

Page 1: PZB Site Plan - Applicant Information Sheet

**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:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Broward County Board of County Commissioners, Ariadna Musarra, Director CMD
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	115 South Andrews Avenue, Fort Lauderdale, Florida 33301
E-mail Address	amusarra@broward.org
Phone Number	954-357-6473
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Mark L. Saltz, AIA, LEED AP, Saltz Michelson Architects
Applicant / Agent's Signature	
Address, City, State, Zip	3501 Griffin Road, Fort Lauderdale, Florida 33312
E-mail Address	msaltz@saltzmichelson.com
Phone Number	954-266-2700
Letter of Consent Submitted	Yes

Development / Project Name	Broward Addiction Recovery Center (BARC)	
Development / Project Address	<u>Existing:</u> 330 SW 27th Street	<u>New:</u> 325 SW 28th Street
Legal Description	See attached.	
Tax ID Folio Numbers (For all parcels in development)	504222030360, 504222030370, 504222030372 partial, 504222030373, 504222030390, 504222030400, 504222030410, 504222030380 partial	
Request / Description of Project	One 2-story building for the Broward Addiction Recovery Center (BARC) with 50 detox beds.	
Applicable ULDR Sections	47-18.32(SSRF), 47-19, 47-20, 47-21, 47-3, 47-8	
Total Estimated Cost of Project	\$ 15,545,600.00 (Including land costs)	

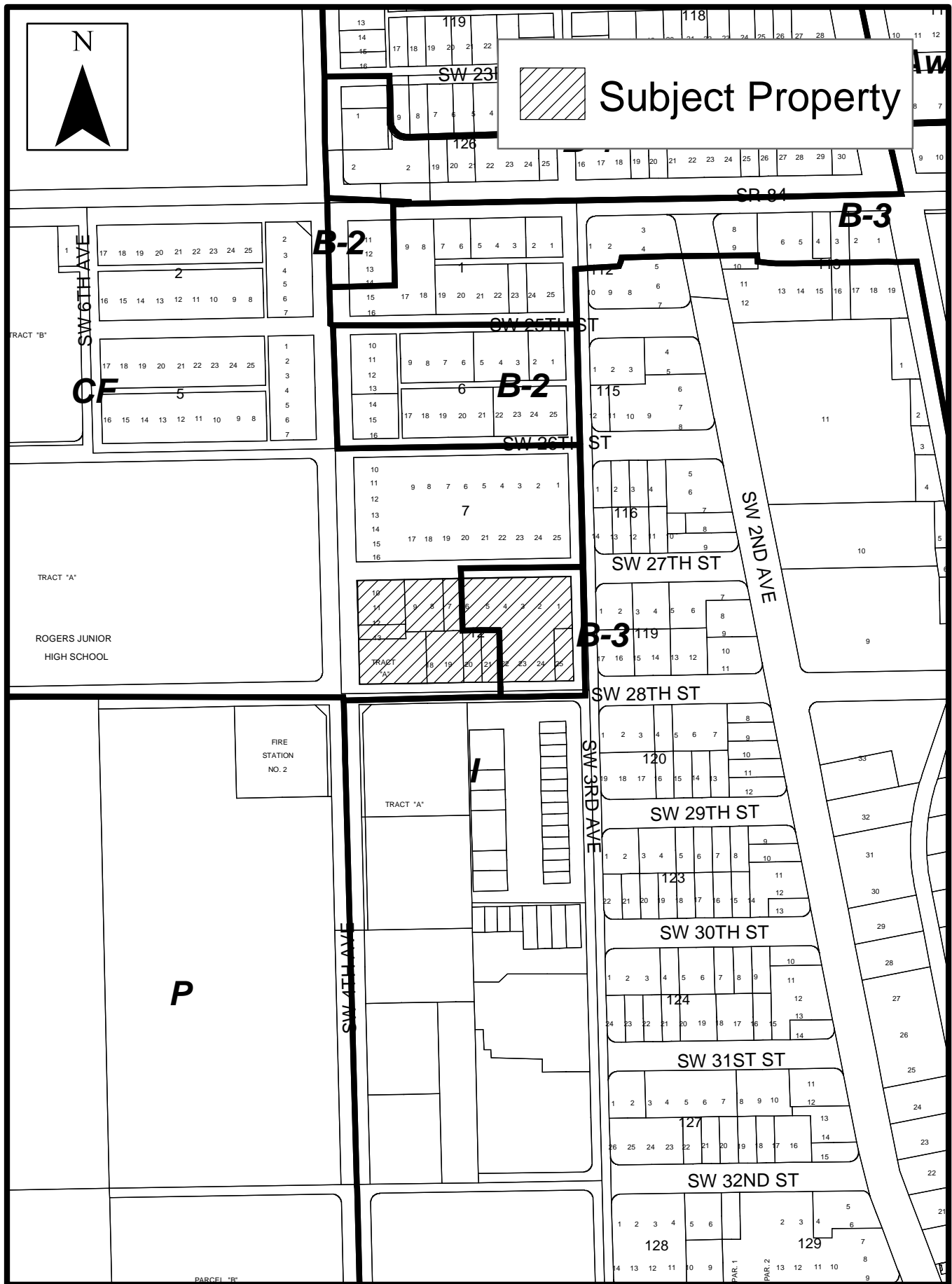
**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ N/A	Fee Calculator: <a href="http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm">http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm</a>
Future Land Use Designation	Community Facility	
Proposed Land Use Designation	Community Facility	
Current Zoning Designation	CF and B3	
Proposed Zoning Designation	CF	
Current Use of Property	VACANT	
Residential SF (and Type)	N/A	
Number of Residential Units	N/A	
Non-Residential SF (and Type)	49,136 SF SSRF	
Total Bldg. SF (include structured parking)	50,234 SF	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	NONE	122,481 +/- SF 2.81 ACRES
Lot Density	N/A	N/A
Lot Width	NONE	429'-0"
Building Height (Feet / Levels)	60'	44'
Structure Length	N/A	203'-2" N-S; 179'-7" E-W
Floor Area Ratio	CF 1.0 MAX	0.42
Lot Coverage	N/A	29,982 SF
Open Space	N/A	45,877 SF 37.46%
Landscape Area	NONE	44,811 SF
Parking Spaces	46	BARC 101

