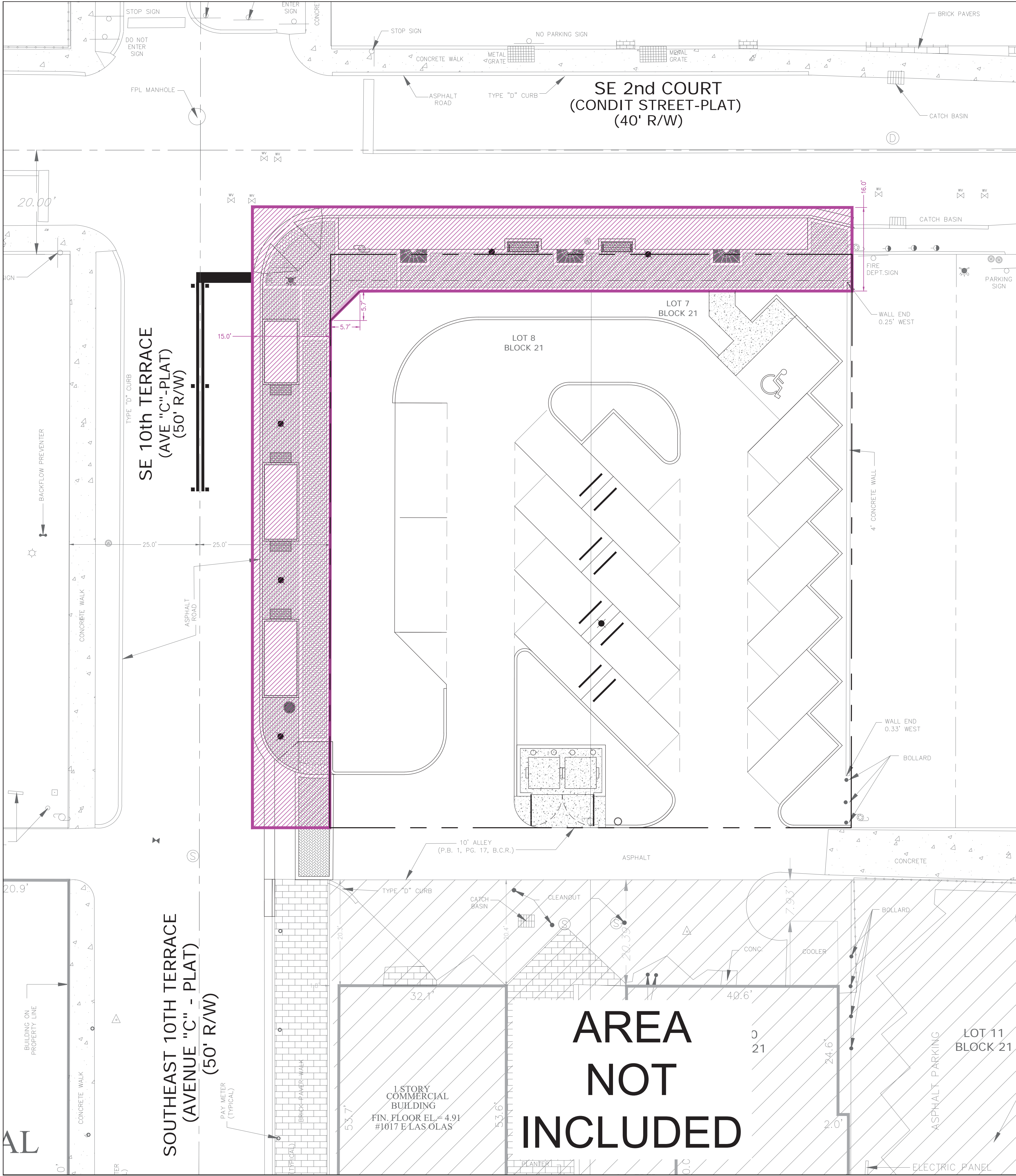
VERTICAL DATUM
CONVERSION

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

N.G.V.D. 29

N.A.V.D. 88

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



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E# 6578

Sheet Title

**MAINTENANCE
AGREEMENT EXHIBIT**

Job Title

LAS OLAS AT SE 10TH TERRACE

SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

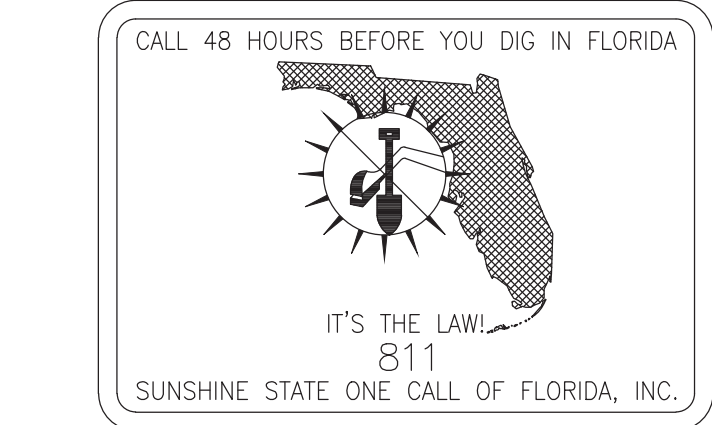
NORTH

Revisions	

Phase:
DRC
DOCUMENTS

SEAL

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Proj. Mgr. DTR	Appr. by JMF
	3 of 3



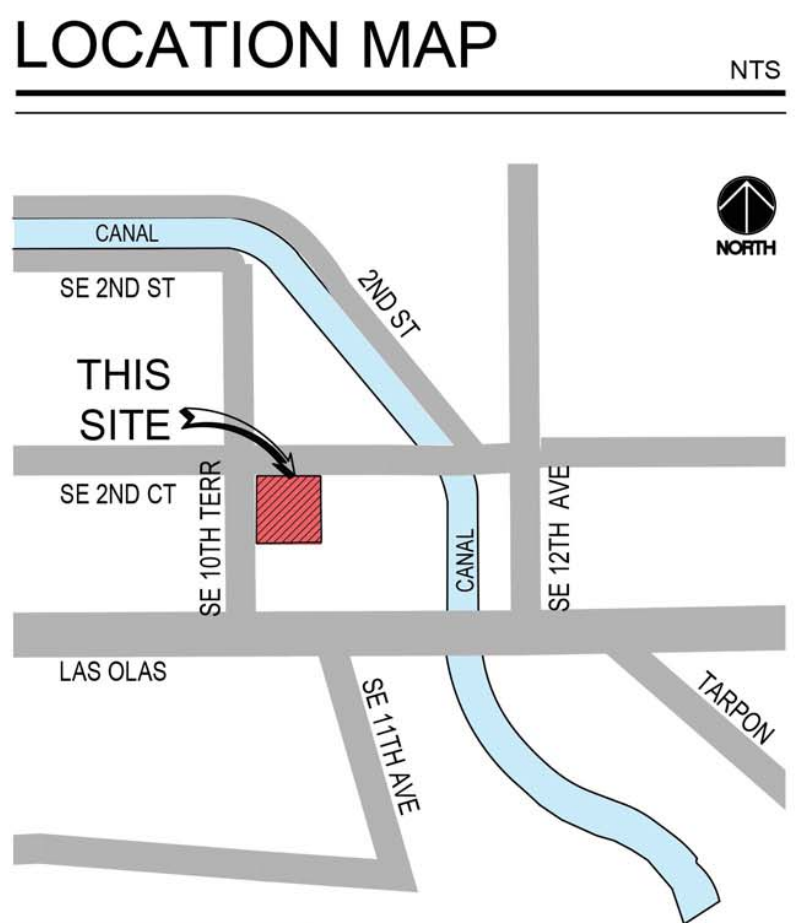
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CONVERSION**

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

N.G.V.D. 29

N.A.V.D. 88


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




LOT 1
BLOCK 14

10' ALLEY
(P.B. 1, PG. 17, B.C.R.)

N 00°05'00" E



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: hohnsen@archall.net



#1 2020.04.06
#2 2020.05.26

Revision Dates

DRC DOCUMENTS

LAS OLAS AT SE 10TH TERRACE

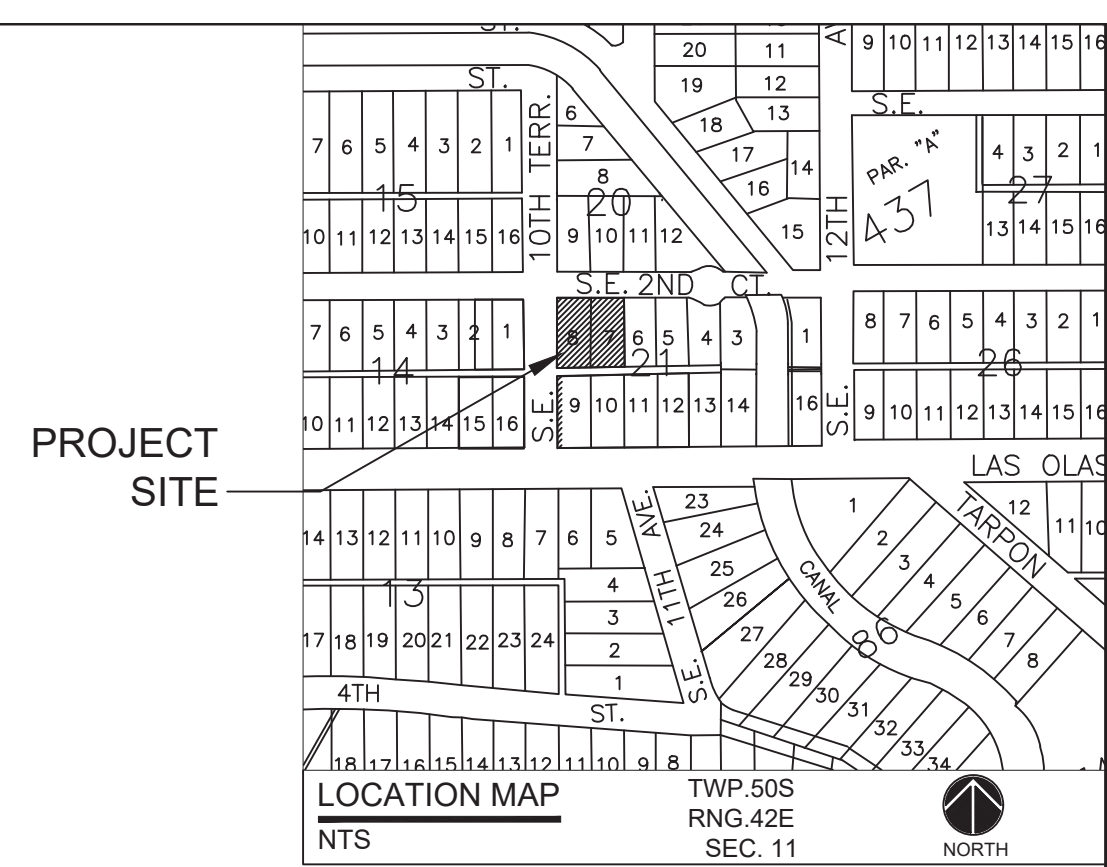
SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

Sheet Description
ILLUSTRATIVE
SITE PLAN

Release Date
01-10-20

Project Number
1728B

Drawing Number
GP-1
SHEET 1 OF 1



SITE PLAN INFORMATION		
CURRENT USE OF PROPERTY	COMMERCIAL/PARKING LOT	
CURRENT LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH	
PROPOSED LAND USE DESIGNATION	COMMERCIAL & MEDIUM-HIGH	
CURRENT ZONING DESIGNATION	RMM-25	
PROPOSED ZONING DESIGNATION	X-P	
ADJACENT ZONING DESIGNATION	RMM-25/B-1/X-P	
TOTAL SITE AREA	±0.25 ACRES TOTAL/ ±10,982 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	3,242 S.F.	29.5%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	2,859 S.F.	26.0%
TOTAL IMPERVIOUS EXISTING	7,740 S.F.	70.5%
TOTAL IMPERVIOUS PROPOSED	8,249 S.F.	74.0%
TOTAL BUILDING FOOT PRINTS EXISTING	NA	
TOTAL BUILDING FOOT PRINT PROPOSED	NA	
WATER / WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL BUILDING SQUARE FOOTAGE	NA	
FLOOR AREA RATIO (F.A.R.)	NA	
BUILDING HEIGHT-BLDG	NA	
NUMBER OF STORIES-BLDG	NA	
BUILDING WIDTH & LENGTH-BLDG	NA	
PEDESTRIAN WALKS & PLAZAS	1,472 S.F.	13.4%
VUA AREA	6,777 S.F.	63.2%
OPEN SPACE	4,205 S.F.	38.3%
LANDSCAPE	2,859 S.F.	26.0%

PARKING DATA:		REQUIRED	PROVIDED
	STANDARD PARKING	—	16
	COMPACT PARKING	—	1
	HANDICAP PARKING	1	1
	TOTAL PARKING	—	18

VUA LANDSCAPE DATA:	REQUIRED	PROVIDED
SE 10 TERR + SE 2 COURT	1,848 sf	1,864 sf
PERIMETER LANDSCAPE (EXTG WALL AT PL)	0 sf	324 sf
INTERIOR LANDSCAPE (30sf x 9)	270 sf	545 sf
ROW LANDSCAPE (10th TERR)	0 sf	257 sf
ROW LANDSCAPE (2nd Ct)	0 sf	486 sf

