

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.

☐ Innovative Development (ID)	\$ 2,640.00
☐ Site Plan Level IV	\$ 950.00
☐ Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
☐ Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
☐ Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
☐ ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
☐ Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
☐ Appeal and/or DeNovo Hearing	\$ 1,180.00
☐ Site Plan Deferral	\$ 490.00
☐ City Commission Request for Review	\$ 800.00
☐ 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	If a signed agent letter is provided, no signature is required on the application by the owner.	
Applicant / Agent's Name		
Development / Project Name		
Development / Project Address	Existing:	New:
Current Land Use Designation		
Proposed Land Use Designation		
Current Zoning Designation		
Proposed Zoning Designation		
Specific Request		

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.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

- Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.
- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
 - The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
 - The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
 - If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
 - If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
 - Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
 - If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
 - The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
 - The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____ CITY COMMISSION CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____(initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

March 21, 2017

To Whom It May Concern:

We hereby authorize Affiliated Development and 613 NW 3rd Ave, LLC its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning and development approvals, including funding approvals to construct the development The SIX13, related to the property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311.

Sincerely,
Gospel Arena of Faith, Inc.

By: Thomas Thompson

Printed Name: Thomas Thompson

Title: President

Date: 3-27-17

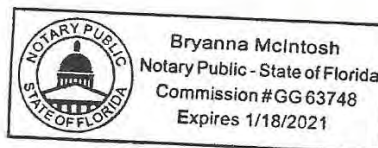
STATE OF Florida)
COUNTY OF Broward) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Thomas Thompson the President of Gospel Arena of Faith, Inc. who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of March, 2017.

Bryanna McIntosh
Notary Public
Bryanna McIntosh
Typed, printed or stamped name of Notary Public

My Commission Expires:



March 21, 2017

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Permitting for property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 613 NW 3rd Avenue, Fort Lauderdale, FL 33311.

Sincerely,

613 NW 3rd Ave, LLC

By: _____

Printed Name: _____

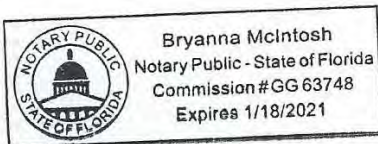
Title: _____

Date: _____

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Jeff Burns who is the Manager of 613 NW 3rd Ave, LLC and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of June, 2017.



Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

Owner: Gospel Arena of Faith, Inc.
Project: Six13
Site Address: 613 NW 6th Street (“Property”)
Request: Rezoning a Portion of the Property from
Author: Andrew Schein, Esq.

November 13, 2017

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

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

RESPONSE: The Property is split between two (2) zoning districts: Northwest Regional Activity Center – Mixed Use East (“NWRAC-MUe”) and RMM-25. The Property is designated Northwest Regional Activity Center (“NWRAC”) under the City’s comprehensive plan. The NWRAC land use category was created to permit a wide variety of retail, residential, and office uses, among others. The proposed development consists of residential uses and retail uses, and the Property is surrounded by residential and retail uses. Rezoning the Property to NWRAC-MUe would be consistent with the City’s comprehensive plan and the underlying NWRAC land use category.

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 character of development in or near the area supports the rezoning. Specifically, the area is characterized by a diverse mixture of uses such as retail, service, and residential uses, including retail uses to the east, south, and west, single family residential uses to the north, and multifamily residential uses to the east. The parcels immediately west of the parcels to be rezoned are zoned B-3, further supporting the rezoning. If approved, the use of this land will be consistent with the pattern of commercial and residential development along the Sistrunk Boulevard corridor. The Project will also satisfy the need for mixed-use developments that are necessary to balance the increase in residents coming to Fort Lauderdale with the need to lessen the transportation impacts of such residents.

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 rezoning of the property to NWRAC-MUe is compatible given the mixture of land uses surrounding the Property. The area is characterized by a

variety of commercial uses to the west, south, and east, and multi-family uses to the east. The parcel to be rezoned is surrounded by the following zoning districts:

North – RMM-25

South – NWRAC-MUe

West – NWRAC-MUe and B-3

East – MWRAC-MUe

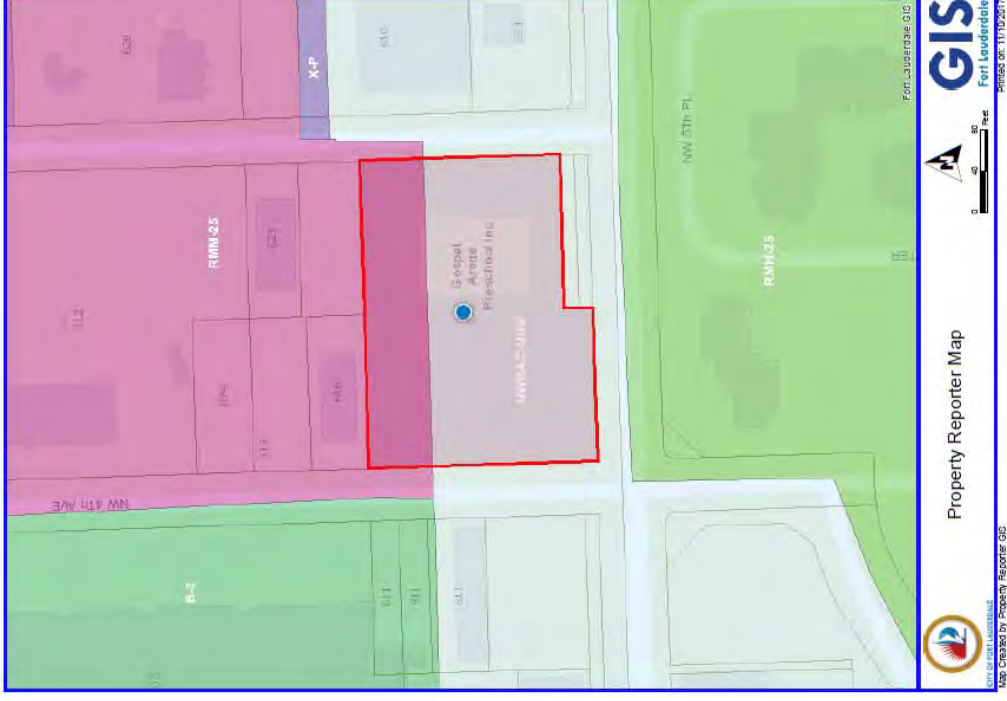
The proposed rezoning to NWRAC-MUe would permit the development site to be unified under the NWRAC-MUe zoning district and developed in accordance with the standards required under the City's ULDR. Additionally, the existing use of the Property is entirely non-residential. The rezoning to NWRAC-MUe is compatible with the surrounding districts and uses as well as the current use of the Property.