**NOTE:** State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front <input type="checkbox"/> S <input type="checkbox"/>	CF 25 FT.	51'-9"
Side <input type="checkbox"/> W <input type="checkbox"/>	CF 25 FT.	85'-2"
Side <input type="checkbox"/> E <input type="checkbox"/>	CF 25 FT.	BARC - 164' to PL; Chiller - 63'-11" to PL
Rear <input type="checkbox"/> N <input type="checkbox"/>	CF 25 FT.	25'-0"



**REQUEST:** Site Plan Level III Review; Conditional Use - Social Service Residential Facility (SSRF)

<b>Case Number</b>	R14051	
<b>Applicant</b>	Broward County Board of County Commissioners	
<b>General Location</b>	325 SW 28 <sup>th</sup> Street	
<b>Property Size</b>	122,481 SF / 2.81 acres	
<b>Existing Zoning</b>	Heavy Commercial/Light Industrial (B-3)	
<b>Proposed Zoning</b>	Community Facility (CF)	
<b>Existing Use</b>	Vacant	
<b>Future Land Use Designation</b>	Commercial	
<b>Applicable ULDR Sections</b>	47-18.32 Social Service Residential Facility 47-23.4 Conditional Use Permit 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	<b>Required</b>	<b>Proposed</b>
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	122,481 SF / 2.81 acres
<b>Lot Width</b>	N/A	429'
<b>Building Height</b>	60' max	44'
<b>Floor Area</b>	N/A	50,234 SF
<b>Landscape Area</b>	N/A	44,811 SF
<b>Parking</b>	46	101
<b>Waterway Use Setback</b>	N/A	N/A
	<b>Required</b>	<b>Proposed</b>
<b>Setbacks/Yards</b>		
Front (S)	25'	51.75'
Side (W)	25'	85.16'
Side (E)	25'	164'
Rear (N)	25'	25'
<b>Notification Requirements</b>	Sign Notice, 15 days prior to meeting	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	Eric Engmann, AICP, Planner II	

**PROJECT DESCRIPTION:**

The applicant is requesting approval for a Social Service Residential Facility (SSRF) at 325 SW 28<sup>th</sup> Street. The property will be developed as a Level V Facility for the relocation of the Broward Addiction Recovery Center (BARC). An associated application to rezone a 1.64 acre portion of the property from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF) was recommended for approval by the Planning and Zoning Board on December 18, 2014 and is scheduled to go before the City Commission in February.

The associated site plan was reviewed by the Development Review Committee on November 25, 2014. The City has entered into an Interlocal Agreement with the County to

allow the existing BARC facility to relocate to the subject property from its current location in the Sailboat Bend neighborhood, subject to locating the building and entrance on the eastern portion of the property in order to create a space that meets the needs of the facility, while being compatible with the surrounding area.

**PRIOR REVIEWS:**

The Development Review Committee (DRC) reviewed the application on December 18, 2014. Majority of comments have been addressed with the exception of staff's conditions of approval provided herein.



**REVIEW CRITERIA:**

The application is subject to ULDR 47-18.32 Social Service Residential Facility, Sec. 47-23.4 Conditional Use Permit, Sec. 47-25.2, Adequacy Requirements, and 47-25.3 Neighborhood Compatibility Requirements. The applicant has submitted narratives regarding the project's compliance with these sections, attached with the site plan and submittal material.

**Social Service Residential Facility:**

Pursuant to ULDR Section 47-18.32, the request is subject to Social Service Residential Facility Requirements. The applicant is proposing a Level V SSRF "the principal purpose of which shall be to provide personal care, shelter, sustenance or support services, or other treatment and therapy, in addition to active programmatic efforts and may be designed to encourage entry or reentry into the community."

A SSRF Level V use is an allowed use, subject to conditional use approval, in the Community Facility (CF) zoning district. The additional SSRF criteria address separation distance for uses, floor area requirements and outdoor recreation space. The applicant's site plan and narratives demonstrate that the development meets and for some aspects exceeds the minimum requirements. Documentation has been provided by the applicant that indicates the proposed facility is greater than 1,500 feet from an existing SSRF or child day care facility as defined in the ULDR. The applicant has also demonstrated that the facility will provide additional space beyond the minimum standards required for floor area and outdoor recreation space.

**Conditional Use:**

Pursuant to ULDR Section 47-24.3, Conditional Use Permit Requirements, the following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

The Neighborhood Compatibility Requirements are addressed in a separate section below.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

The site is located in close proximity to several major roadways in the area including State Road 84 and SW 4<sup>th</sup> Avenue. The applicant's analysis states that the use will generate approximately 70 pm peak vehicular trips, which does not exceed the existing level of service for these major roadways. The proposed project is in an area which includes several other community facility uses. Traffic generated by this use should be in line with generation characteristics of other uses in this zoning district.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
  - a. The location of the use or structure is not in conflict with the City's Comprehensive Plan;
  - b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
  - c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the
  - d. use or structure;
  - e. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;
  - f. There are no adverse impacts of the use that affect the health, safety and welfare of adjacent properties.