* 126sf landscape excluded from calcs for VOH.

$$\begin{array}{r} +16 \\ +324 \\ +275 \end{array} \quad \left. \vphantom{\begin{array}{r} +16 \\ +324 \\ +275 \end{array}} \right\} +615$$

FLYNN
ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
E# 6578

SITE PLAN

Sheet Title

LAS OLAS AT SE 10TH TERRACE

SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

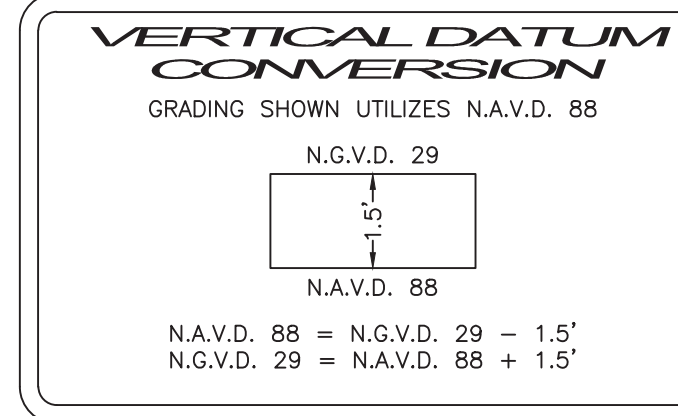
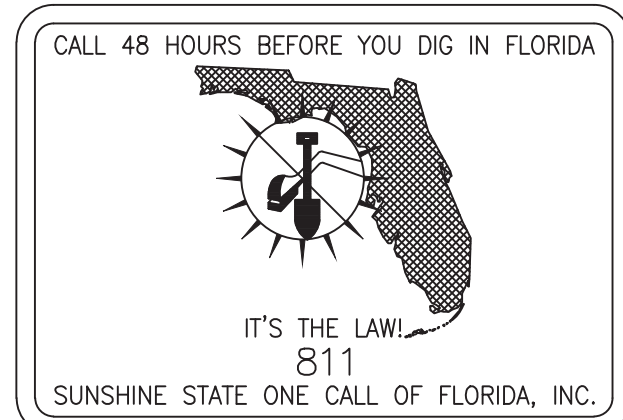


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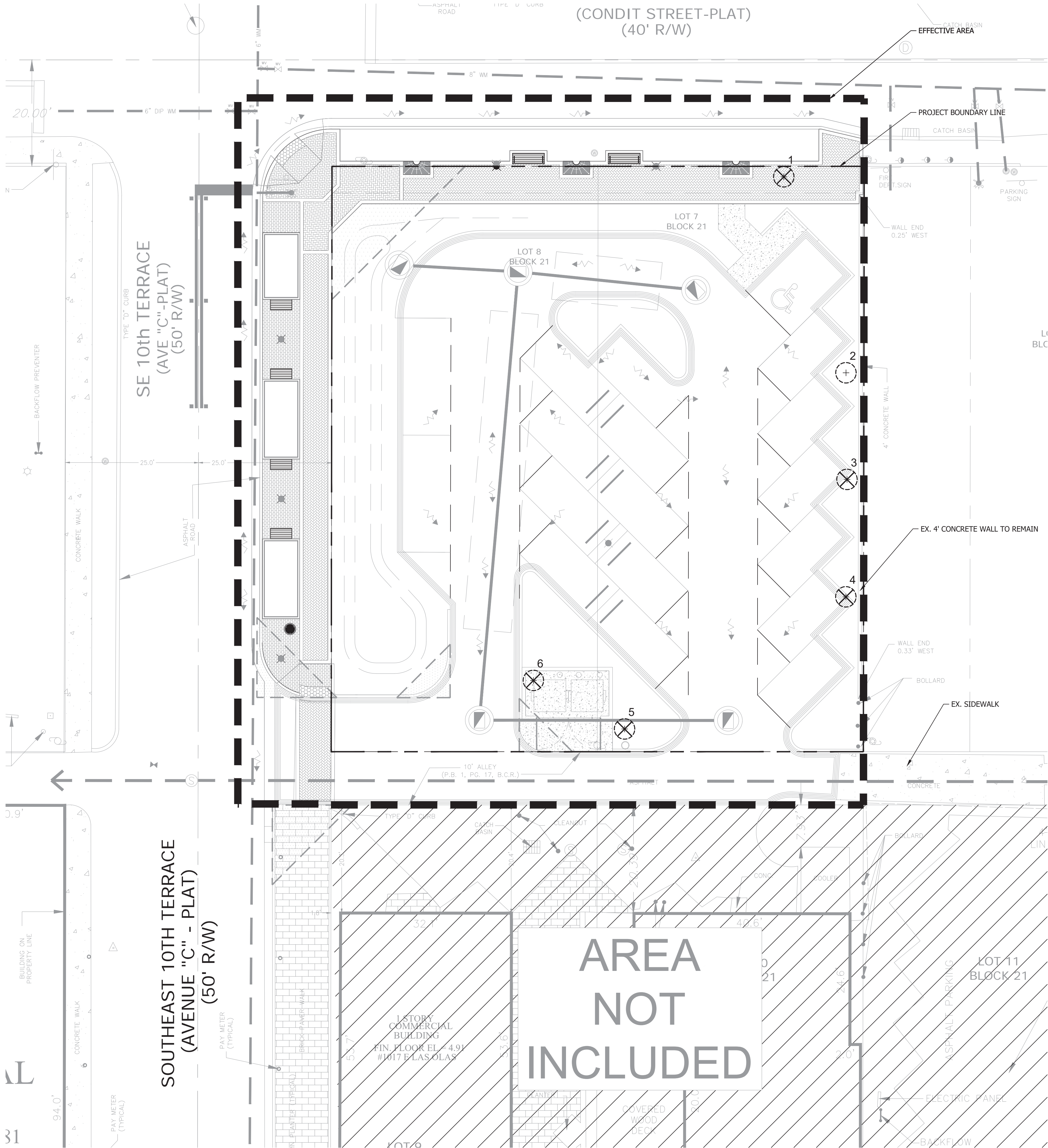
Revisions

Phase:
DRC
DOCUMENTS

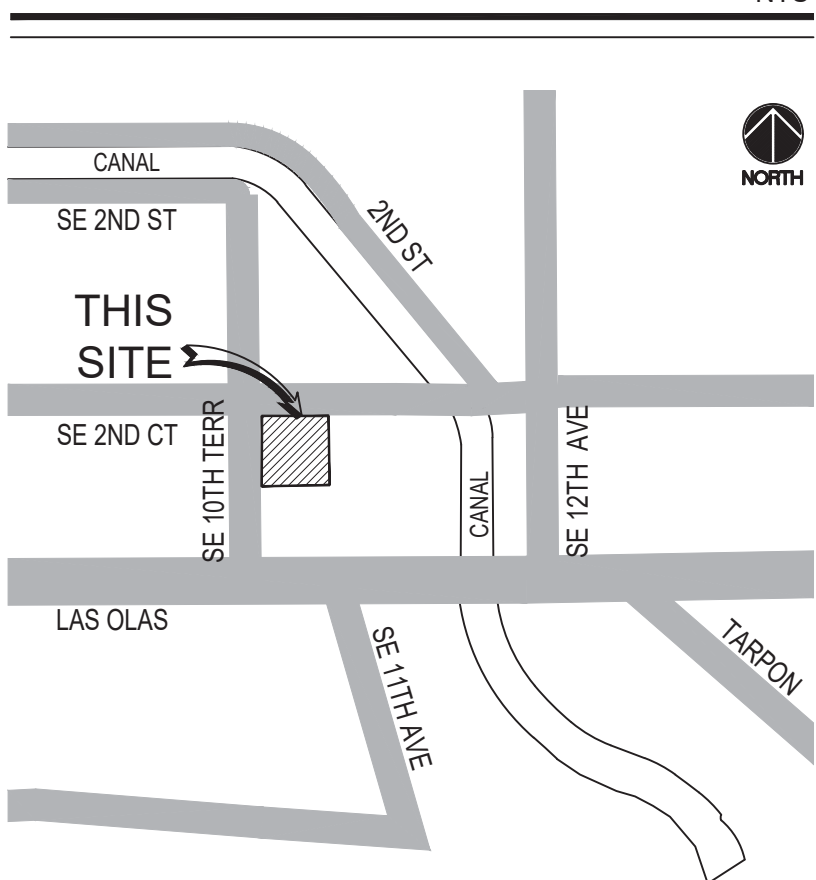
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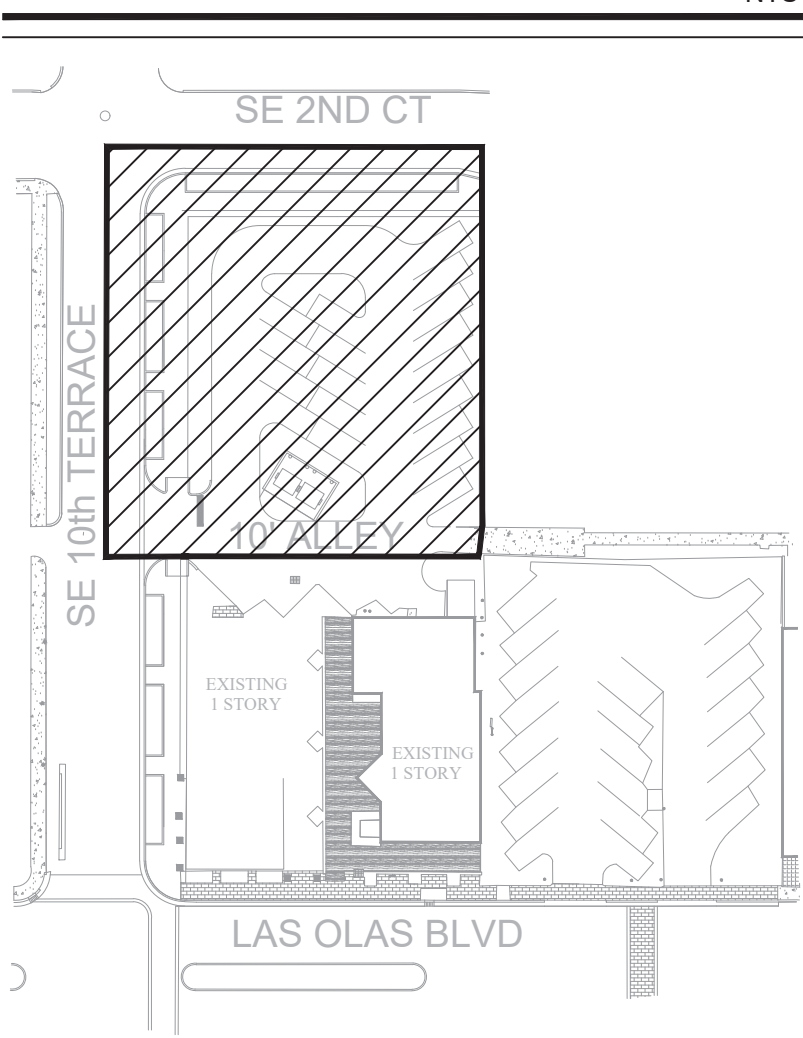
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Job No. 17-1364.00	Plot Date 06/01/20
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Proj. Mgr. DTR	
Appr. by JMF	1 of 5