SIX13 REZONING

613 NW 3rd Avenue
Fort Lauderdale, FL

Table of Contents

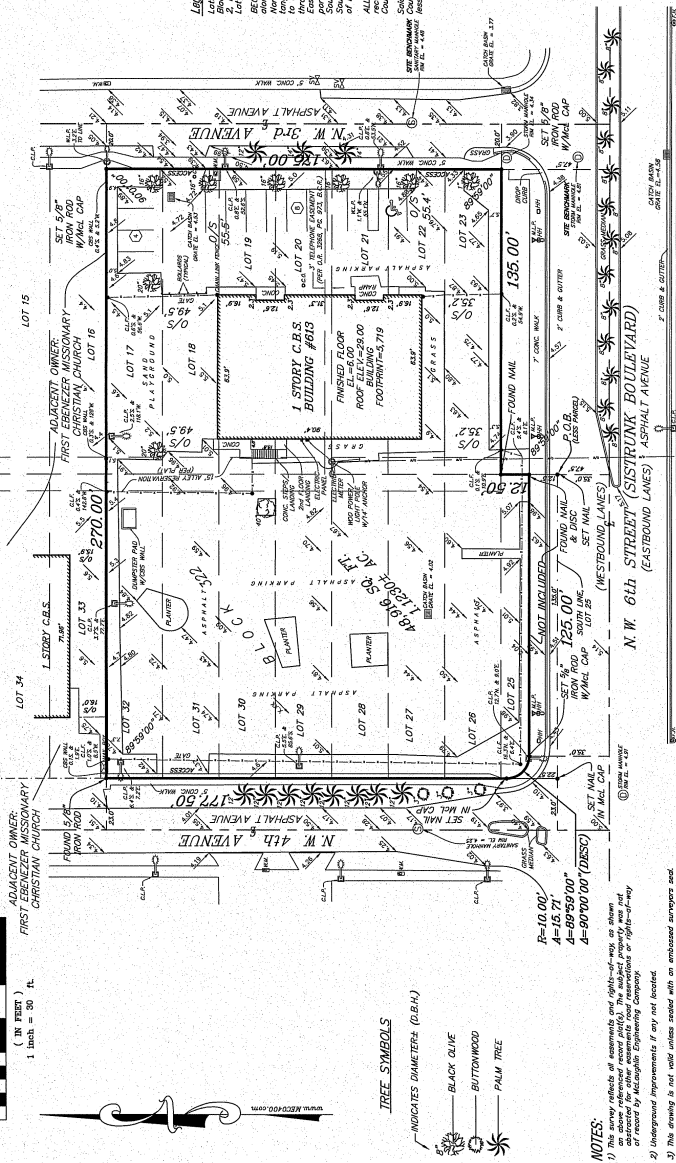
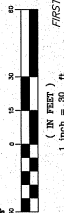
1-	Cover Page
2-	Land Use and Zoning Maps
3-	Survey
4-	Plat (1/2)
5-	Plat (2/2)
6-	Aerial Photo
7-	Sketch and Legal Description of Area to be Rezoned



ALTA/NSPS LAND TITLE SURVEY **LOTS 17-23 & LOTS 26-32 & PORTION OF LOT 25,** **BLCK 322, PROGRESSO** **PLAT BOOK 2, PAGE 18, M.D.C.R.**

Prepared by:
McAUGHLIN ENGINEERING COMPANY (L.B.#205)
1780 N.W. 84th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615

GRAPHIC SCALE



TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
- BLACK OLIVE
- BUTTERNUT
- PALM TREE

NOTES:

- 1) The survey reflects of easements and rights-of-way, as shown on the plat. The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 2) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 3) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 4) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 5) All iron rods 5/8" or larger, unless otherwise noted.
- 6) Reference Bench Mark: City of Fort Lauderdale Bench Mark #216, located at the intersection of N.W. 4th Avenue and N.W. 3rd Avenue, is shown on the plat.
- 7) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 8) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
- 9) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.
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- 12) The survey is not a boundary survey and does not establish or alter easements or rights-of-way.

LEGEND

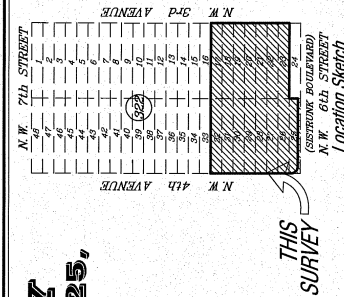
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FILE NO. **17-2-060**

FIELD BOOK NO. 105, L.B. 352/6
JOB ORDER NO. 17-2088

Surveyed by: [Signature] Date: 10/12/11 PM

FILE NO. **17-2-060**



THIS SURVEY

Location Sketch

Not To Scale

Legal Description

Lot 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, Block 322, of the public records of Miami-Dade County, Florida, together with

Lot 25, Block 322, less that portion thereof described as follows:

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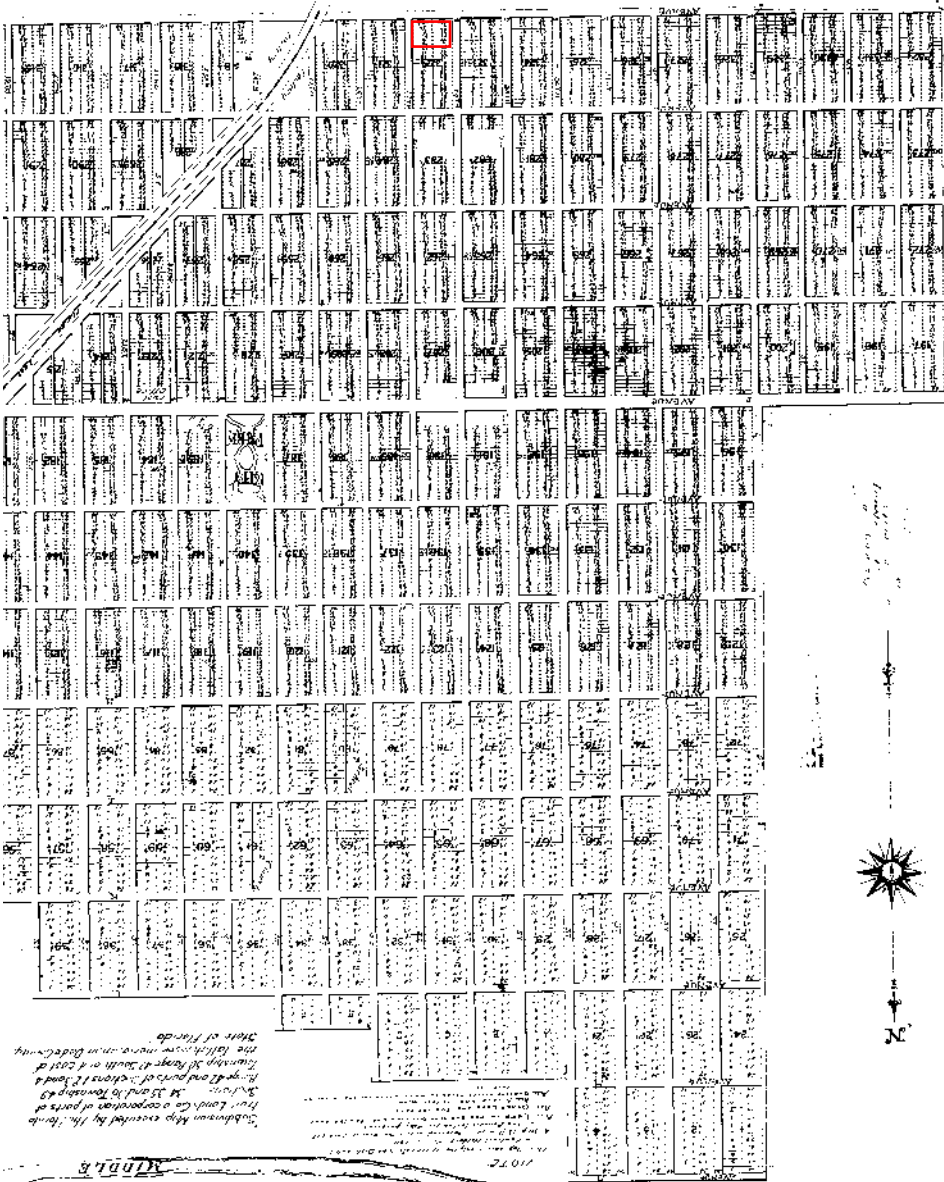
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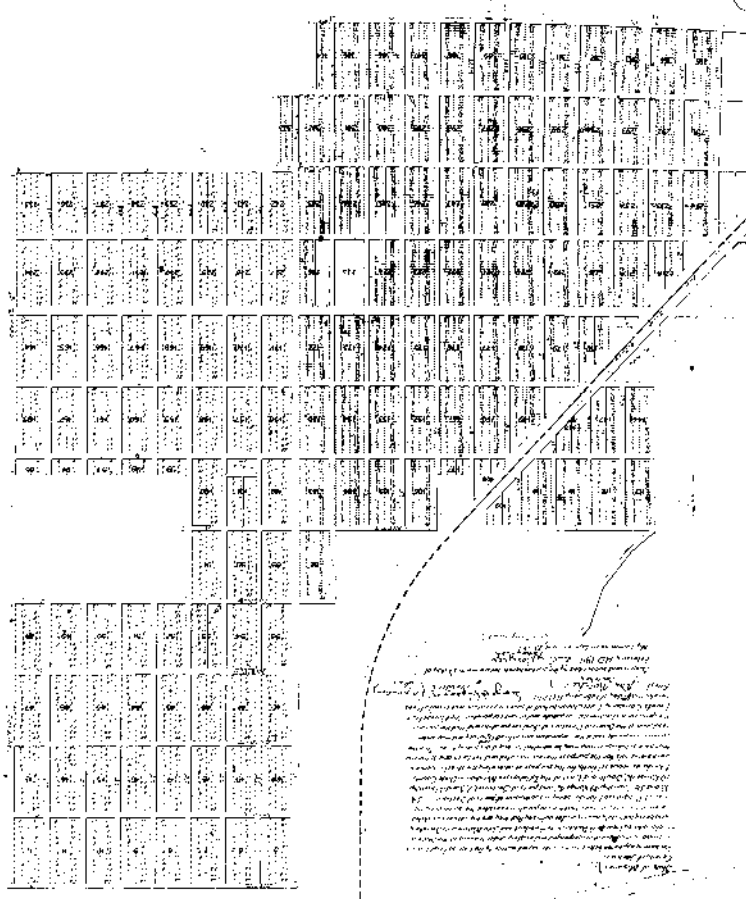
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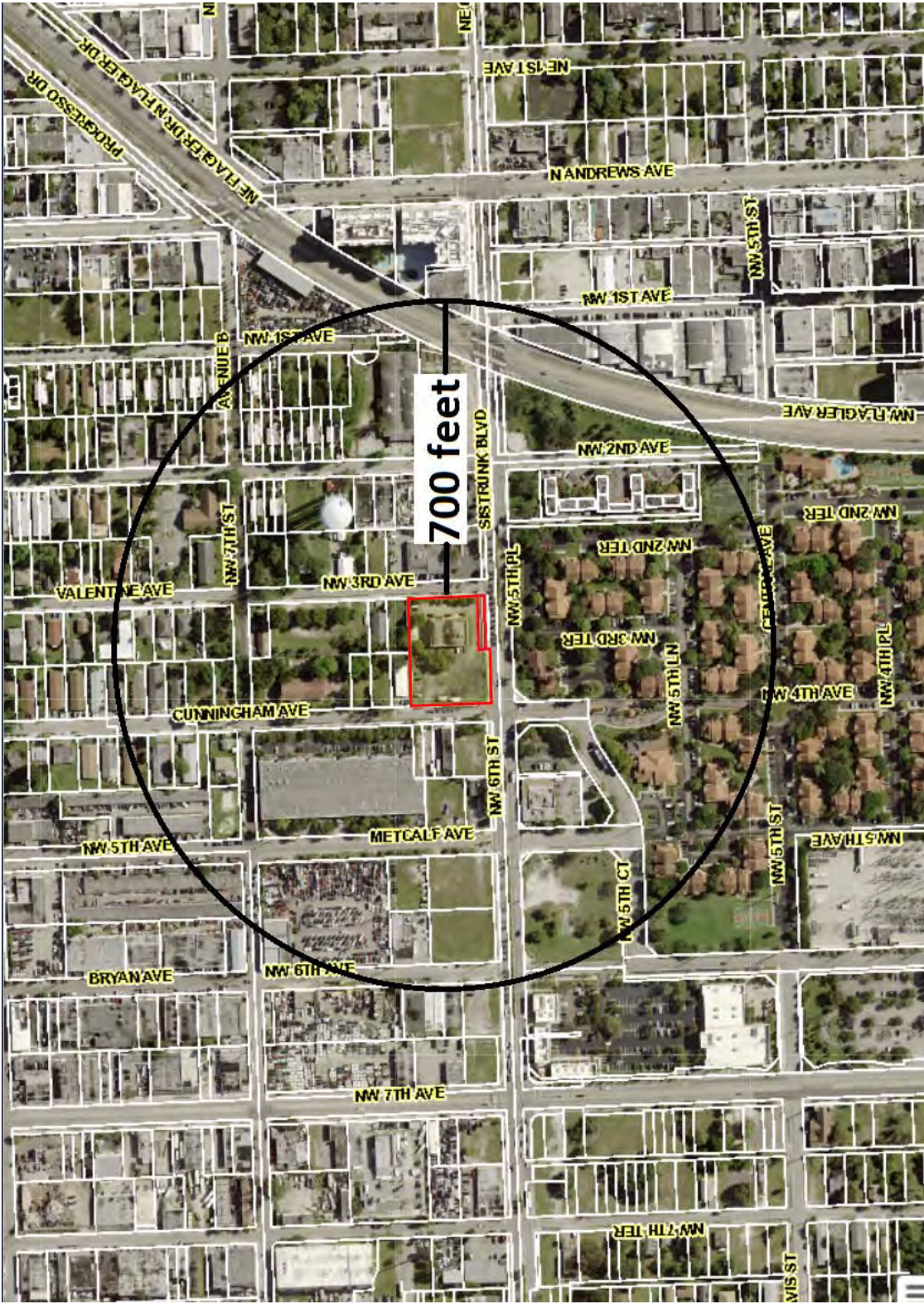
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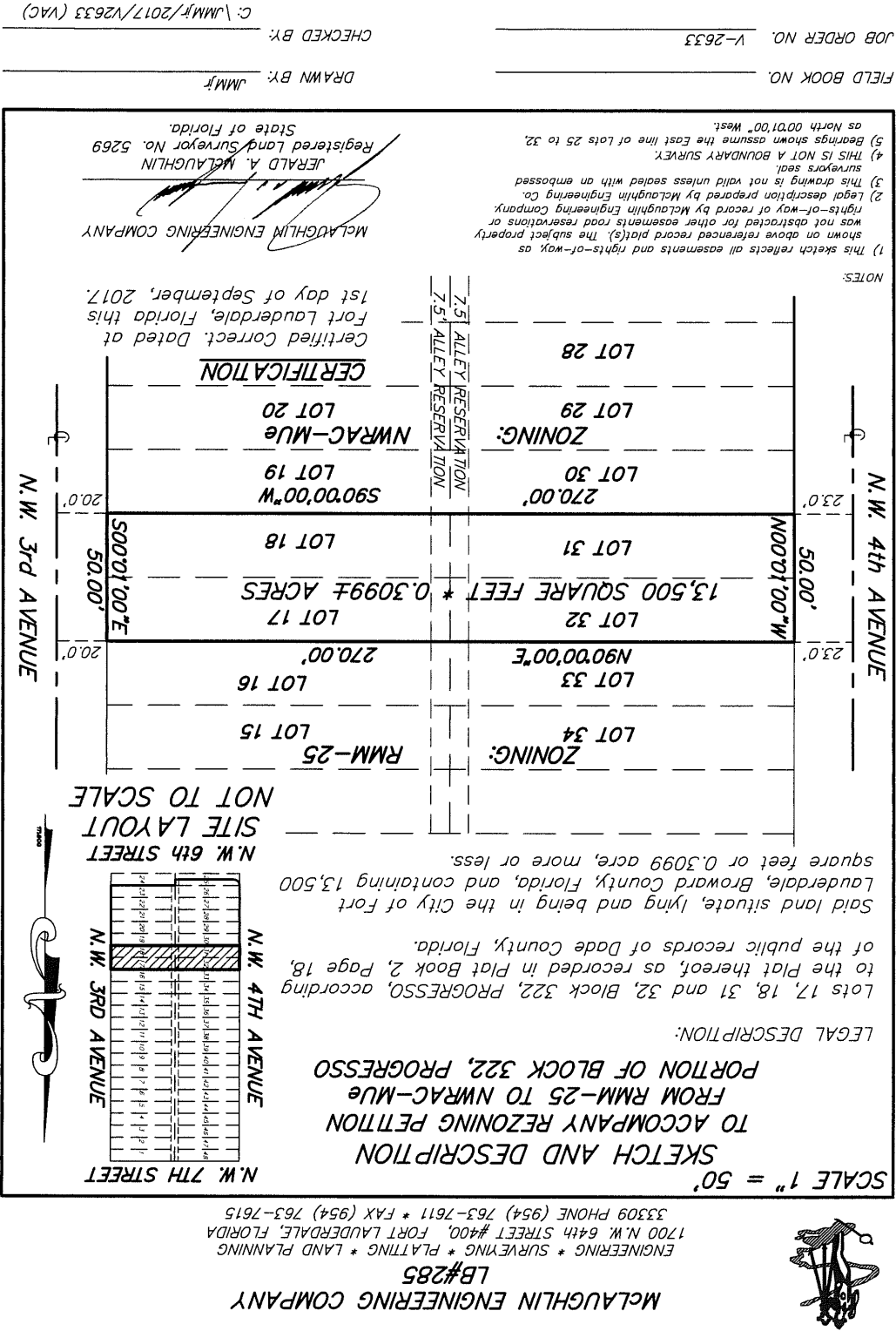