The current use has operated in the City for more than 45 years and is regulated according to State and National guidelines. However to expand it requires appropriate siting and planning. With the associated rezoning to Community Facility zoning, the use will be consistent with the City's Comprehensive Plan. The location of the proposed use is in close proximity to other compatible uses. The site is located in an area with other community facility uses including the Broward County Health

Department- Main Campus, The Juvenile Assessment Center, The National Guard Armory and the Seagull School.

The applicant has designed the new building to minimize and/or eliminate impacts on adjacent properties by including adequate safety measures and internal areas to accommodate the activities on-site, while creating a private facility that fits in with other community facility uses in the area. More specifically, the site has been designed to incorporate a “campus-like” feel in which all of the uses will be self-contained on the property. The decorative walls and shade trees proposed will enhance the streetscape in the area. The site has been designed to primarily accommodate the use on the eastern portion of the property, limiting impacts on uses to the west. The site will include one entrance on the southeast corner of the property and two secure exits from the property.

The applicant has proposed several features on the property to reduce the potential impact of permitting the use in the area. The site will include additional recreation space and an interior courtyard area within the site to ensure that the active needs of the guests and staff can be accommodated within the property boundary.

**Adequacy Requirements:**

As per ULDR Section 47-25.2, the adequacy requirements ensure that adequate municipal services and utilities are available to the site to mitigate development related impacts.

The project is located on a site surrounded by existing development; public services including roadways and utility services are existing in the immediate area. As indicated in the applicant's narratives, sufficient services and utilities will be available to handle the demand of the proposed development. The applicant will be required to connect to these utilities as part of the building permit process.

**Neighborhood Compatibility:**

As per ULDR Section 47-25.2, neighborhood compatibility includes performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods...including 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, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.”

The general character of the overall area includes a variety of government, industrial and recreation uses. Other government related community facilities and services in the area are located on the city blocks immediately to the north and west of the project site. The surrounding properties to the north and west are also zoned CF. The properties to the south and east are zoned Industrial (I), which are also compatible with the intended use of the subject property. The nearest residential properties are located approximately a quarter of a mile to the west.

The proposed improvements will enhance the existing visual conditions on the property. The building has been designed for the specific needs of this facility and will create a self-contained environment that is similar in appearance to other uses in the area. The building itself has been developed to provide modern architecture that blends contemporary and traditional elements with building materials consisting of stone, glass, aluminum paneling, and stainless steel. The building and site have been oriented and designed to achieve “LEED Gold” certification from the U.S. Green Building Council. The 2.81 acre site allows for plenty of space to contain the aspect of the use within the perimeter of the site.

The perimeter of the facility itself includes a decorative wall between 6 feet to 8 feet high and includes perimeter lighting. Improvements to the public realm include new sidewalks, enhanced landscaping, street trees, and on-street parking spaces along SW 3<sup>rd</sup> Avenue. These improvements will enhance the pedestrian and vehicular experience in this area.

However, as a condition of approval, staff recommends that the 11 parking spaces, located on the southwest portion of the site, be removed. Since the site contains significantly more surface parking than is required by the ULDR, this area could be used for additional green space reducing the amount of impervious area on the property and further buffering the uses to the west.

Approval of this use would allow for the expansion of a necessary community facility on a site suitable for meeting its needs. The proposed use is consistent with other community facility and industrial uses in the area. The proposed site layout and building design maintain the impacts of the use within the confines of the property.

**Comprehensive Plan Consistency:**

The proposed development is consistent with the City's Comprehensive Plan in that the proposed community facility is allowed in the Commercial land use category.

**STAFF FINDINGS:**

Staff recommends the Board approve this request with the conditions as stated further below, and consistent with:

ULDR Section 47-18.32, Social Service Residential Facilities  
ULDR Section 47-23.4, Conditional Use  
ULDR Section 47-25.2, Adequacy Requirements  
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

**CONDITIONS:**

Should the Planning and Zoning Board approve the request, the following conditions shall apply:

1. The 11 parking spaces located on the southwest portion of the site will be removed and replaced with landscaping.
2. The site will contain only one (1) vehicular entrance, as currently provided (located no more than 120 feet from the southeast corner of the property) and will contain a maximum of two (2) points of vehicular egress from the property.

**STRATEGIC CONNECTIONS**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary and diverse neighborhoods.

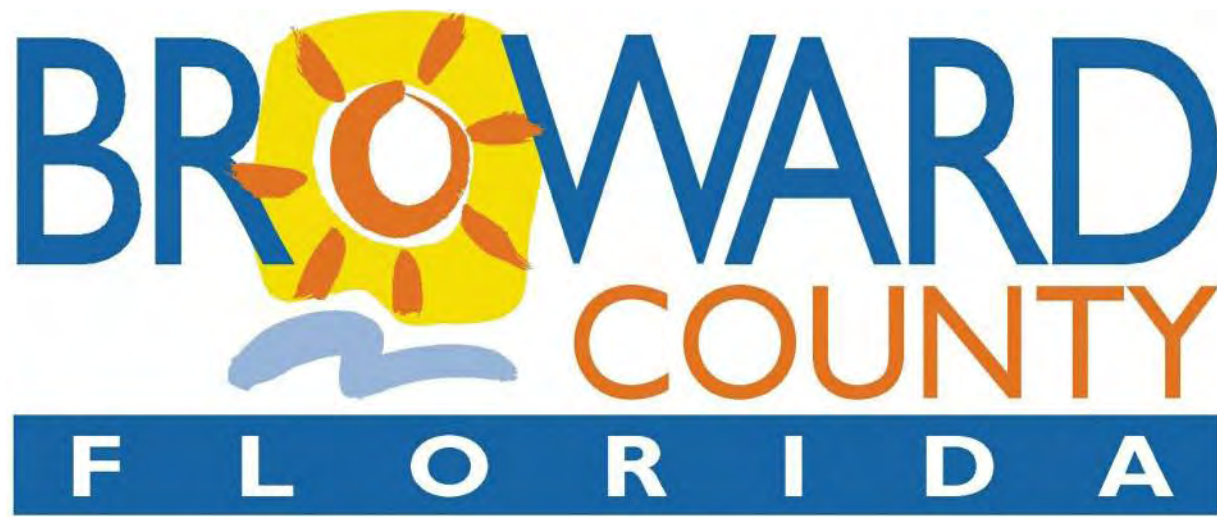
This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.