LOCATION MAP



KEY MAP

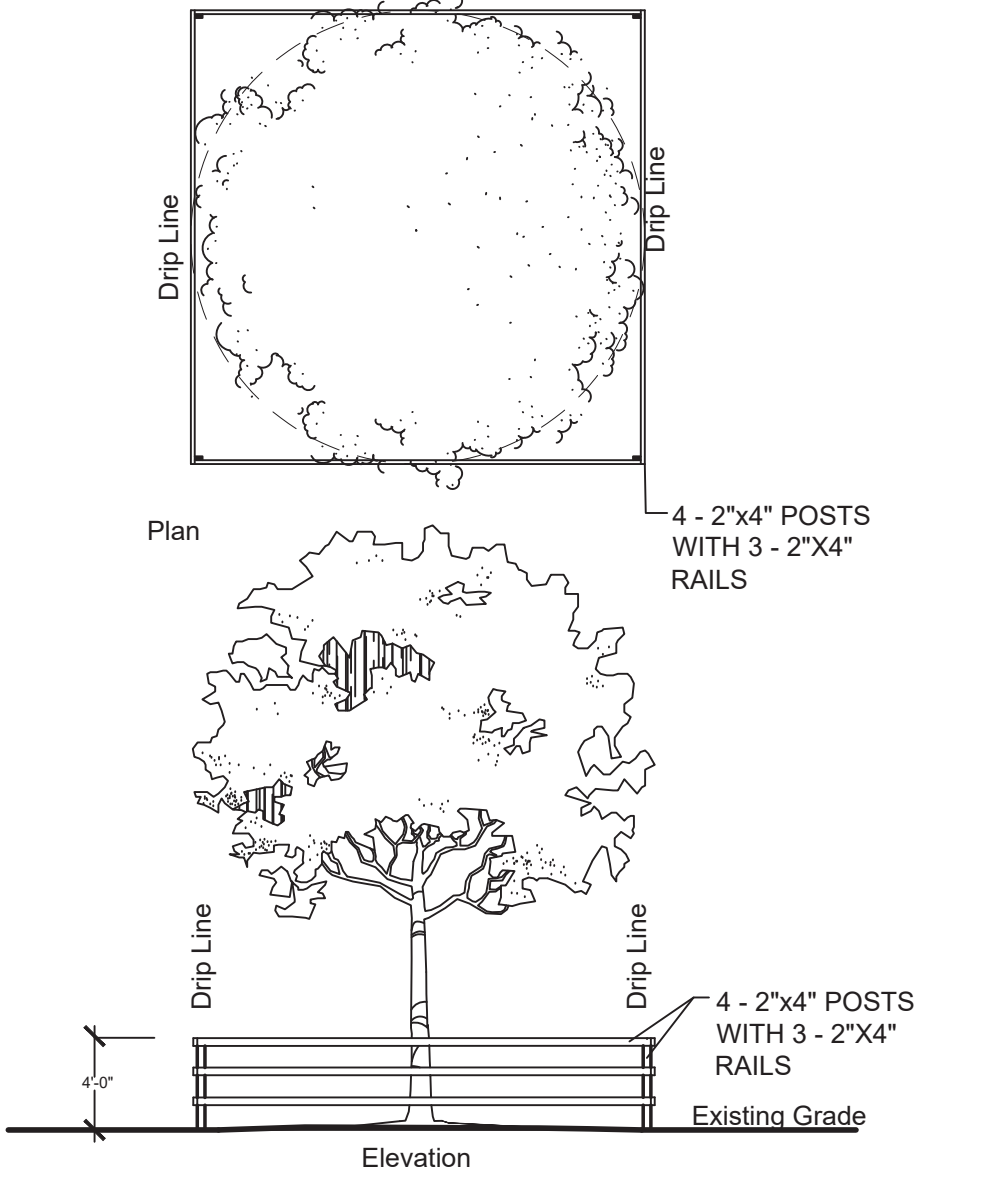


TREE DISPOSITION LIST

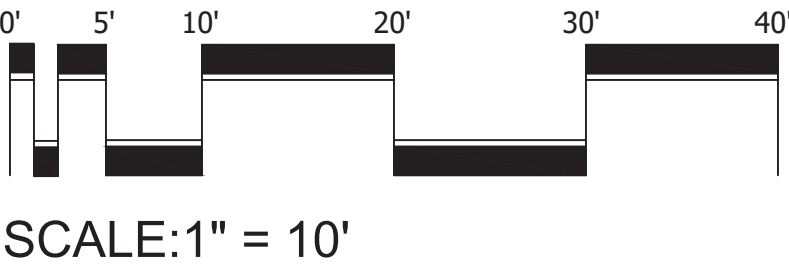
LAS OLAS AT SE 10TH TERRACE								
TREE DISPOSITION LIST								
KEY	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)	DISPOSITION	COMMENT
1	Quercus virginiana	Live Oak	13	17	28	20	Remove	Conflicting with utilities overhang and utility pruned
2	Quercus virginiana	Live Oak	12	22	24	35	Remain	
3	Quercus virginiana	Live Oak	8	16	14	10	Remove	Dieback, poor trunk and root exposure to the surface
4	Quercus virginiana	Live Oak	14	20	22	40	Remove	
5	Quercus virginiana	Live Oak	12	14	14	25	Remove	Low vitality, utility pruned
6	Quercus virginiana	Live Oak	15	32	30	50	Remove	Minor dieback, utilities on southside

TREE LEGEND

- ⊗ EX. TREE REMOVE
- ⊕ EX. TREE REMAIN



EXISTING TREE(S) PROTECTION DETAIL



DRC DOCUMENTS

LAS OLAS AT SE 10TH TERRACE

SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

Sheet Description

TREE
DISPOSITION
PLAN

Release Date
01-10-20

Project Number
1728B

Drawing Number

TS-1

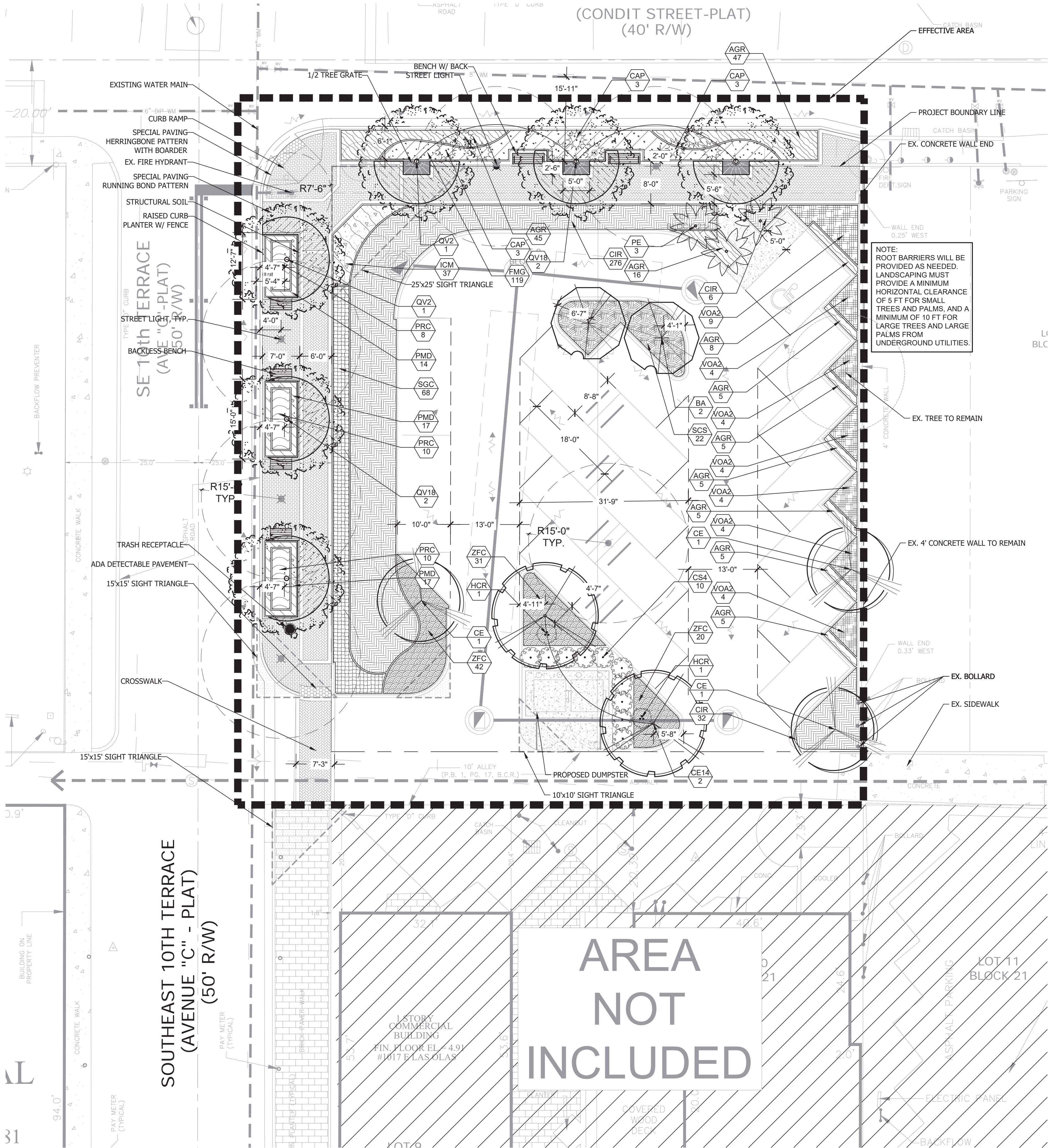
SHEET 1 OF 1



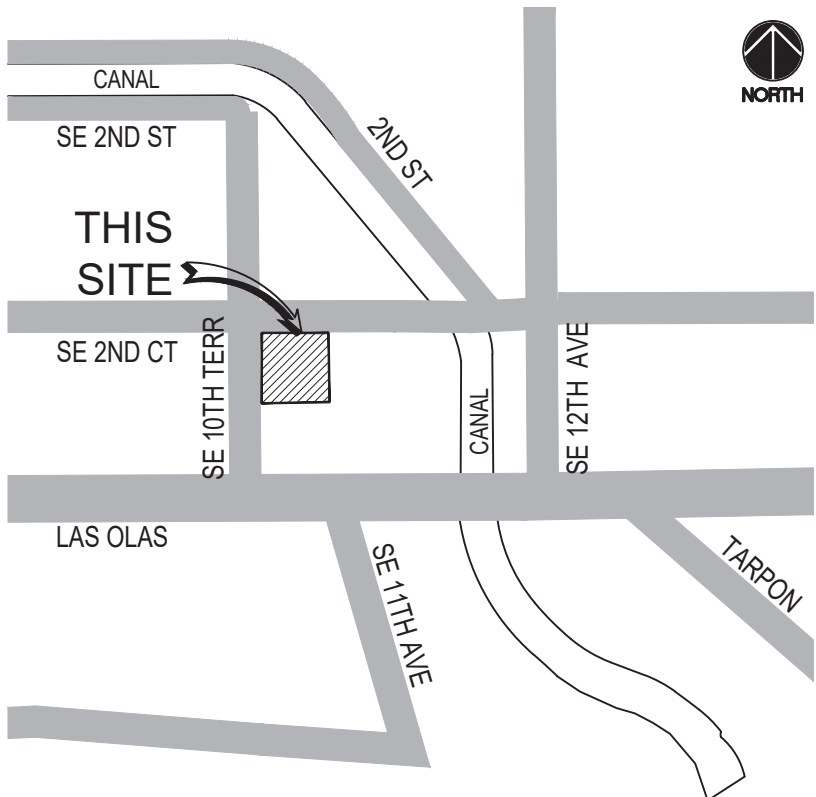
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#2: 2020.05.26