PLAT OF LAND IN THE CITY OF MIAMI, FLORIDA, FOR THE PURPOSE OF SELLING THE SAME IN LOTS AND BLOCKS, AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF MIAMI, FLORIDA.

RESSO, FLORIDA
DADE COUNTY
L. J. RESSO & SONS
MIAMI, FLORIDA

MAP OF







THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

THE SIX13

FORT LAUDERDALE, FLORIDA MULTI-FAMILY APARTMENT BUILDING



INDEX OF DRAWINGS	
ARCHITECTURAL	LANDSCAPE
A000. COVER SHEET	L0-100. TREE DISPOSITION PLAN
A001. SURVEY	L1-101. ILLUSTRATIVE SITE PLAN
A001. LAND USE & ZONING MAPS	L1-102. ALTERNATIVE SITE PLAN
A002. PLAT MAP	L4-000. PLANTING NOTES
A111. SITE PLAN / FIRST FLOOR PLAN	L4-100. TREE PLAN
A112. SECOND FLOOR PLAN	L4-101. SHRUB PLAN
A113. THIRD FLOOR PLAN	L4-201. SILVA CELL PLAN PLAN
A114. FOURTH FLOOR PLAN	L4-300. PLANTING DETAILS
A115. FIFTH & SIXTH FLOOR PLAN	L4-301. PLANTING DETAILS
A116. LOWER ROOF PLAN	CIVIL
A117. UPPER ROOF PLAN	C-0. COVER SHEET
A201. EXTERIOR ELEVATIONS	C-1. NOTES AND SPECIFICATIONS
A202. ENLARGED ELEVATIONS	C-2. PAVING, GRADING AND DRAINAGE PLAN
A204. EXTERIOR ELEVATIONS WITH LANDSCAPING	C-3. WATER AND SANITARY SEWER PLAN
A205. EXTERIOR ELEVATIONS WITH LANDSCAPING	C-4-4-1. PAVING, GRADING AND DRAINAGE DETAILS
A206. CONTEXT ELEVATIONS	C-5-5-1. CITY OF FORT LAUDERDALE WATER DETAILS
A301. PHOTOMETRICS - NORMAL - FIRST FLOOR	C-6. POLLUTION AND EROSION CONTROL PLAN
A301.1. PHOTOMETRICS - EMERGENCY - FIRST FLOOR	
A302. PHOTOMETRICS - NORMAL - SECOND FLOOR	
A302.1. PHOTOMETRICS - EMERGENCY - SECOND FLOOR	
A303. PHOTOMETRICS - NORMAL - THIRD FLOOR	
A303.1. PHOTOMETRICS - EMERGENCY - THIRD FLOOR	
A401. AERIAL RENDERINGS	
A402. OVERALL RENDERINGS	
A403. RENDERINGS	
A404. RENDERINGS	
A405. RENDERINGS	
A501. SITE CONTEXT	
A601. STREET SECTIONS	
A601. CONSTRUCTION STAGING PLAN	

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414 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CIVIL ENGINEERING