BROWARD ADDICTION RECOVERY CENTER

CMD: 5209-2004-00

FORT LAUDERDALE, FLORIDA

DRC SUBMITTAL

OWNER			COUNTY LOCATION MAP
<p><b>BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS:</b> 115 S ANDREWS AVE, RM 326 FORT LAUDERDALE,FLORIDA 33301</p> <p><b>BOARD OF COUNTY COMMISSIONERS:</b></p> <p>-MAYOR: KRISTIN JACOBS</p> <p>-VICE MAYOR: BARBARA SHARIEF</p> <p>-COMMISSIONER: MARTIN DAVID KIAR</p> <p>-COMMISSIONER: STACY RITTER</p> <p>-COMMISSIONER: CHIP LAMARCA</p> <p>-COMMISSIONER: LOIS WEXLER</p> <p>-COMMISSIONER: SUE GUNZBURGER</p> <p>-COMMISSIONER: TIM RYAN</p> <p>-COMMISSIONER: DALE V.C. HOLNESS</p>			
PROJECT TEAM	<p><b>ARCHITECT</b> <b>SALTZ MICHELSON ARCHITECTS</b> 3501 GRIFFIN ROAD FORT LAUDERDALE, FLORIDA 33312 TELEPHONE: (954) 266-2700</p> <p><b>STRUCTURAL ENGINEER</b> <b>DEROSE DESIGN CONSULTANTS</b> 470 S ANDREWS AVE, SUITE 206 POMPANO BEACH, FLORIDA 33069 TELEPHONE: (954) 942-7703 FAX: (954) 942-7933</p> <p><b>MECHANICAL/ ELECTRICAL/ PLUMBING ENGINEER:</b> <b>J.A.L.R.W</b> 2510 NW 97TH AVE, SUITE 220 MIAMI, FLORIDA 33172 TELEPHONE: (305) 594-0660 FAX: (305) 594-0907</p> <p><b>CIVIL ENGINEER &amp; LANDSCAPE ARCHITECT:</b> <b>CHEN MOORE &amp; ASSOCIATES</b> 500 W. CYPRESS CREEK ROAD # 630 FORT LAUDERDALE, FLORIDA 33309 TELEPHONE: (954) 730-0707 FAX: (954) 730-2030</p> <p><b>FIRE SPRINKLER CONSULTANT:</b> <b>FRANCIS ENGINEERING, INC.</b> 1232 SW 31 AVE. FORT LAUDERDALE, FLORIDA 33312 TELEPHONE: (954) 584-7910</p> <p><b>LEED CONSULTANT:</b> <b>THE SPINNAKER GROUP</b> 501 SPINNAKER. WESTON, FLORIDA 33326 TELEPHONE: (954) 347-0967</p>		<p><b>LOCATION MAP</b></p>  <p><b>AERIAL MAP</b></p> 
INDEX OF DRAWINGS			
<p><b>ARCHITECTURE</b></p> <p>LUZ LAND USE AND ZONING MAP</p> <p>A0 COVER</p> <p>AM AERIAL MAP</p> <p>- SURVEY AND PLATS</p> <p>IA SITE</p> <p>SP1.2 SITE PLAN IN CONTEXT</p> <p>SP1.3 RENDERINGS</p> <p>SP1.4 SITE DETAILS / N.W. WALL DETAILS</p> <p>SP1.5 RENDERINGS.</p> <p>A1.0 FIRST FLOOR PLAN</p> <p>A1.1 SECOND FLOOR PLAN</p> <p>A1.2 ROOF PLAN</p> <p>A2.0 EAST &amp; WEST ELEVATIONS</p> <p>A2.1 NORTH &amp; SOUTH ELEVATIONS</p> <p>A2.2 SITE ELEVATIONS</p> <p><b>ELECTRICAL</b></p> <p>E1 LIGHTING CALCULATIONS PLAN</p> <p>E2 LIGHT POLE DETAILS</p> <p>E3 LIGHTING FIXTURES SHEETS</p>		<p><b>LANDSCAPE</b></p> <p>L1.01 TREE DISPOSITION PLAN</p> <p>L1.02 TREE DISPOSITION PLAN</p> <p>L2.01 SPECIALTY PAVING PLAN</p> <p>L2.02 SPECIALTY PAVING DETAILS</p> <p>L3.01 LANDSCAPE PLANS</p> <p>L3.02 LANDSCAPE SCHEDULES</p> <p>L3.03 LANDSCAPE DETAILS &amp; SPECS</p> <p>L4.01 IRRIGATION PLAN</p> <p>L4.02 IRRIGATION DETAIL</p> <p><b>CIVIL</b></p> <p>C1 EXISTING CONDITIONS PLAN</p> <p>C2 SITE PLAN</p> <p>C3 UTILITY PLAN</p> <p>C4 PAVING AND DRAINAGE PLAN</p> <p>C5 PAVEMENT MARKING &amp; SIGNAGE PLAN</p> <p>C6 POLLUTION PREVENTION PLAN</p> <p>C7 CONSTRUCTION DETAILS</p> <p>C8 CONSTRUCTION DETAILS</p> <p>C9 CONSTRUCTION DETAILS</p> <p>C10 CONSTRUCTION DETAILS</p> <p>EXH-1 FIRE HIDRANT COVERAGE</p>	