Revision Dates

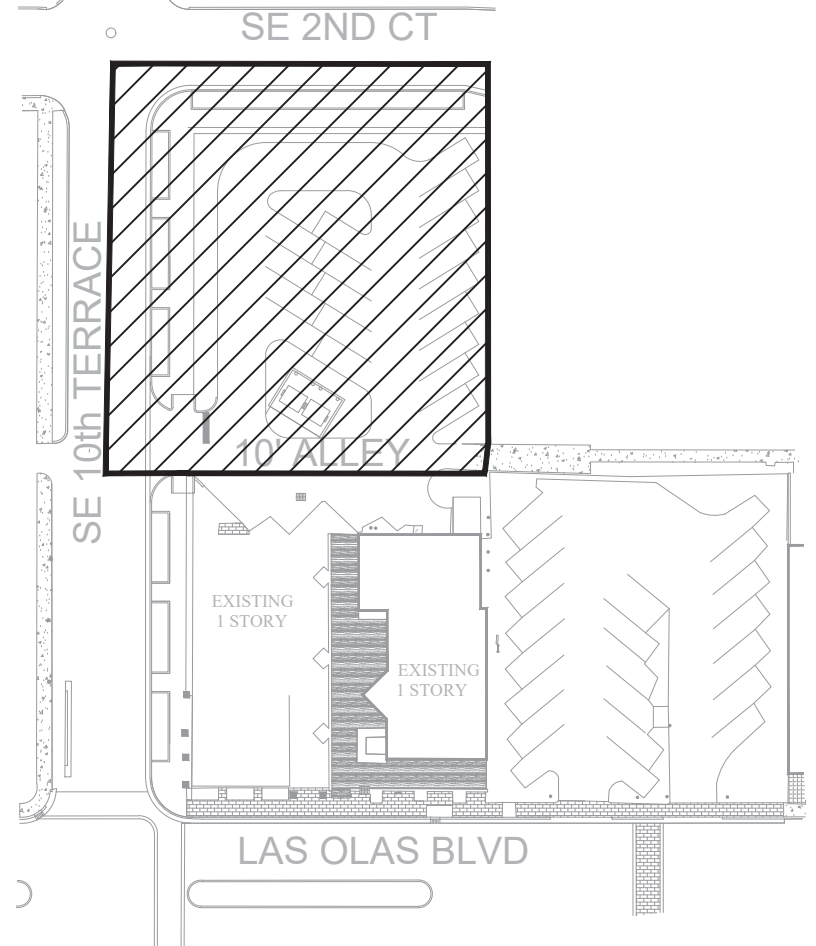




LOCATION MAP



KEY MAP

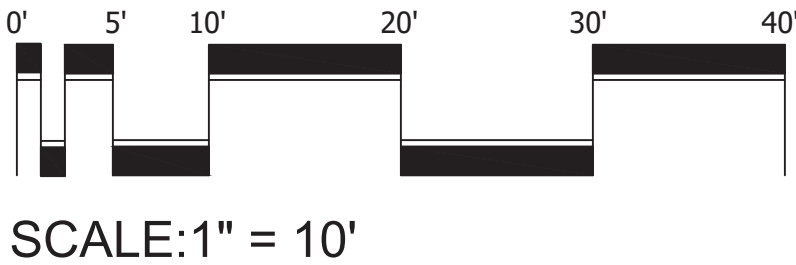


LANDSCAPE DATA

LANDSCAPE CALCULATIONS
CLIENT: BARRON COMMERCIAL DEVELOPMENT, INC.
CURRENT LAND USE: RMM-25
PROPOSED LAND USE: X-P

LANDSCAPE DATA		SF	AC
SITE AREA		10,982.00	0.25
TOTAL LANDSCAPE AREA PROVIDED		2859	SF
TOTAL VEHICULAR USE AREA PROVIDED		6777	SF
VUA LANDSCAPE AREA PROVIDED (MIN. 20% OF VUA)	Sec. 47-21.12.A.1	1355	SF
OPEN SPACE		4205	SF
OFF STREET PARKING	Sec. 47-21.12.A.4		
LANDSCAPE ISLAND TREES	Min. 8' Wide	1/ISLAND	Yes
INTERIOR LANDSCAPE AREA	Sec. 47-21.12.3		
18 SURFACE PARKING SPACES	30 SF/ SPACE	540	SF
CATEGORY	CODE	REQ.	PROV.
VEHICULAR USE AREA (VUA) PLANTING - 6,964 SF	Sec. 47-21.12.C.1		
TREES	1/1,000 SF OF VUA	7	7
SHRUBS	6/1,000 SF OF VUA	41	276+
VUA PLANTING TYPES & % OF TREES REQ.	Sec. 47-21.12.C.1.a-e		
25% SHADE@ 3.5" CAL		2	2
25% SHADE@ 2.5" CAL		2	2
20% FLOWERING		1	2
20% PALMS		1	3
10% OPTIONAL		1	1
NET LOT AREA 1,021SF= 2,442 SF - 1,421SF	Sec. 47-21.13.B.1.a		
TREES	1/1,000 SF	2	2
STREET TREES - 113.5 LF @ SE 2nd CT			
TREES	1/40 LF	3	3
STREET TREES - 117.8 LF @ SE 10th TERRACE			
TREES	1/40 LF	3	3
NATIVE TREES			
TREE NATIVE TREES	40% OF REQ. MIN.	6	11 (79%)
NATIVE OR DROUGHT TOLERANT LANDSCAPING	Sec. 47-21.8.E/S.2		
NATIVE or DROUGHT TREES	50% OF REQ. MIN.	7	14 (100%)
NATIVE or DROUGHT SHRUBS	50% OF REQ. MIN.	113	415 (100%)
NATIVE or DROUGHT GROUNDCOVER	50% OF REQ. MIN.	248	465 (94%)
SOD	Sec. 47-21.8.R.2	SF	SF
2,442 SF TOTAL PERVIOUS AREA	50% MAX.	1430	0
		50%	0%

- NOTES:
1. PALMS COUNTED 1:1 ROYALS; OTHER PALM TREES 3:1
2. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC
3. IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL ALSO BE EQUIP WITH A RAIN SENSOR.



DRC DOCUMENTS

LAS OLAS AT SE 10TH TERRACE

SE 2ND CT
FORT LAUDERDALE, FLORIDA 33301

Sheet Description
LANDSCAPE
PLAN

Release Date
01-10-20

Project Number
1728B

Drawing Number

LP-1
SHEET 1 OF 2

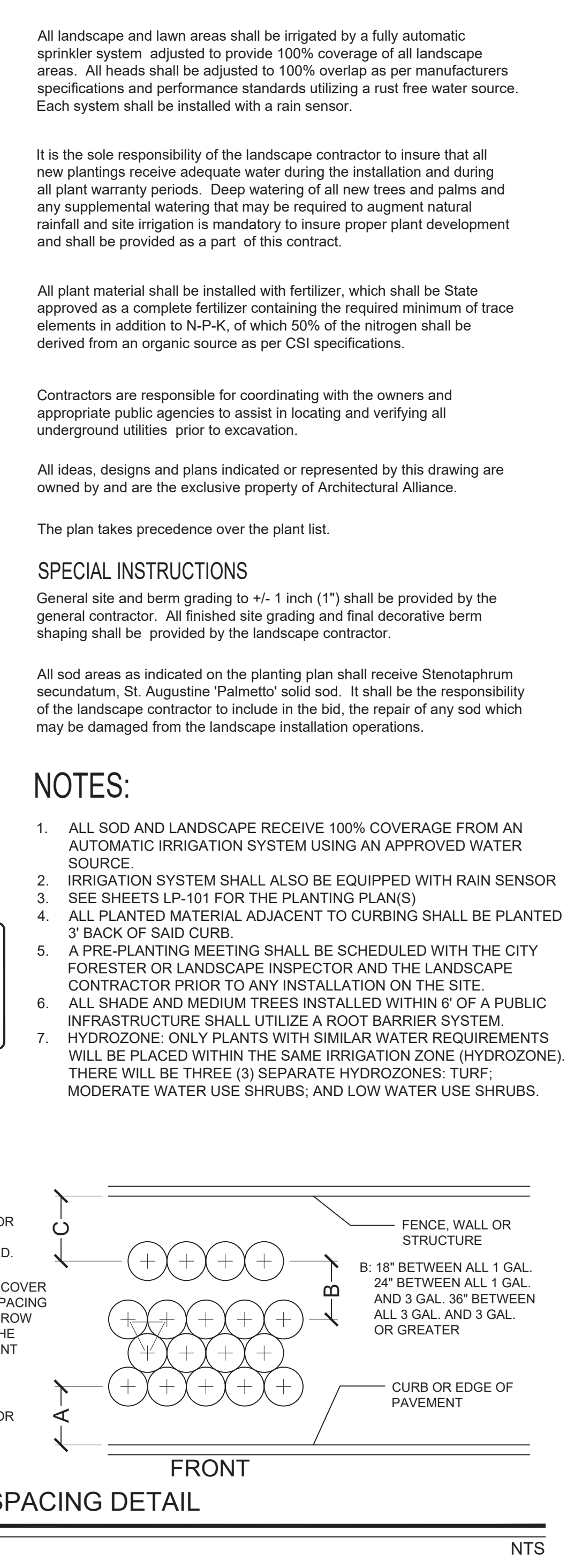
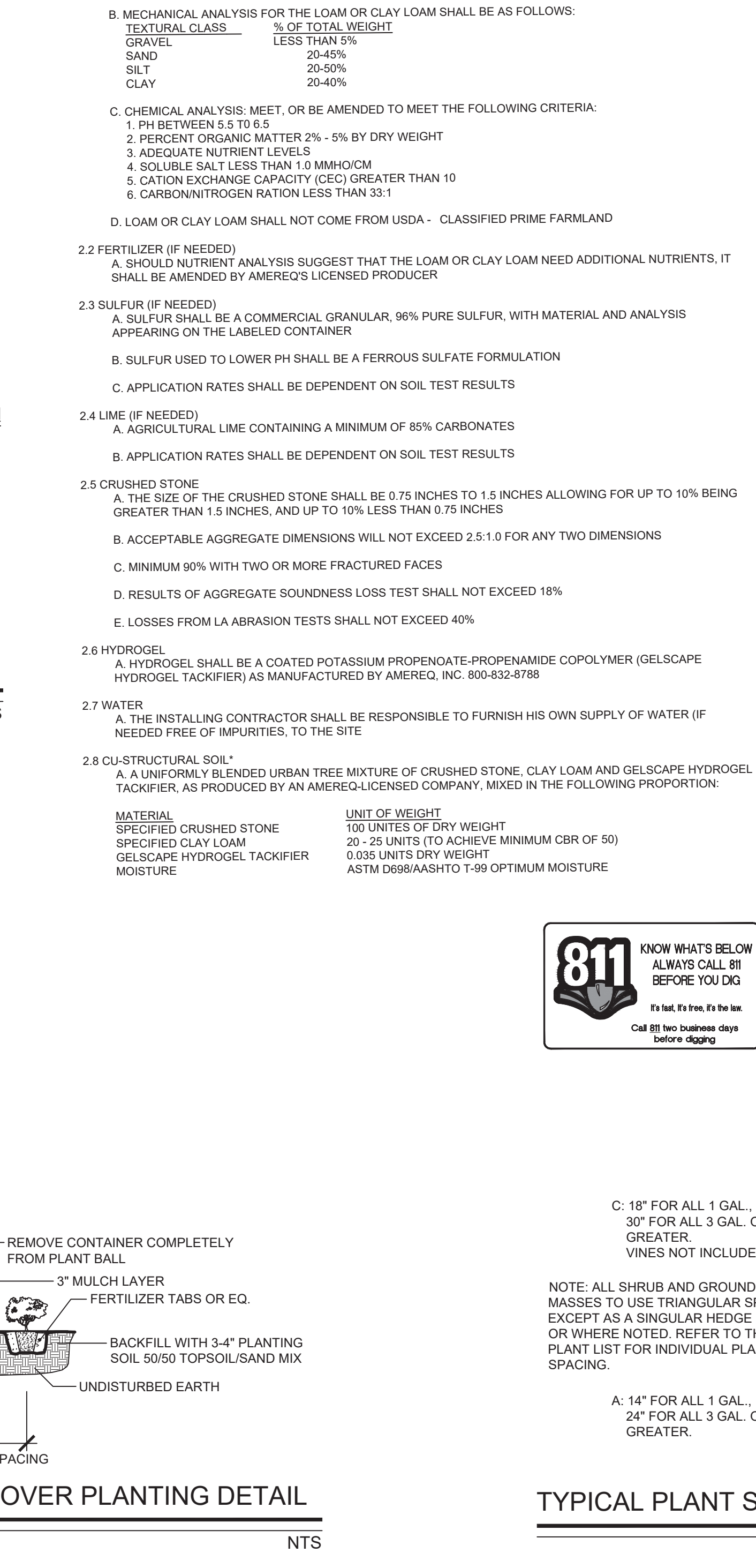
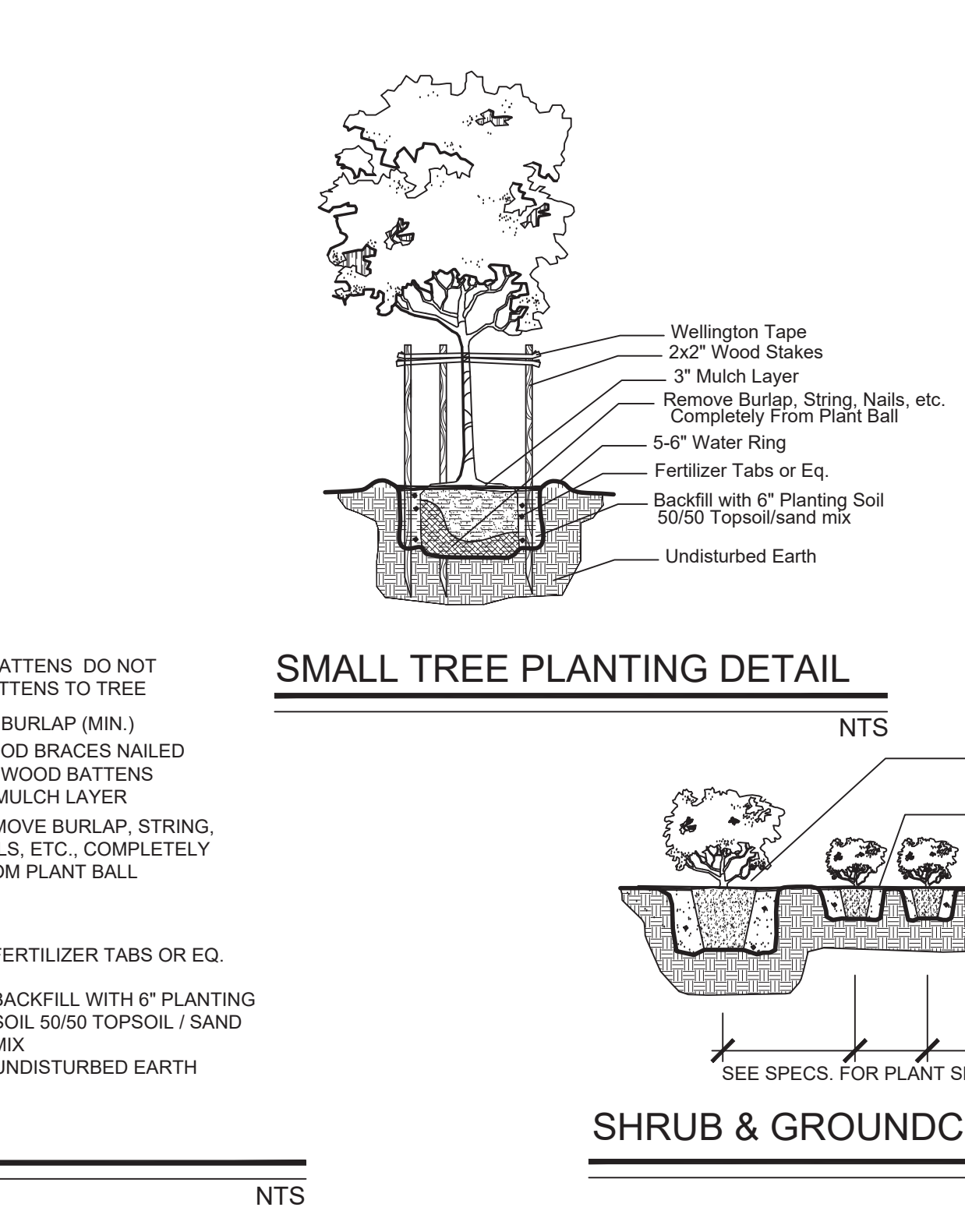
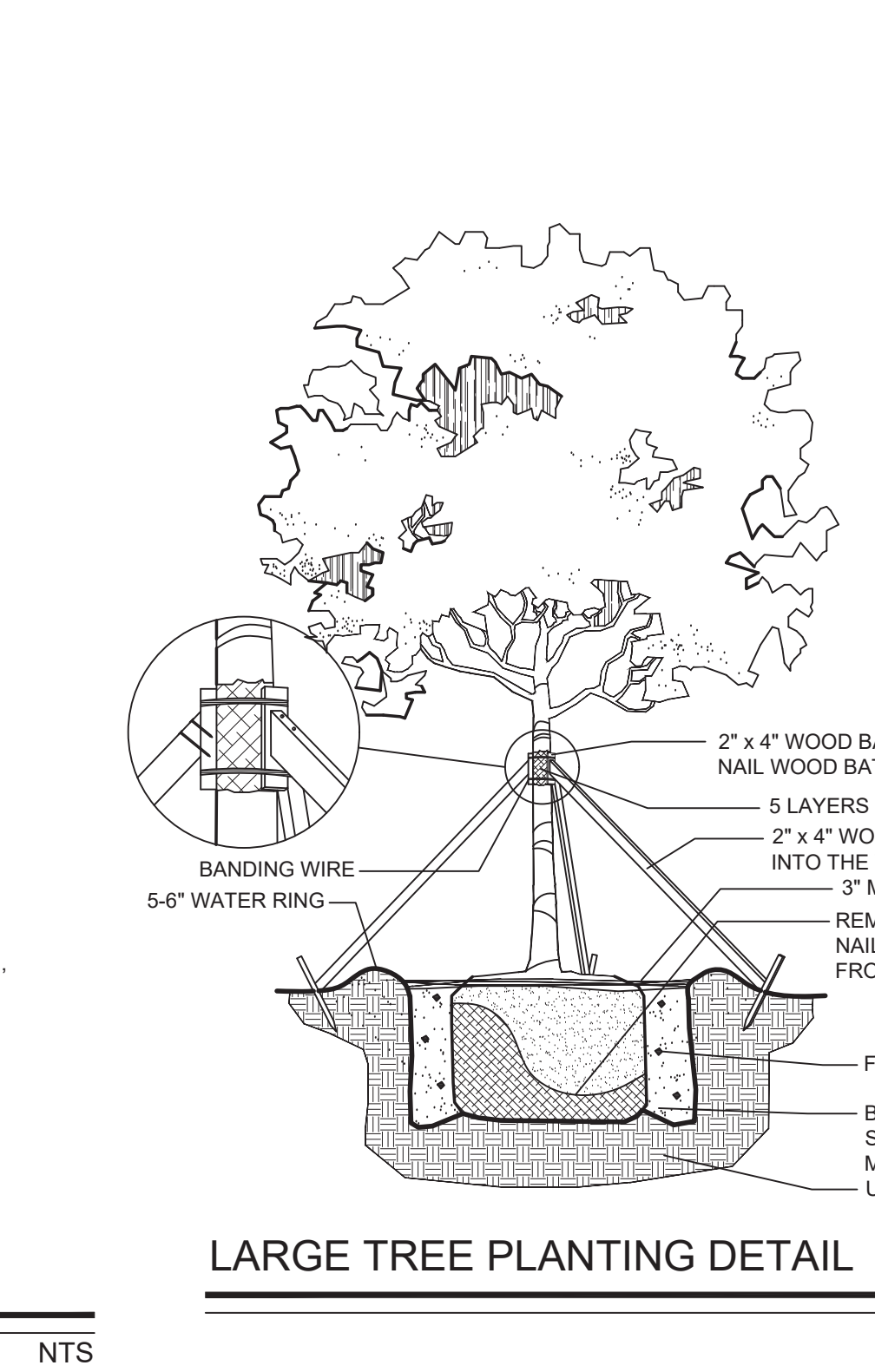
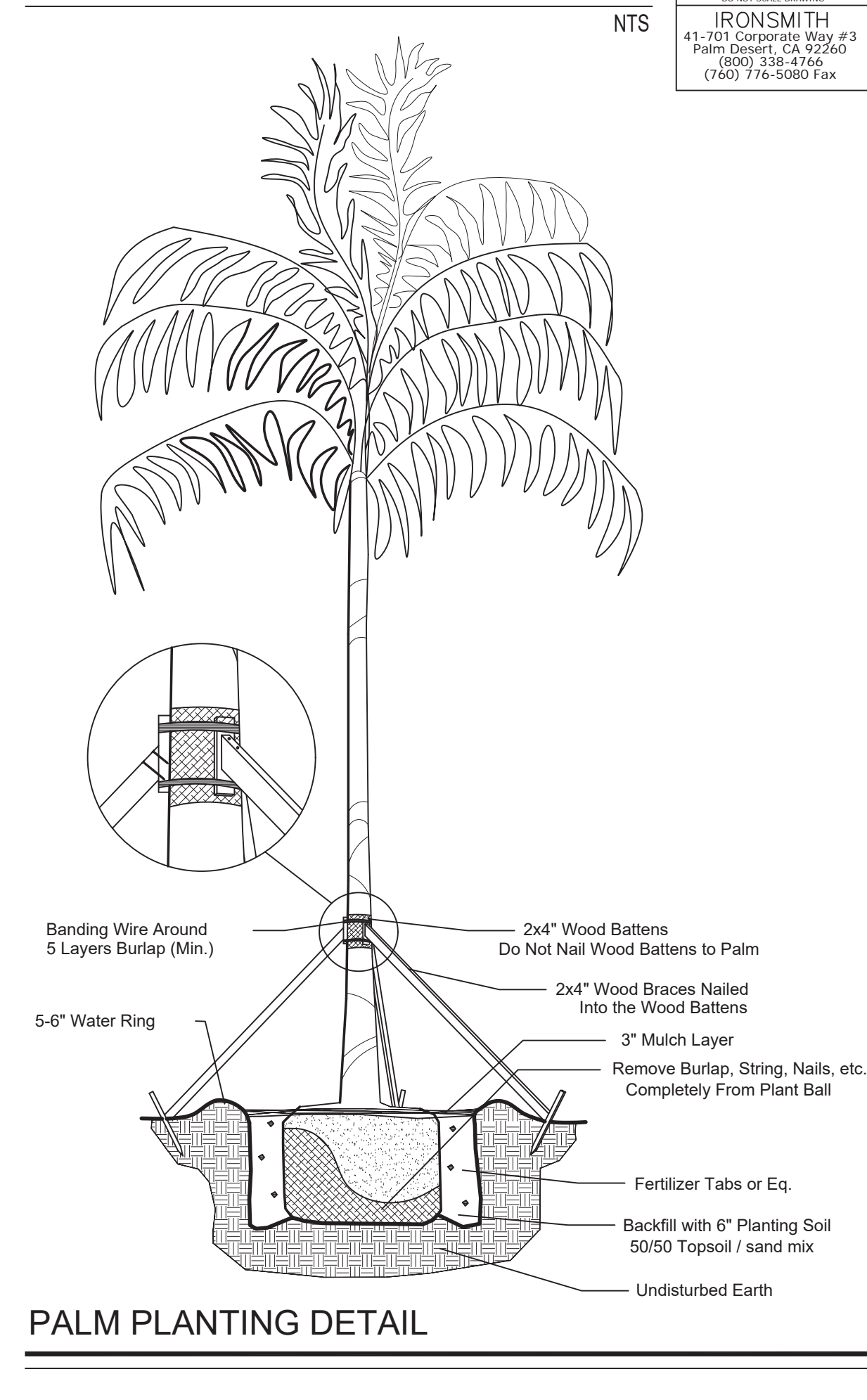
AAL
Architectural Alliance Landscape
612 SW 4th Ave, Fort Lauderdale, FL 33315, LCC00037
TEL: 954-764-9859 EMAIL: hjohnson@archall.net