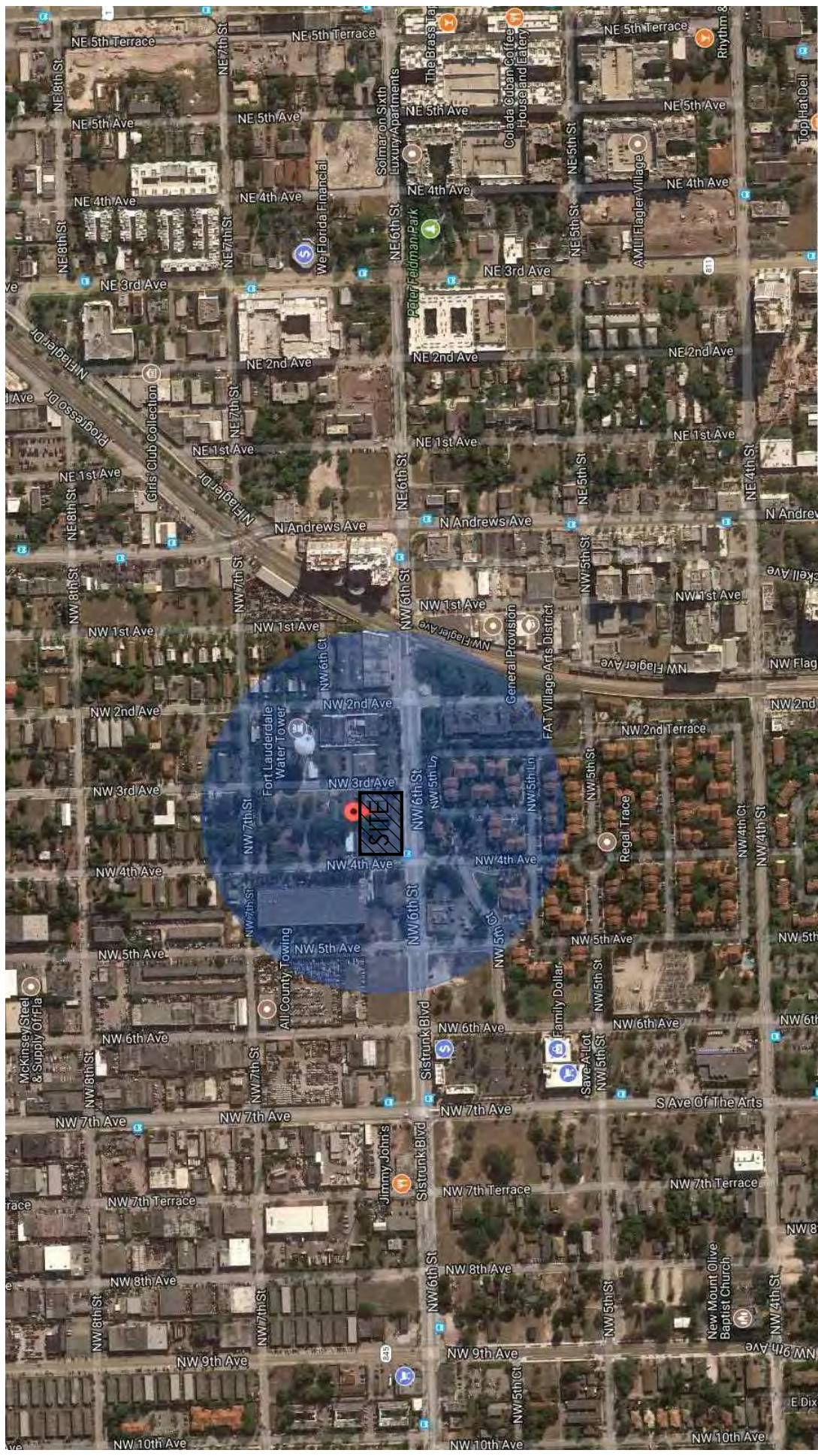
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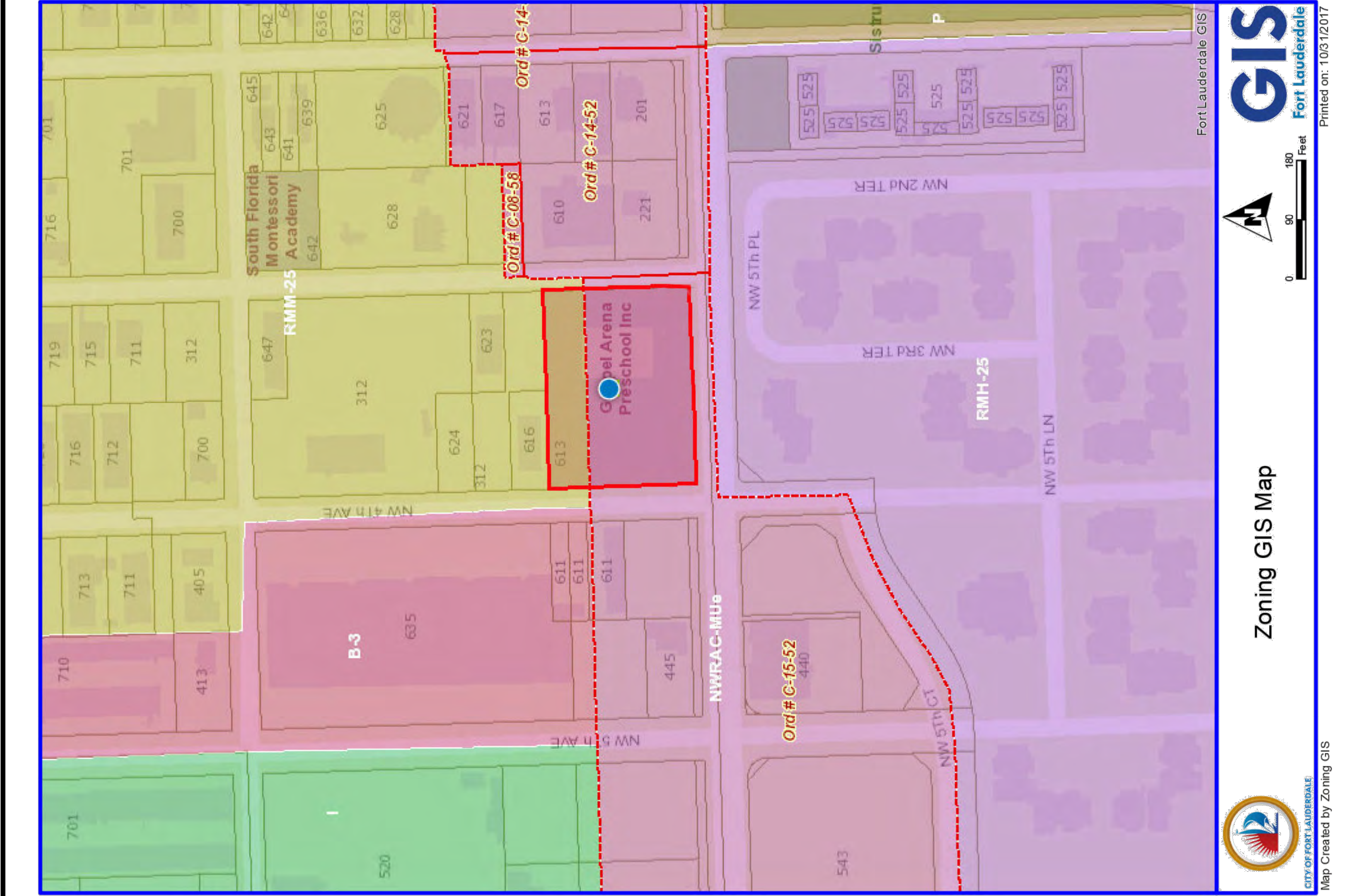
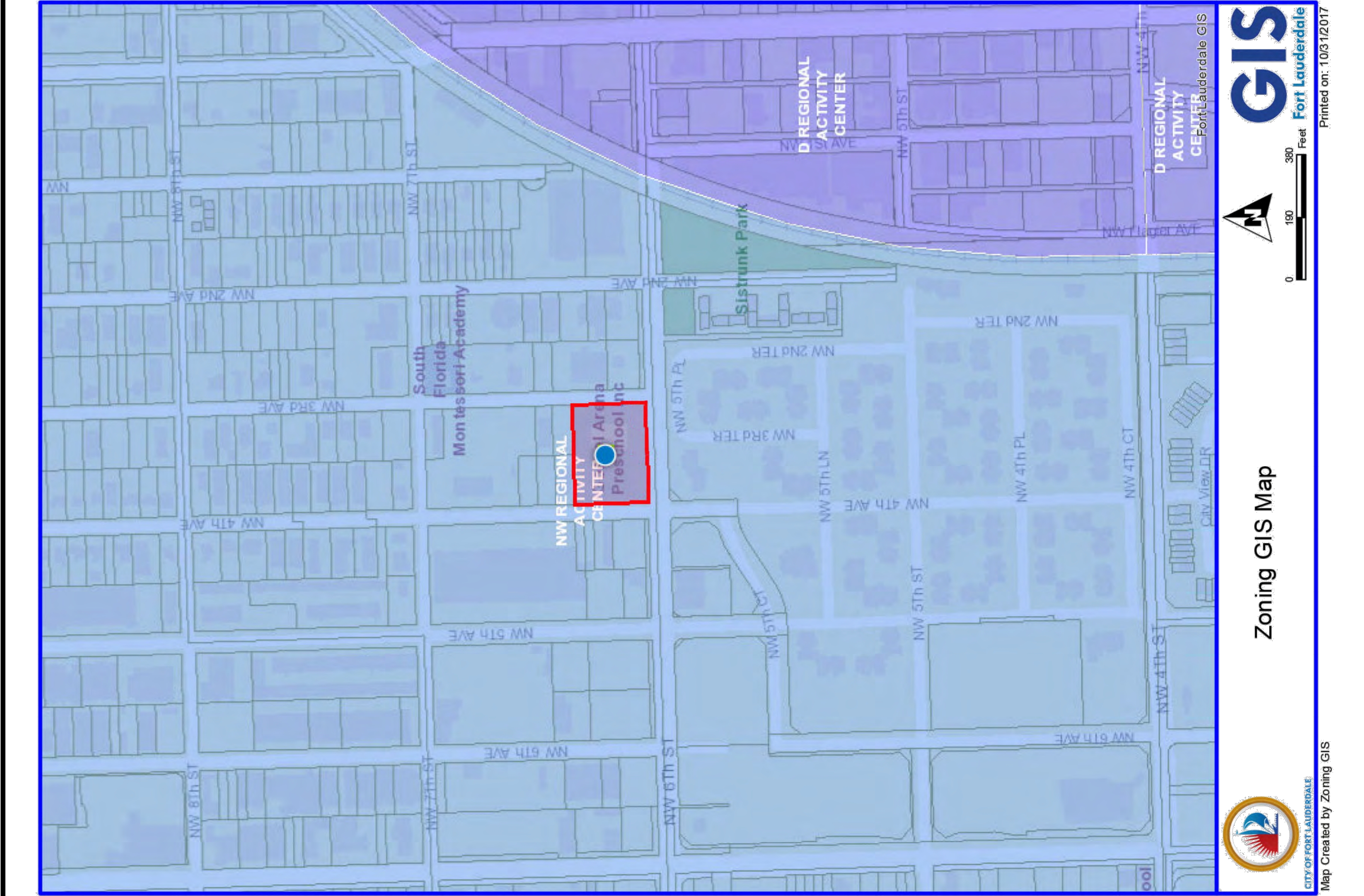