DRC SUBMITTAL

BROWARD ADDICTION RECOVERY CENTER

CMD: 5209-2004-00

FORT LAUDERDALE, FLORIDA

SALTZ MICHELSON

ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx:(954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Charles Michelson AR 0009976

Project No. :  
2012-152

Drawn By :  
NH

Checked By :  
SD

Date:  
10-10-14

REVISIONS

12/22/14

DRC

COMMENTS

12/22/2014 4:11:52 PM

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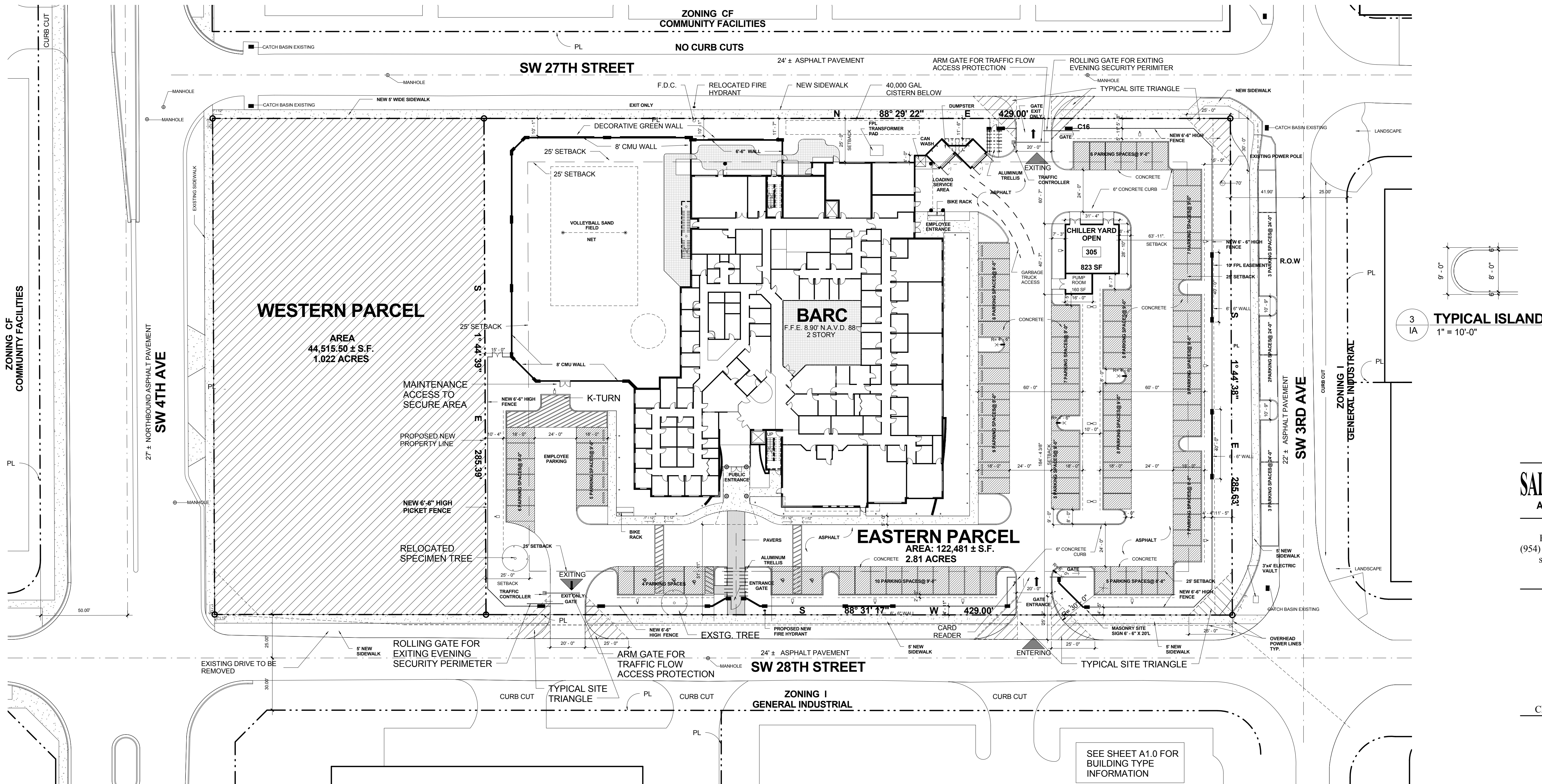
EXHIBIT 1