#1 2020 04 06
#2 2020 05 26

Revision Dates

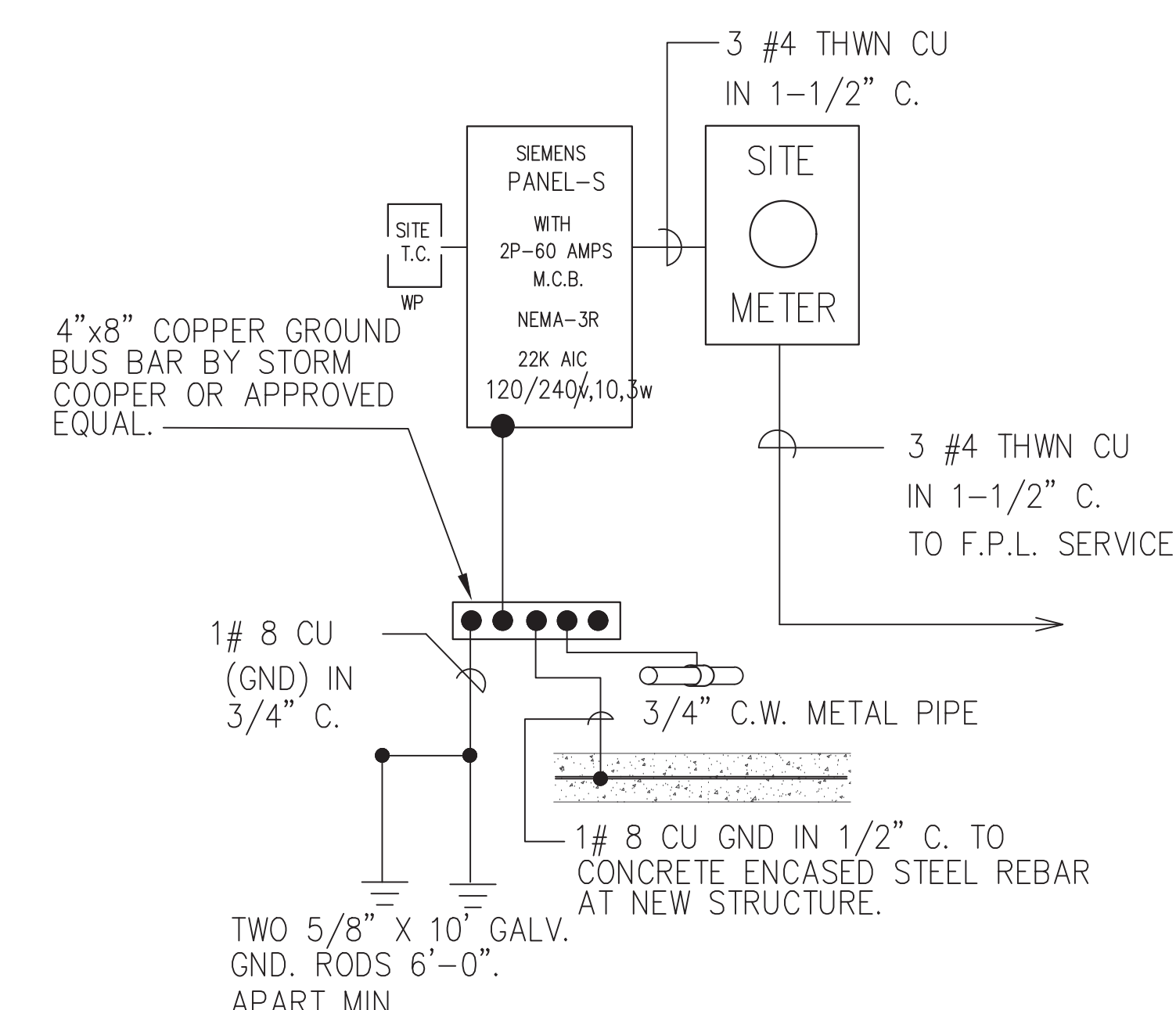
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CE	3	BUTTONWOOD	CONOCARPUS ERECTUS	B&B FIELD GROWN	2.5" CAL	14' HT. X 5' SPR. 5' CT., FULL CANOPY	YES	HIGH		
CE14	2	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	B&B FIELD GROWN	3.5" CAL.	14' HT. X 6' SPR. X 6' CT., SINGLE TRUNK, FULL CANOPY	YES	HIGH		
QV2	2	LIVE OAK	QUERCUS VIRGINIANA	B&B FIELD GROWN	4" CAL.	18' HT X 8' SPR. 8' CT., FULL CANOPY	YES	HIGH		
QV18	4	LIVE OAK	QUERCUS VIRGINIANA	B&B FIELD GROWN	4" CAL.	18' HT. X 6' SPR. 5' CT., FULL CANOPY	YES	HIGH		
FLOWERING TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
BA	2	VERAWOOD	BUNELIA ARBOREA	B&B FIELD GROWN	2.6" CAL	14' HT. X 5' SPR. 5' CT., FULL CANOPY	NO	HIGH		
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
PE	3	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	B&B FIELD GROWN	3" CAL	12' O.A.	NO	HIGH		
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CS4	10	SMALL-LEAF CLUSIA	CLUSIA GUTTIFERA	25 GAL		6' OA	NO	HIGH		
ACCENT SHRUB	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT		REMARKS
CAP	9	'QUEEN EMMA' CRINUM	CRINUM AUGUSTUM 'QUEEN EMMA'	7 GAL.		36" HT. X 30" SPR.	NO	HIGH		
HCR	2	HOT RIO NIGHTS HELICONIA	HELICONIA CARIBAEA X BIHAI 'RICHMOND RED'	15 GAL		6" x 4", SPECIMEN	NO	MEDIUM		
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR	314	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'REDTIP'	3 GAL.,		24" HT X 24" SPR	YES	MEDIUM	24" o.c.	
SOC	68	GOLD CAPPELLA ARBORICOLA	SCHAEFLERA ARBORICOLA 'GOLD CAPPELLA'	3 GAL.,		24" HT X 24" SPR	NO	HIGH	24" o.c.	
VOA2	33	AWABUKI VIBURNUM	VIBURNUM ADOBATISSIMUM AWABUKI	36" HT X 36" SPR			NO	HIGH	36" o.c.	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
AGR	146	PERENNIAL PEANUT 'LARGE LEAF'	ARACHIS GLABRATA	1 GAL		6" HT X 12" SPR @	NO	HIGH	18" o.c.	
FMG	119	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'	3 GAL.,		14" HT X 16" SPR	NO	HIGH	18" o.c.	
ICM	37	MAUI SUNSET DWARF IXORA	IXORA COCCINEA 'MAUI SUNSET'	3 GAL.,		16" HT X 16" SPR	NO	MEDIUM	18" o.c.	
PRC	28	ROJO CONGO PHILODENDRON	PHILODENDRON X 'ROJO CONGO'	18" HT X 18" SPR	NO	MEDIUM			24" o.c.	
PMD	48	DWARF PODOCARPUS	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	3 GAL.,		14" HT X 12" SPR	NO	HIGH	18" o.c.	
SCS	22	DWARF SAW PALMETTO	SERENOA REPENS 'CINEREA'	3 GAL.,		16" HT X 16" SPR	YES	HIGH	36" o.c.	
ZFC	93	COONTIE PALM	ZAMIA FLORIDANA	3 GAL.,		12" HT. X 12" SPR.	YES	HIGH	24" o.c.	