AERIAL

CIRCLE DENOTES 700 FOOT RADIUS

DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING

DEVELOPMENT REVIEW COMMITTEE SITE PLAN



DESIGNED JT	DRAWN BW	CHECKED JT
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DRC Case No.



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DATE: 11/13/17	COMM: 17049
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THE SIX13

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LAND USE & ZONING MAPS
DRC SUBMITTAL

A001



SECOND FLOOR PLAN

SCALE: 1" = 16'-0"



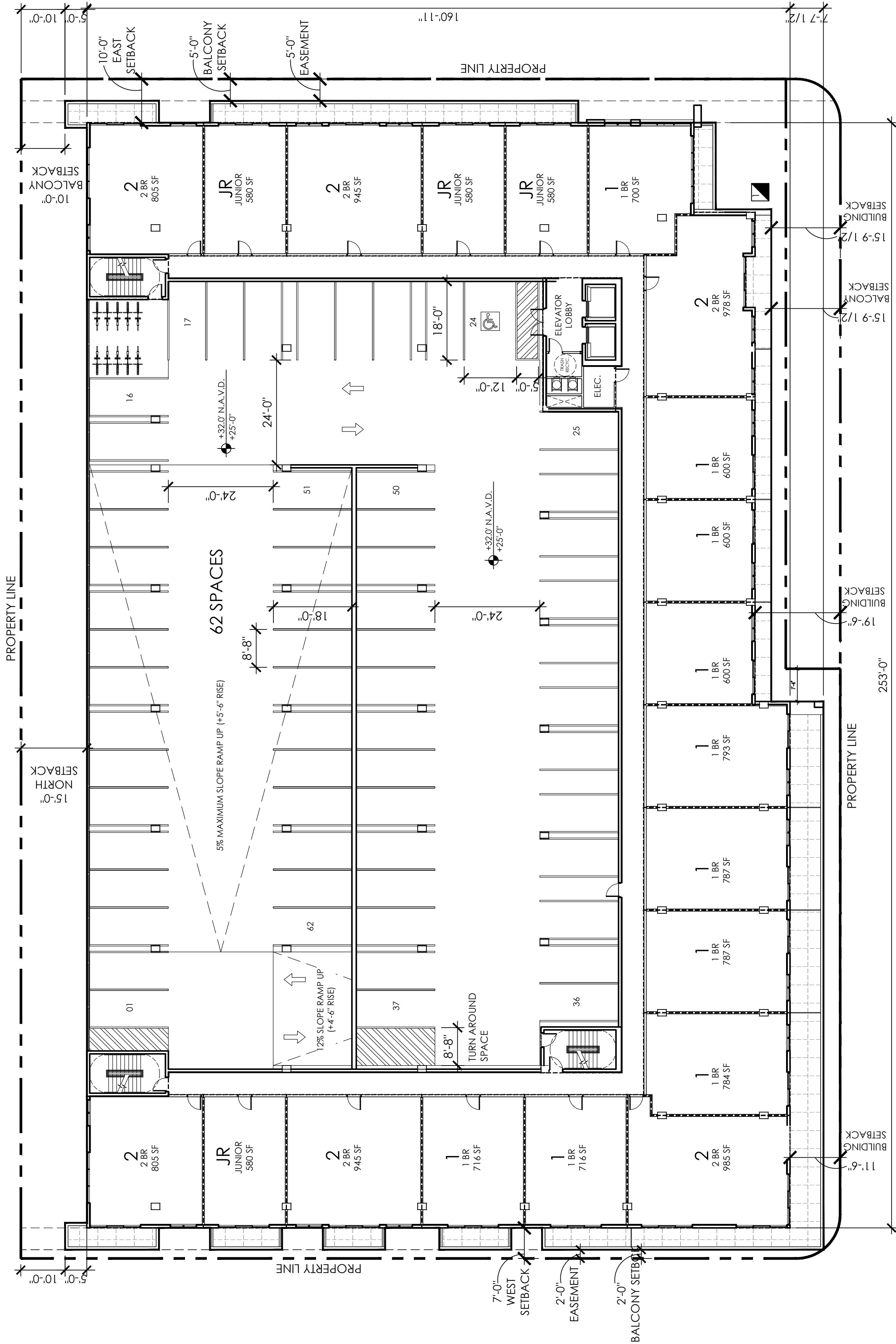
THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

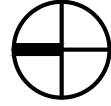
SECOND FLOOR PLAN

DRC SUBMITTAL

A112



THIRD FLOOR PLAN
SCALE: 1" = 16'-0"