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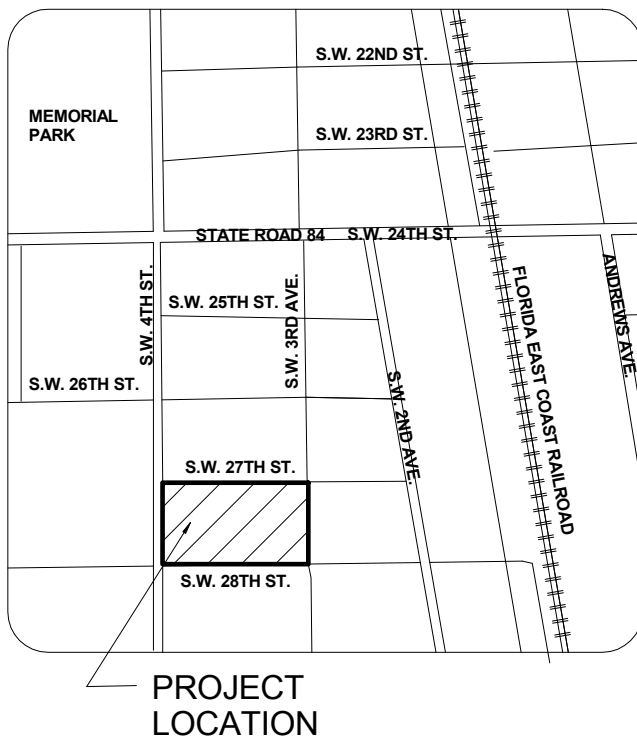
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DRC SUBMITTAL



1  
IA  
CONCEPTUAL SITE PLAN.  
1" = 30'-0"



2  
IA  
LOCATION MAP WITH MAJOR  
ARTERIALS  
3/8" = 1'-0"

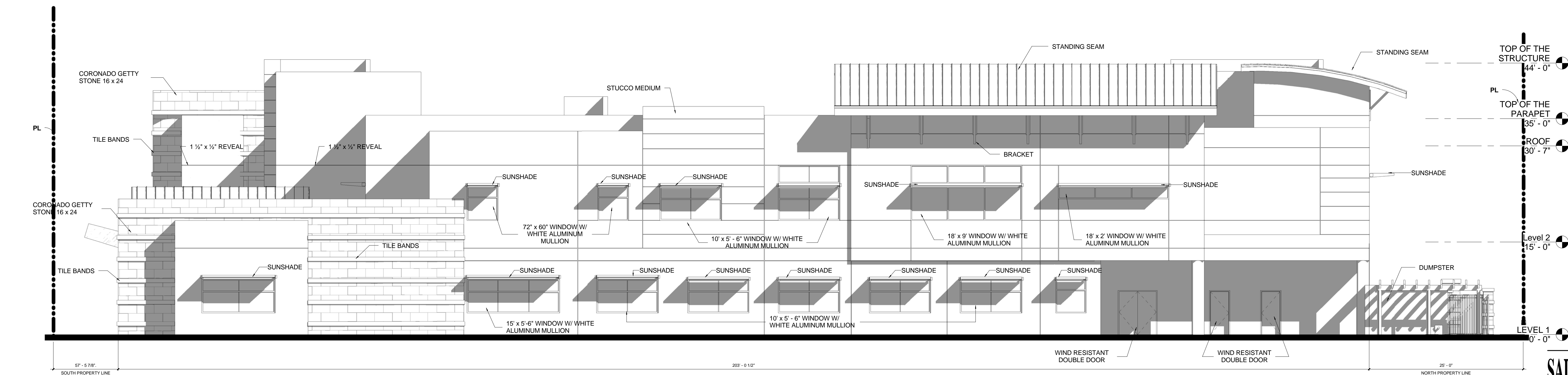
SITE DATA				
SITE INFO		REQUIRED	PROVIDED	
BUILDING SETBACKS				
FRONT SETBACK		25'-00"	51'-11"	
REAR SETBACK		25'-00"	25'-0"	
SIDE SETBACK (EAST)		25'-00"	164'-0"	
SIDE SETBACK (WEST)		25'-00"	85'-2"	
MAXIMUM BUILDING HEIGHT		60'-00"	44'-0"	
STRUCTURE LENGTH			203'-2"	
ZONING PROPOSED CF				
ZONING	SITE AREA	ACRES		
CF	122,481.00 SF	2.81 acres		
GROSS AREA BUILDING BARC-2 STORY		AREA OPEN SPACE		
NAME	AREA	NAME	AREA	
BARC 1ST FLOOR	27,162 SF	OPEN SPACE	45,877 SF	
BARC SECOND FLOOR	21,974 SF		45,877 SF	
	49,136 SF			
BUILDING FOOTPRINT COVERAGE				
NAME	AREA	SITE AREA	ACRES	RATIO
DUMPSTER	419 SF	122,481.00 SF	2.81 acres	0.34%
BARC PATIO	1,303 SF	122,481.00 SF	2.81 acres	1.06%
BARC BUILDING 1ST FLOOR	27,162 SF	122,481.00 SF	2.81 acres	22.18%
BARC CHILLER	1,098 SF	122,481.00 SF	2.81 acres	0.90%
	29,982 SF			24.48%

SITE AREA			
NAME	SITE AREA	ACRES	% RATIO
	122,481.00 SF	2.81 acres	50%
	122,481.00 SF	2.81 acres	50%
FLOOR AREA RATIO BARC			
NAME	AREA	SITE AREA	F.A.R
BARC CHILLER	1,098 SF	122,481 SF	0.01
BARC BUILDING 1ST FLOOR	27,162 SF	122,481 SF	0.22
BARC BUILDING 2ND FLOOR	21,974 SF	122,481 SF	0.18
BARC PATIO	1,303 SF	122,481 SF	0.01
DUMPSTER	419 SF	122,481 SF	0.00
	51,956 SF		0.42
PERVIOUS			
LANDSCAPE	44,811 SF	122,481.00 SF	36.59%
	44,811 SF		36.59%
IMPERVIOUS			
4" CONCRETE SLAB EXT.	3,655 SF	122,481.00 SF	2.98%
5" CONCRETE SLAB PARKING	16,410 SF	122,481.00 SF	13.40%
6" CONCRETE SLAB DUMPSTERS	386 SF	122,481.00 SF	0.31%
6" CONCRETE SLAB UTIL.	1,275 SF	122,481.00 SF	1.04%
ASPHALT	24,667 SF	122,481.00 SF	20.14%
PAVERS	635 SF	122,481.00 SF	0.52%
SIDEWALK	3,208 SF	122,481.00 SF	2.62%
	50,236 SF		41.02%
AREA BUILDINGS-FOOTPRINT COVERAGE			
BARC 1ST FLOOR	27,162 SF	122,481.00 SF	22.18%
	27,162 SF		22.18%
			100.00%