All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEETS LP-101 FOR THE PLANTING PLAN(S)
4. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
5. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY, FOSTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
6. ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
7. HYDROZONE: ONLY PLANTS WITH SIMILAR WATER REQUIREMENTS WILL BE PLACED WITHIN THE SAME IRRIGATION ZONE (HYDROZONE). THERE WILL BE THREE (3) SEPARATE HYDROZONES: TURF; MODERATE WATER USE SHRUBS; AND LOW WATER USE SHRUBS.



① THRU SITE TIME CLOCK	TOTAL CONNECTED:	4,600 VA
	+25% LIGHTING:	250 VA
	<u>TOTAL:</u>	4,850 VA
FEEDER: SEE RISER		

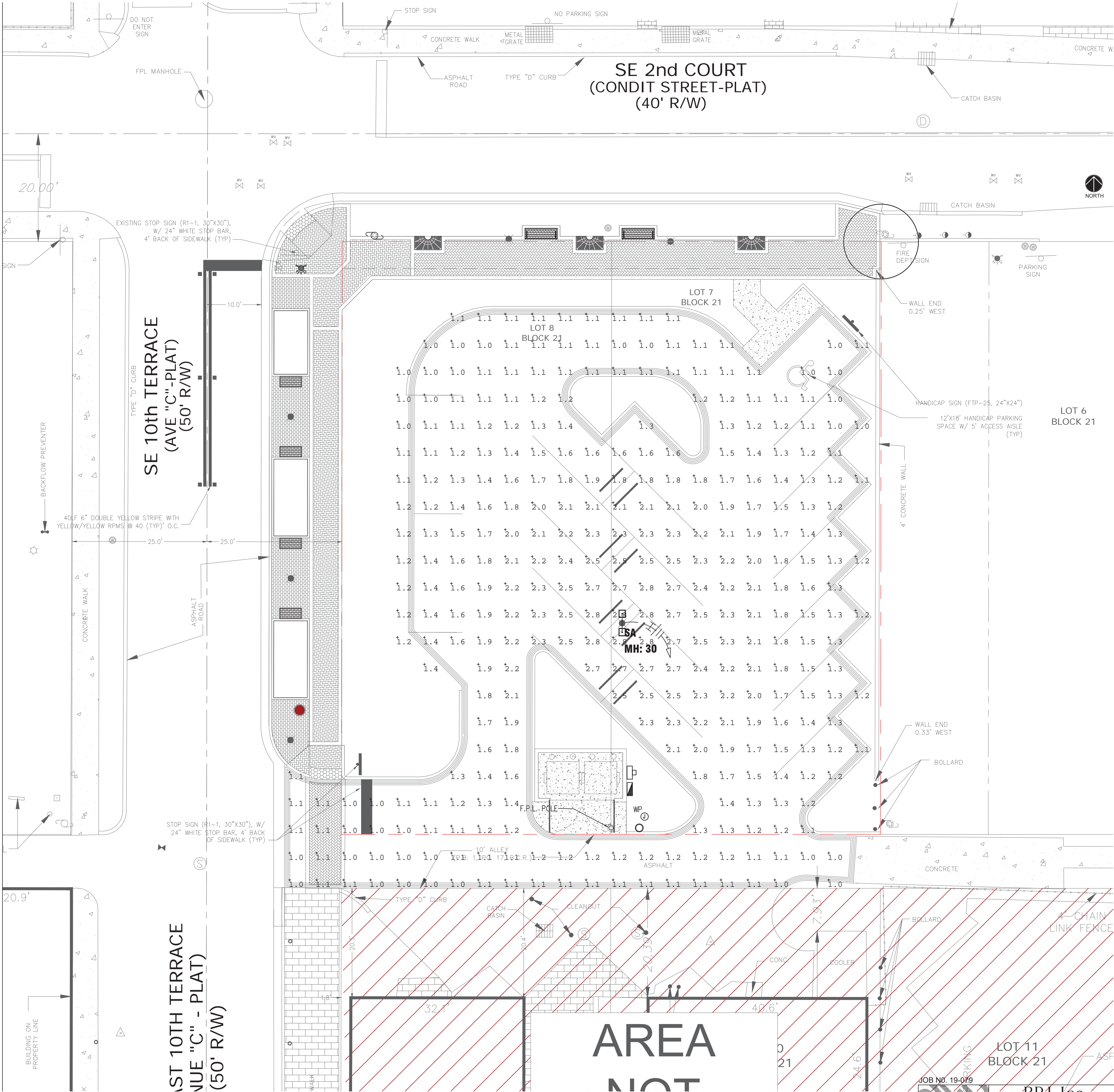


Calculation Summary					
Project: 1016 SE 2ND COURT, FT. LAUDERDALE - SITE - REV2 --- APR - 6 - 2020					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	1.53	2.8	1.0	1.53	2.80
SPILL TO RESIDENTIAL	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule						
Project: 1016 SE 2ND COURT, FT. LAUDERDALE - SITE - REV2 --- APR - 6 - 2020						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	1	SA	VISIONAIRE VMX-1-T5W-48LC-10-4K-UNV POLE MOUNT 30' AFG	0.900	161	322

GENERAL NOTES

- 1- GENERAL CONDITIONS: THE GENERAL CONDITIONS FORM A PART OF THE SPECIFICATIONS FOR THIS TRADE. EACH SUB-CONTRACTOR MUST READ GENERAL CONDITIONS, AS WELL AS THE SPECIFICATIONS FOR WORK OF OTHER TRADES AND TO ASCERTAIN WHAT WORK AND MATERIALS HE MUST SUPPLY TO THE OTHER CONTRACTORS.
- 2- SITE INVESTIGATION: IT SHALL BE THE RESPONSIBILITY OF BIDDERS TO VISIT THE SITE AND TO ACQUAINT THEMSELVES WITH ALL INFORMATION REGARDING THE NEW BUILDING.
- 3- DESIGN: THE INSTALLATION OF THE WIRING SYSTEM SHOWN ON THESE DWGS. SHALL CONFORM TO THE REGULATIONS OF THE FBC 2017 (6TH EDITION) AND ORDINANCES, N.E.C. AND LOCAL UTILITY COMPANIES.
- 4- MINIMUM STANDARDS: THE MATERIAL, INSTALLATIONS AND WORKMANSHIP FURNISHED UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES AND N.E.C.(2014), FBC-2017(6th Edition), FBC Energy Code 2017-6th Edition-Section C405 AND LOCAL UTILITY COMPANY. ALL MATERIALS USED SHALL BE LISTED OR BEAR U.L. APPROVAL.
- 5- GUARANTEE: THIS SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL WORK EXECUTED UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OR WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR, AT CONTRACTOR'S EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING THE TIME OF THE GUARANTEE.
- 6- RACEWAYS AND FITTINGS:
- a) RIGID GALVANIZED : 1-1/2" OR LARGER , AND IN SLAB ABOVE GRADE.
 - b) PVC : IN OR UNDER GND FLOOR SLAB
 - c) EMT : ALL OTHER LOCATION.
 - d) ARMORED CABLE, MC: ABOVE SLAB, BRANCH CIRCUITS ONLY.
 - e) FITTINGS: TO MATCH APPROVED RACEWAY .
- 7- CONDUCTORS: THE MINIMUM CONDUCTOR NO.12 SOLID CU. TYPE "THW" INSULATION. ALUMINUM CONDUCTOR ALLOWED ONLY WHERE INDICATED ON DRAWINGS.
- 8- ALL EQUIPMENT LISTED ON DWGS. BY CATALOG NO. SHALL BE LIMITED TO THE KIND AND MANUFACTURE LISTED. NO SUBSTITUTION SHALL BE ALLOWED UNLESS APPROVED BY THE ENGINEER. A WRITTEN GUARANTEE OF THREE YEARS AND CREDIT FROM BASIC BID SHALL BE SUBMITTED WITH SHOP DRAWINGS.
- 9- CONTRACTOR TO INSTALL AND/OR CONNECT ALL EQUIPMENTS AND CONTROLS SUPPLIED BY OWNER, OR ANY OTHER TRADE. SEE OTHER TRADES DRAWINGS AND SPECIFICATIONS.
- 10- ALL FEEDERS AND BREAKERS SHALL BE COORDINATED WITH EQUIPMENT'S PLATE AT SITE.



AREA NOT PROPOSED
PROPOSE SITE PLAN-SITE PHOTOMETRICS
SCALE: 1"=10'-0"

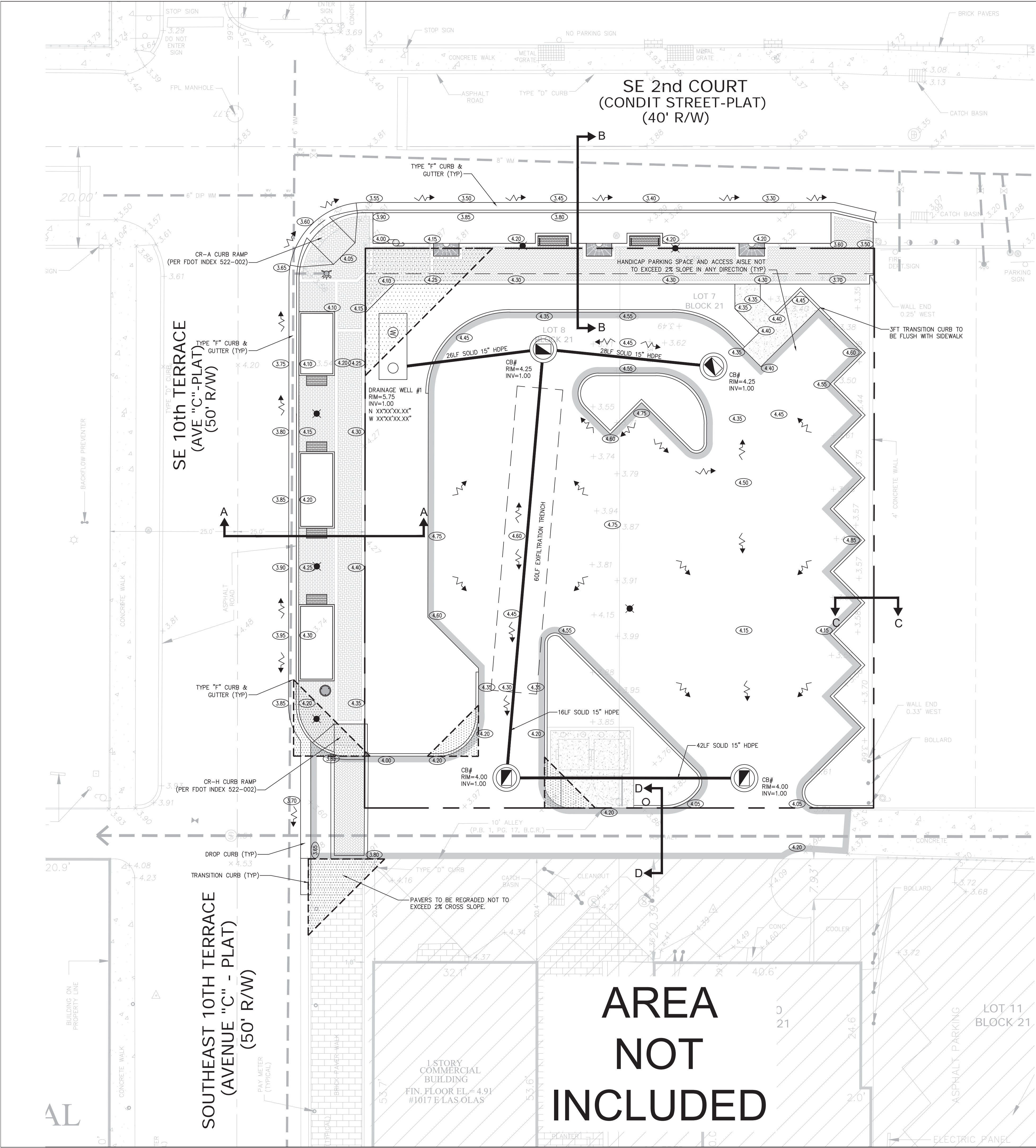
RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (00006513) P.E. NO. (16395)
4977 S.W. 74th COURT
MIAMI, FL 33155
PHONE: (305) 666-2131 FAX: (305) 666-0131
E-Mail: rpj@rpj-mep.com