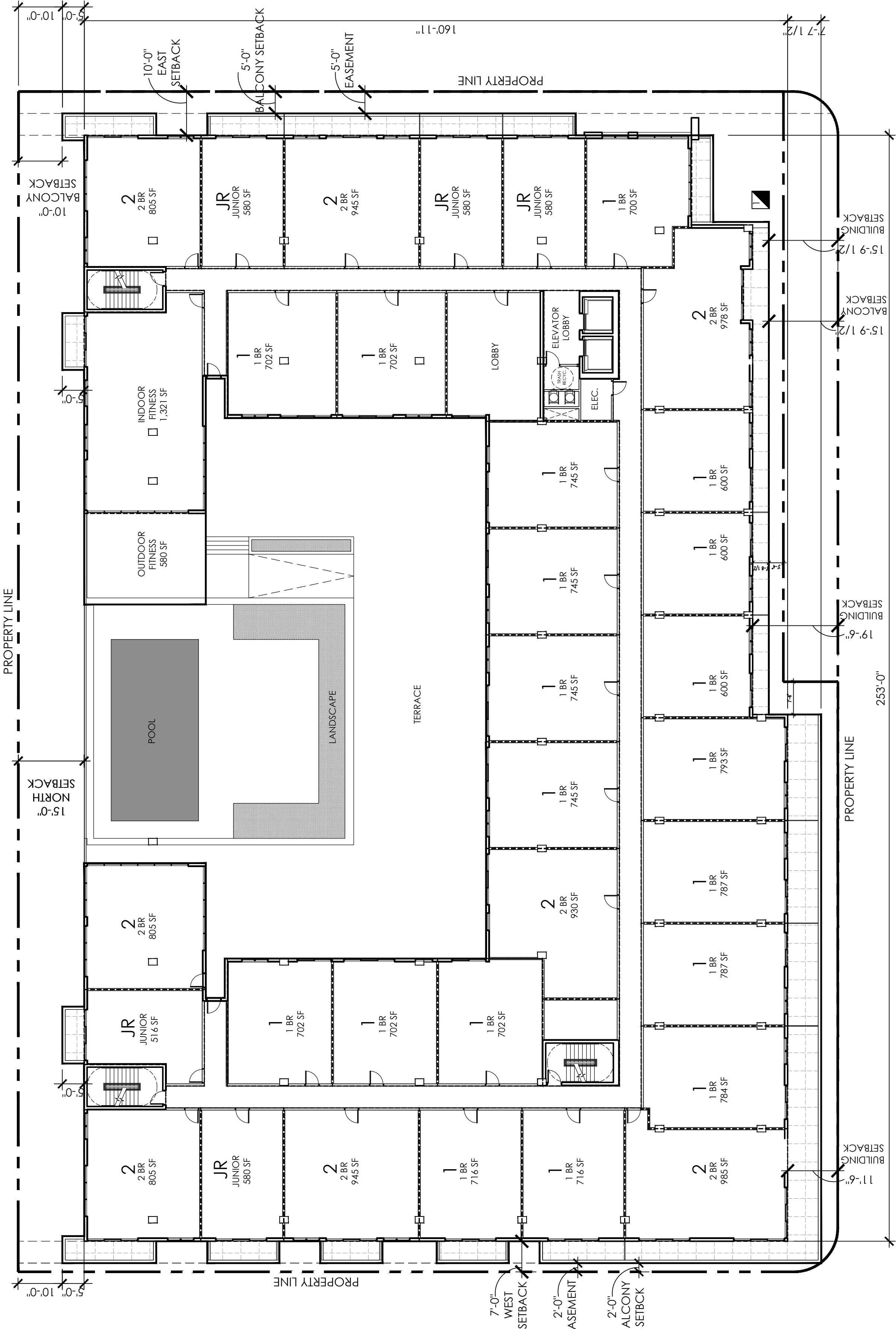
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JT	BW	JT

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FOURTH FLOOR PLAN
SCALE: 1" = 16'-0"



FOURTH FLOOR PLAN
SCALE: 1" = 16'-0"



DATE:	COM:
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FOURTH FLOOR PLAN
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A114

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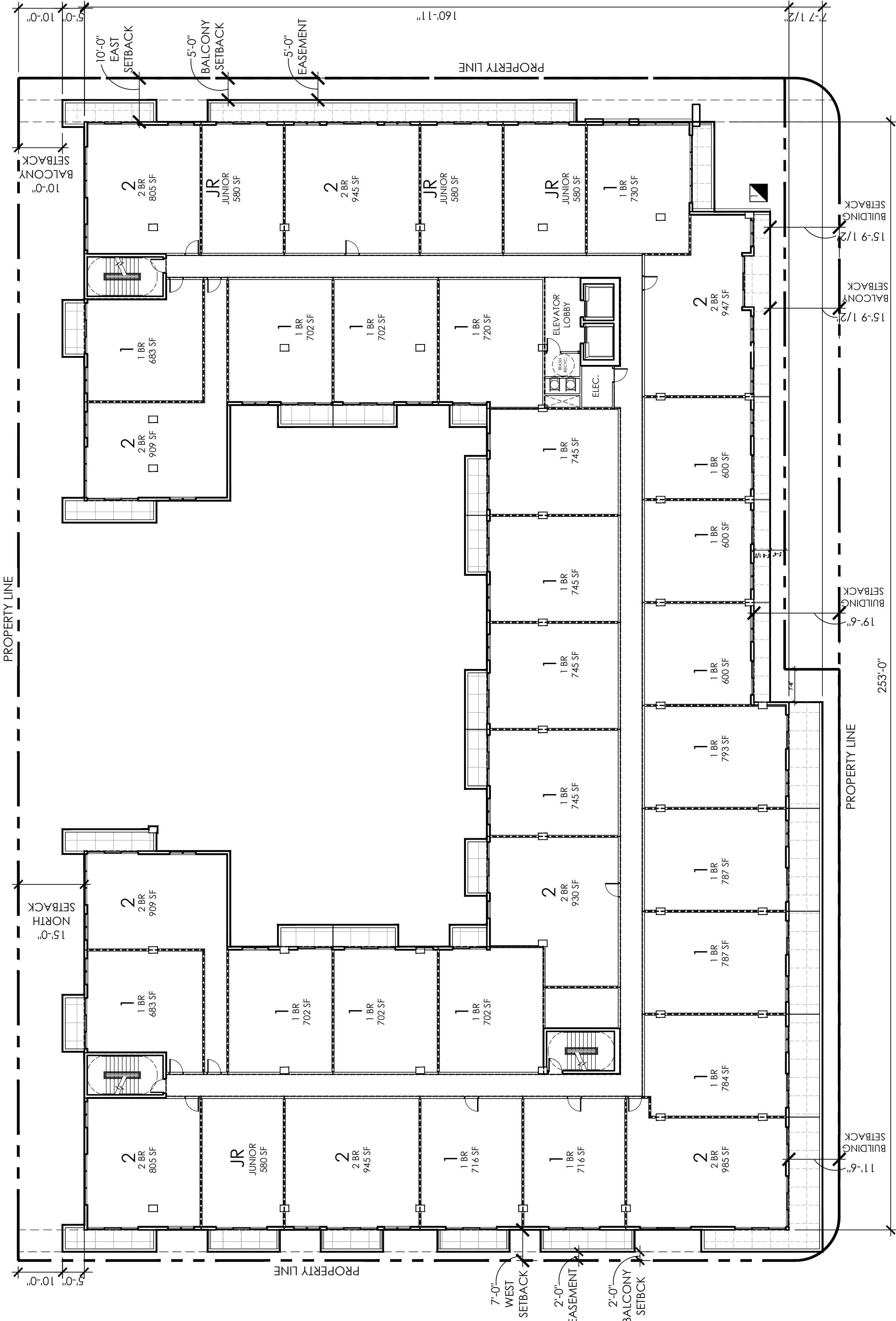
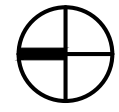
DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R E V I S I O N S	
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FIFTH & SIXTH FLOOR PLAN
SCALE: 1" = 16'-0"



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11/13/17	17049

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FIFTH & SIXTH FLOOR PLAN
DRC SUBMITTAL

A115

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DRC Case No.		