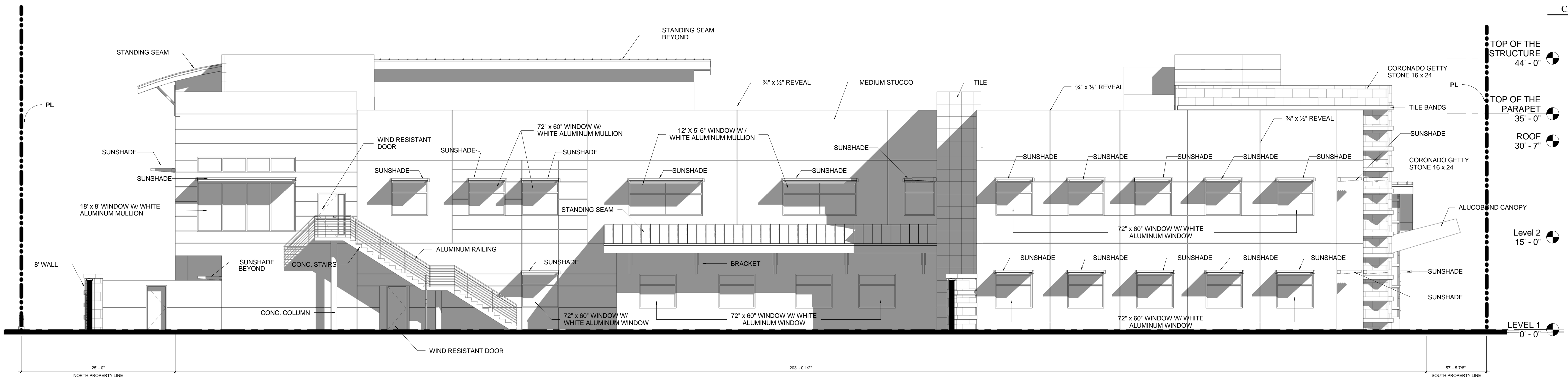
PARKING CALC BARC				
NAME	AREA NET	PARKING RATIO	# PARKING REQUIRED	# PARKING PROVIDED
AREA 1ST FLOOR	25,471 SF	1/1000	25	53
AREA 2ND FLOOR	20,894 SF	1/1000	21	48
			46	101
PROPOSED PARKING SITE				
BUILDINGS	TYPE		QTY	
BARC	9' x 18' PARKING W 2' LANDSCAPE OH		76	
BARC	ADA PARKING SPACE W 2' OH		1	
BARC	ADA PARKING W 2' OH		4	
BARC	PARKING SPACE 9' x 18'		20	
			101	
VUA CALCULATION REQUIRED				
TYPE	AREA		VUA REQUIRED	
5" CONCRETE SLAB PARKING	13,966 SF		2,793 SF	
ASPHALT	24,667 SF		4,933 SF	
		38,633 SF	7,727 SF	
VUA LANDSCAPE PROVIDED				
NAME			AREA	
LANDSCAPE VUA			17,891 SF	
			17,891 SF	
PROPOSED NEW SIDEWALK				
NORTH-SOUTH & WEST		LENGTH		
SIDEWALK STREET		1,646 LF		
		1,646 LF		
NOTES:				
VEHICULAR ACCESS INTO THE SITE IS THROUGH THE EAST GATE ON SW 28TH AVENUE ONLY.				
NORTH & WEST DRIVEWAYS ARE FOR EXIT ONLY. THE SITE WILL BE SECURED BY ROLLING GATES IN THE EVENINGS. TRAFFIC CONTROL ARMS WILL PREVENT ACCESS THROUGH THE EXIT DRIVEWAYS DURING THE DAY				

LEGAL DESCRIPTION	
PER TITLE SEARCH REPORT REPORT PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 10-2011-11313, PREPARED ON NOVEMBER 7, 2011.	
ALL OF BLOCK 12 OF THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO 10-2011-11313 LAUDERDALE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 52, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.	
TOGETHER WITH TRACT "A" OF THE "RESUBDIVISION OF PORTION OF BLOCK 12 OF THE PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, CORRECTED" AS RECORDED IN PLAT BOOK 48, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
LESS THE WEST 156.00 FEET THEREOF.	
SITE PLAN NOTES:	
-THE PROJECT IS LOCATED IN A "HIGH VELOCITY HURRICANE ZONE" (HVHZ) AS DETERMINED BY THE FLORIDA BUILDING CODE 2010 EDITION.	
-BARC FACILITY IS AN "ESSENTIAL FACILITY" RISK CATEGORY IV, EXPOSURE "C"	
-THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, AND ZONE AH ELT AS SHOWN IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE NUMBER 12011C0559 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.	
-FINISH FLOOR : 8.90 (NAVD 88)	
LEGEND	
	CONCRETE PARKING SPACES
	CONCRETE SIDEWALKS & WALKWAYS
	COURTYARD PAVING AREAS
	CONCRETE AND / OR PAVERS
	SITE LIGHTING FIXTURE
	SITE LIGHTING FIXTURE