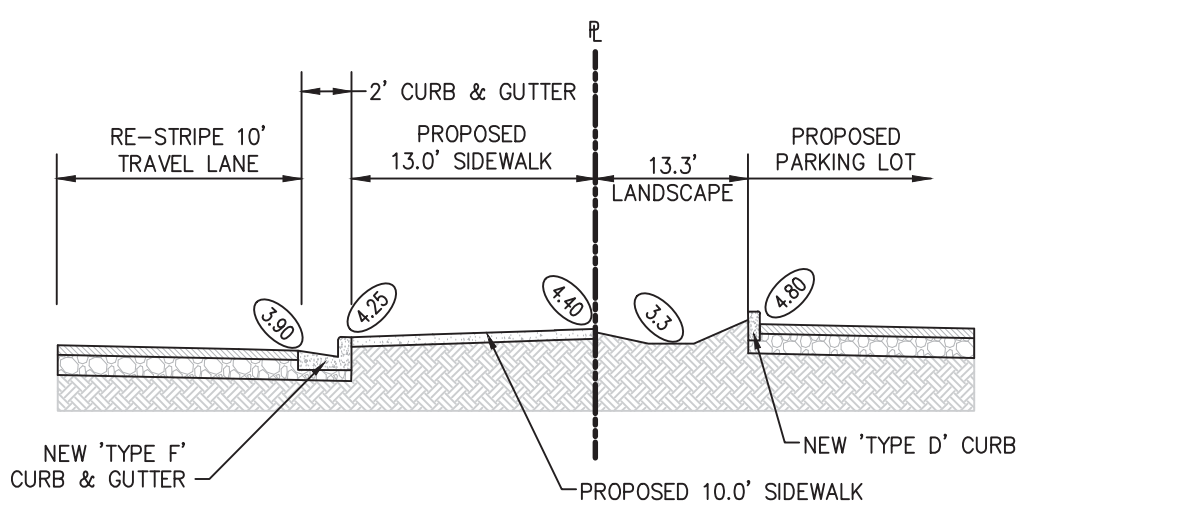
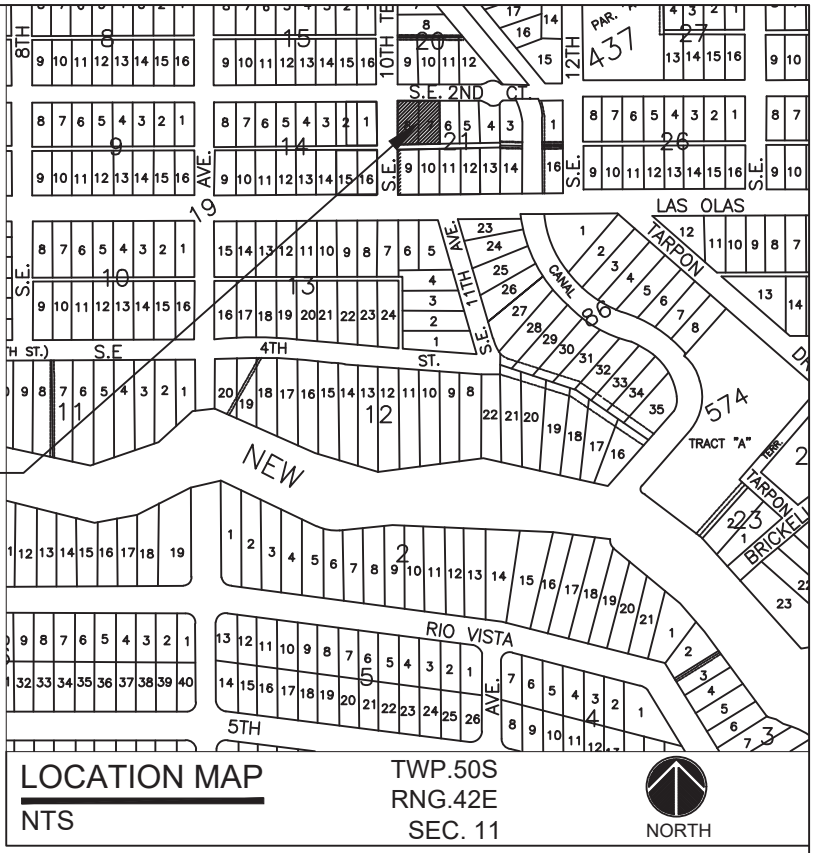
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15/07/2020	Response to DR Comments
15/07/2020	Response to DR Comments

Phase:
DRC
DOCUMENTS

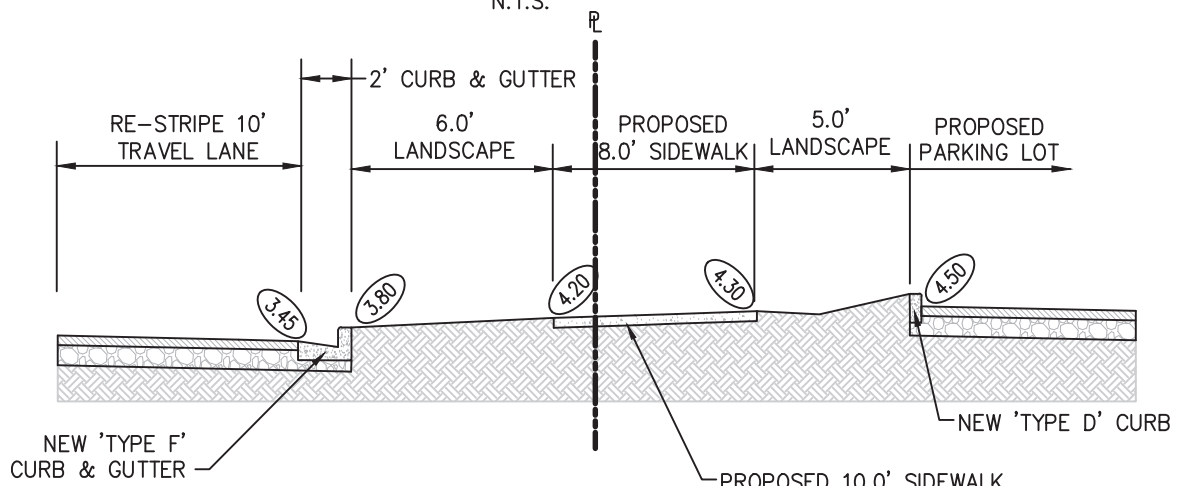
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Appr. by: RPJ	1 of 2



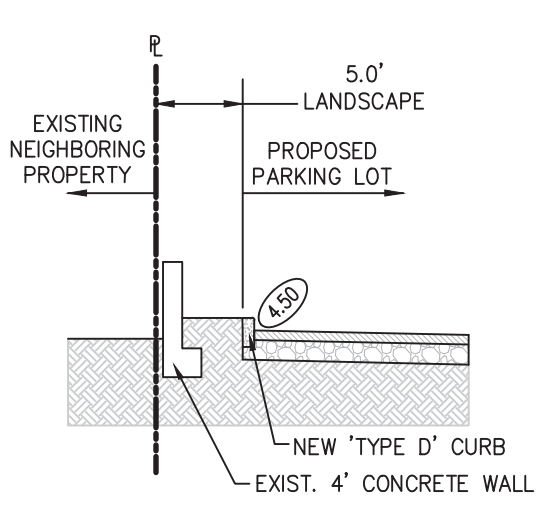
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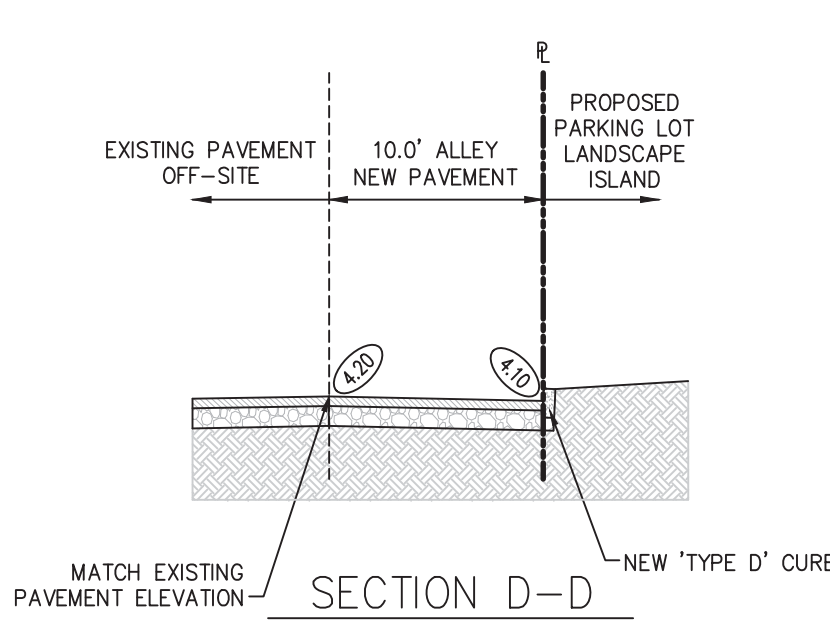
SECTION A-A



SECTION B-B



SECTION C-C

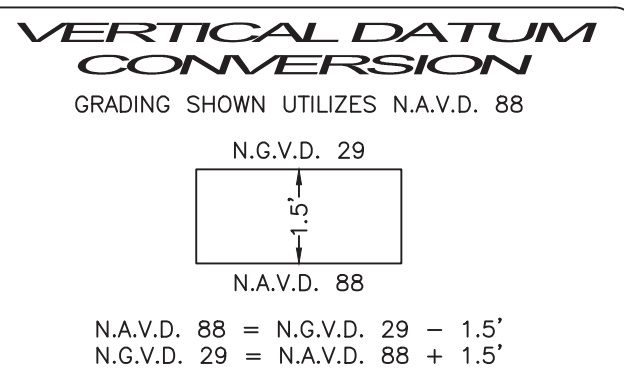
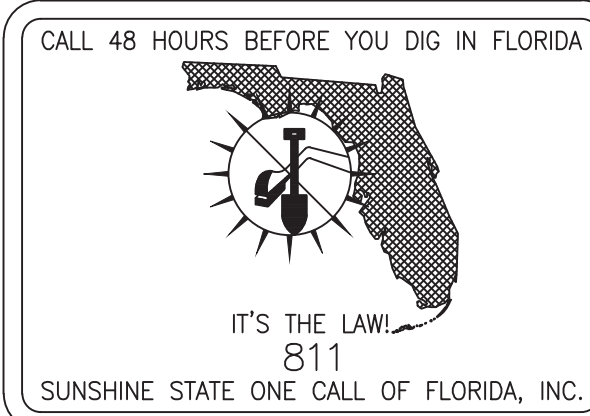


SECTION D-D

FLOOD ZONE "AH" ELEV. 5.00 NAVD AND MAP #12011C0554H, DATE AUGUST 18, 2014
BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. 5.50 NAVD
AVERAGE WET SEASON
(PER BROWARD COUNTY FUTURE WATER TABLE MAP)
WATER LEVEL= ELEV. 1.50 NAVD

GRADING AND DRAINAGE NOTES:

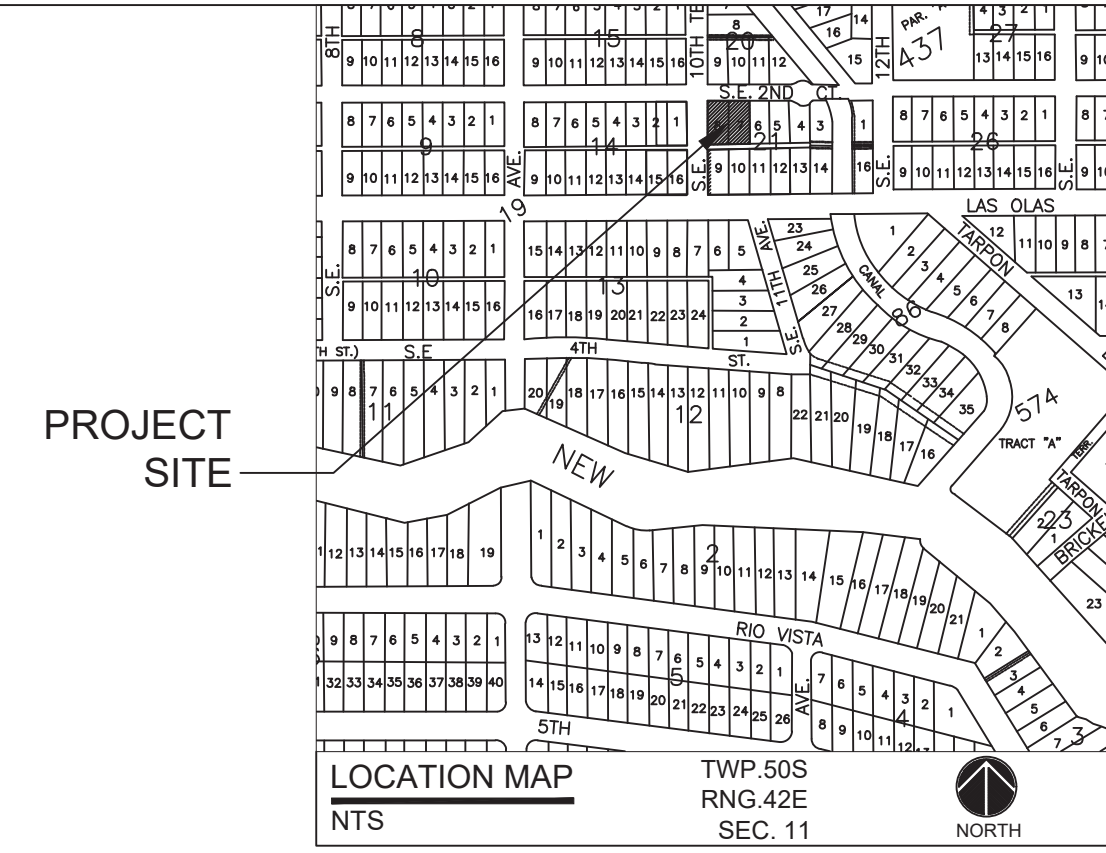
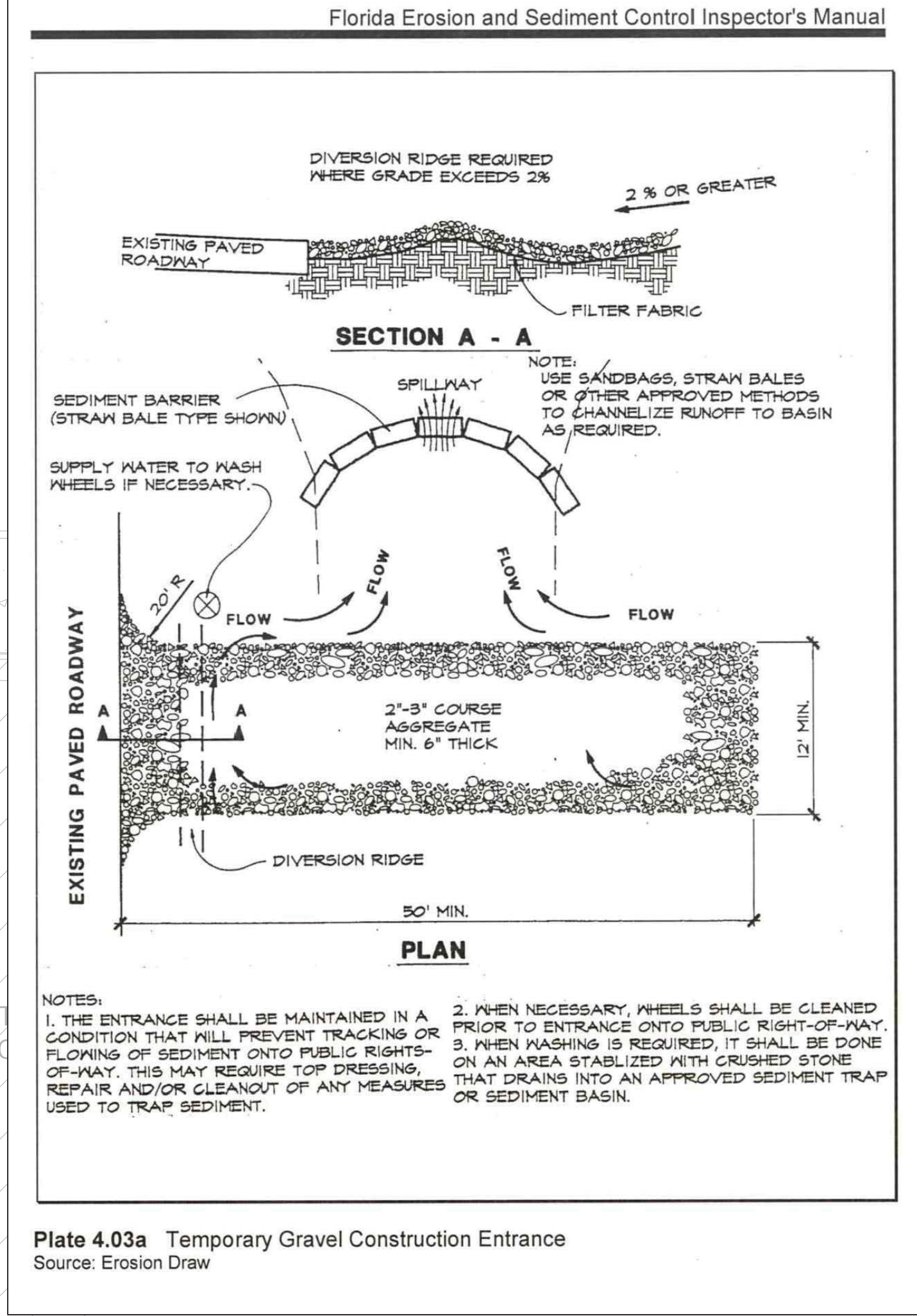
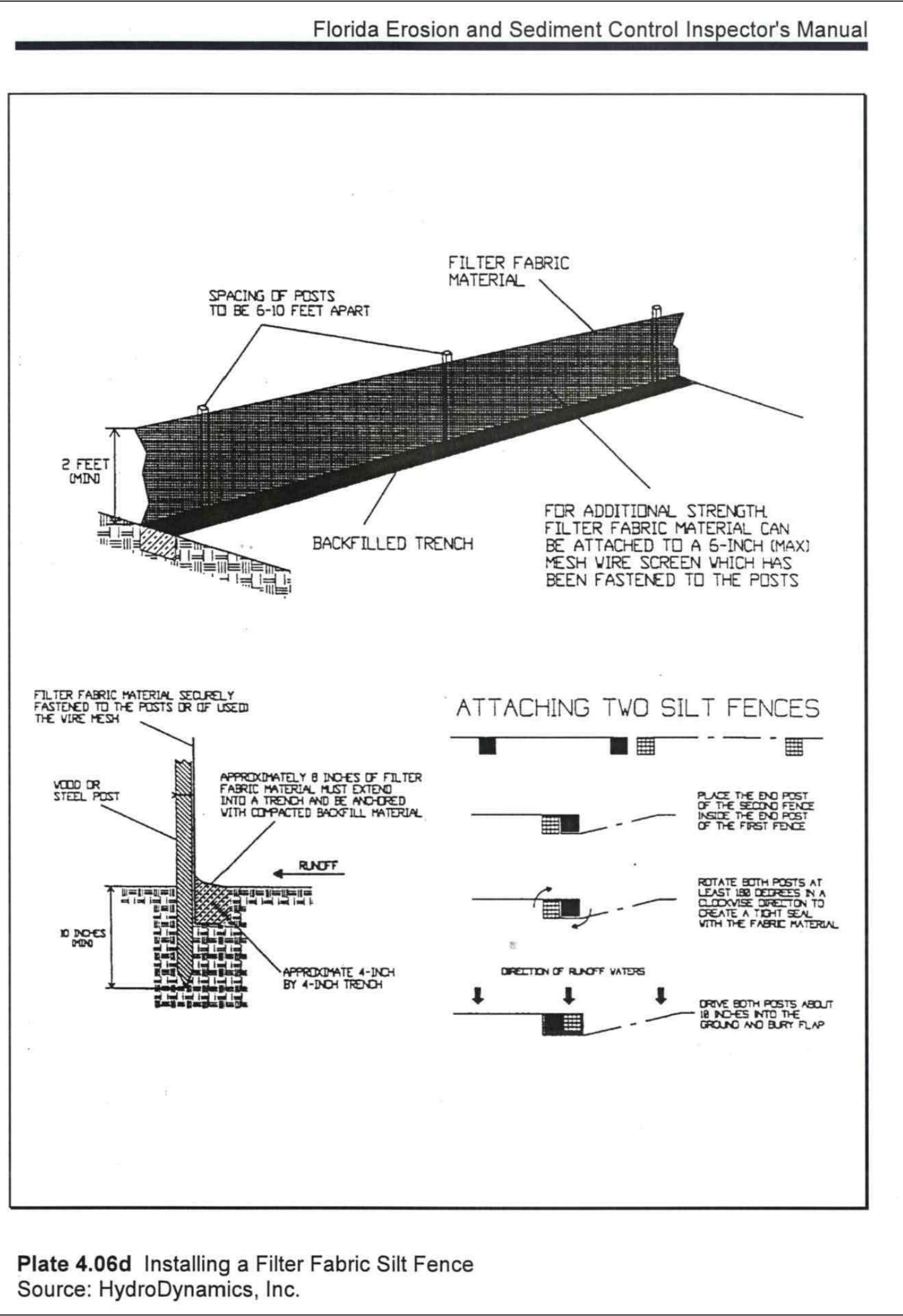
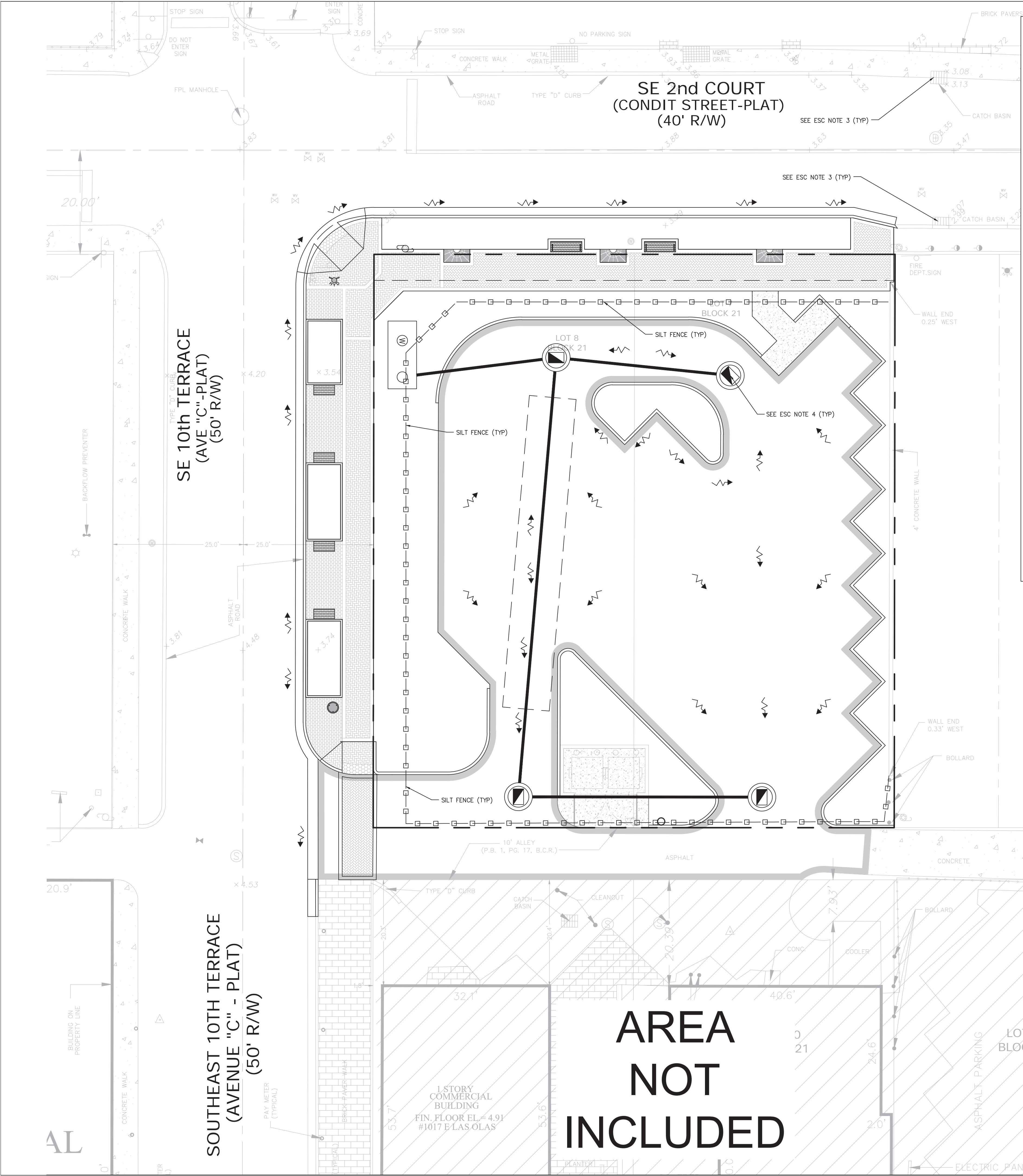
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- SLOPE ON SIDEWALKS NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN HANDICAP SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- SURVEY INFORMATION BASED ON SURVEY PROVIDED BY DAVID & GERCHAR, SURVEYORS AND MAPPERS DATED JULY 6, 2016.
- ELEVATIONS SHOWN ARE NAVD88.



Revisions

Phase:
PERMIT
DOCUMENTS
SEAL

Scale: 1"=10'	Date: 03/19/20
Job No. 17-1364.00	Plot Date: 07/20/20
Drawn by BMK	Sheet No. C2
Proj. Mgr. DTR	Appr. by JMF
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- ESC NOTES:**
- THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
 - AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
 - DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
 - PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
 - ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEEPED UP IMMEDIATELY.
 - SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
 - PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION.
 - SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE SHALL BE SPRINKLERED UNTIL THE SURFACE IS WET.

Revisions	

Phase:
PERMIT
DOCUMENTS
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NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD, MAIL STATION 2610, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

N.A.V.D. 88

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

Scale: 1"=10'	Date: 03/19/20
Job No. 17-1364.00	Plot Date: 07/20/20
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