1 EAST ELEVATION  
A2.0 1/8" = 1'-0"



2 WEST ELEVATION  
A2.0 1/8" = 1'-0"

NOTES:  
1-WALLS ARE STUCCO PAINTED, UNLESS OTHERWISE NOTED  
2-ALL EXTERIOR DOORS AND WINDOWS SHALL BE LARGE MISSILE IMPACT  
3-ALL GLASS BLUE GREEN COLOR

DRC SUBMITTAL

BROWARD ADDICTION RECOVERY CENTER  
CMD: 5209-2004-00  
FORT LAUDERDALE, FLORIDA

SALTZ MICHELSON  
ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
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AA-0002897

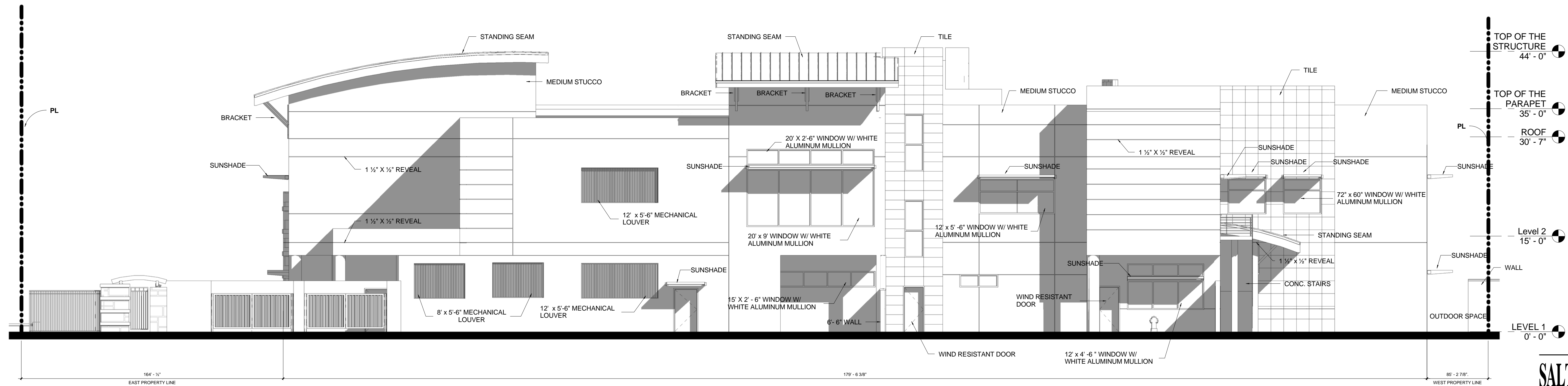
Charles Michelson AR 0009976

Project No. :  
2012-152  
Drawn By :  
AB  
Checked By :  
SD  
Date:  
10-10-14

REVISIONS

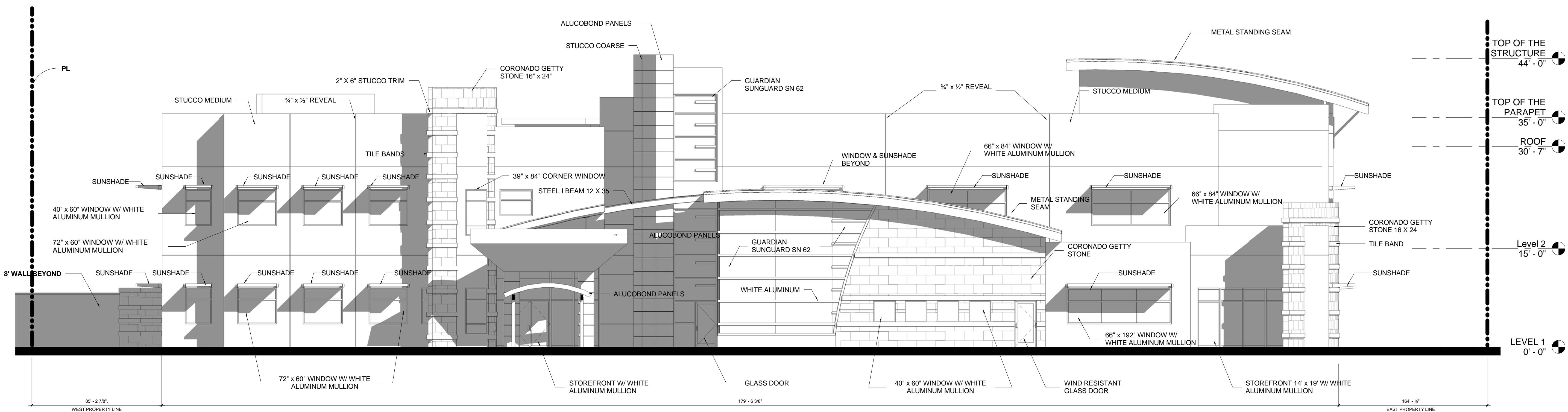
A2.0

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1  
A2.1  
NORTH ELEVATION  
1/8" = 1'-0"

NOTES:  
1-WALLS ARE STUCCO PAINTED, UNLESS OTHERWISE NOTED  
2-ALL EXTERIOR DOORS AND WINDOWS SHALL BE LARGE MISSILE IMPACT  
3-ALL GLASS BLUE GREEN COLOR



2  
A2.1  
SOUTH ELEVATION  
1/8" = 1'-0"

DRC SUBMITTAL

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REVISIONS

A2.1

EXHIBIT 1  
14-0188  
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