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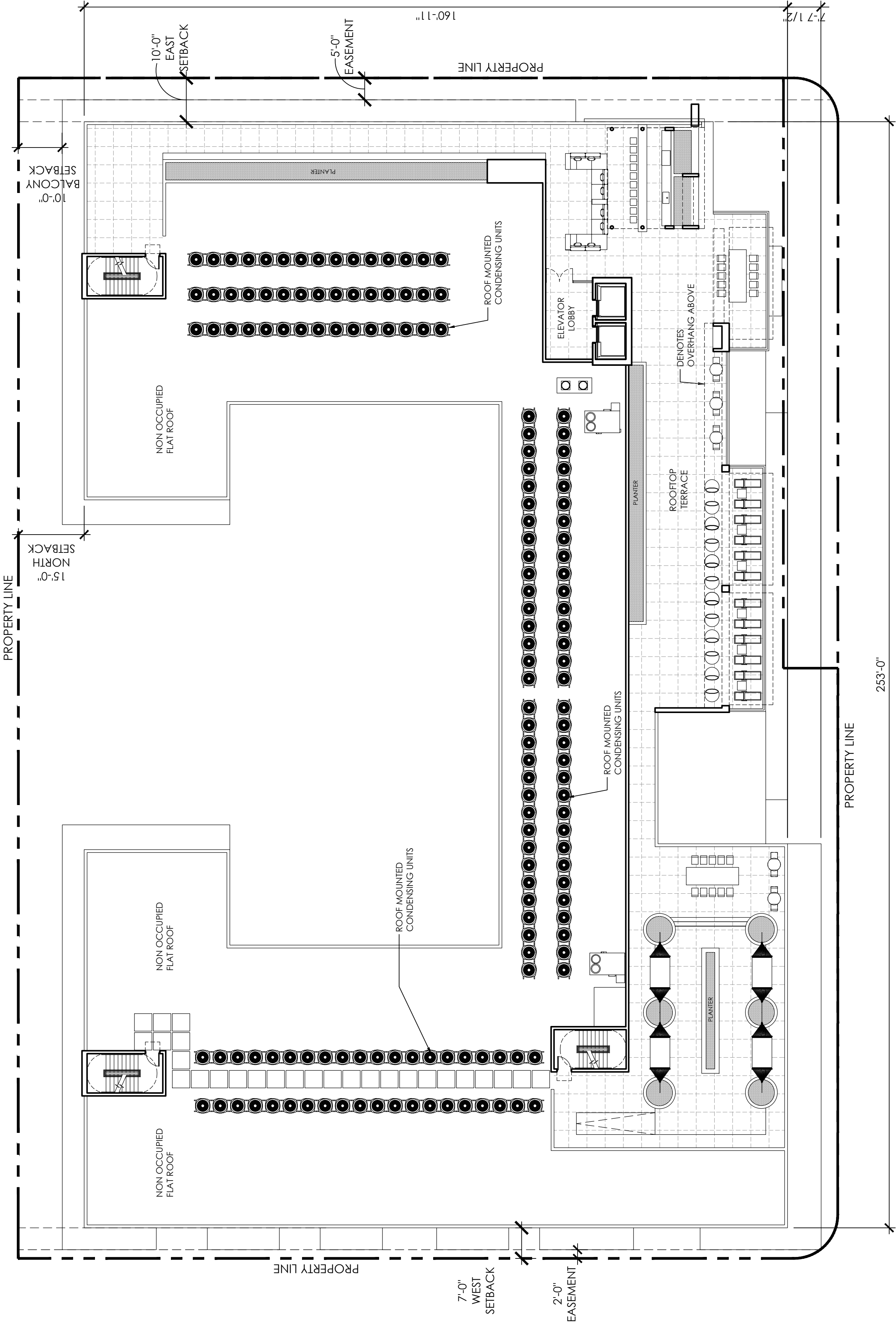
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LOWER ROOF PLAN
DRC SUBMITTAL

A116

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LOWER ROOF PLAN
SCALE: 1" = 16'-0"

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EXTERIOR ELEVATIONS
DRC SUBMITTAL

A201

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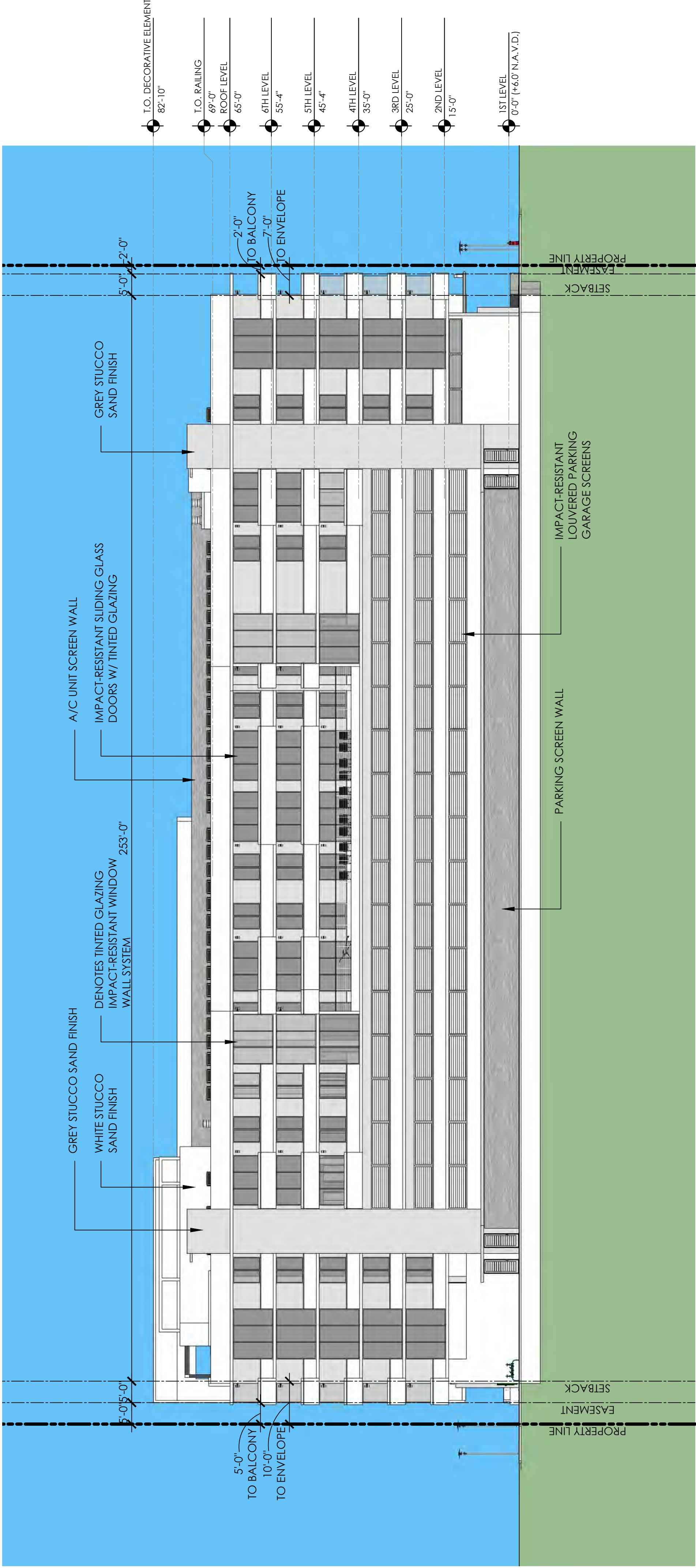
GLASS RAILING

SCALE: N.T.S.



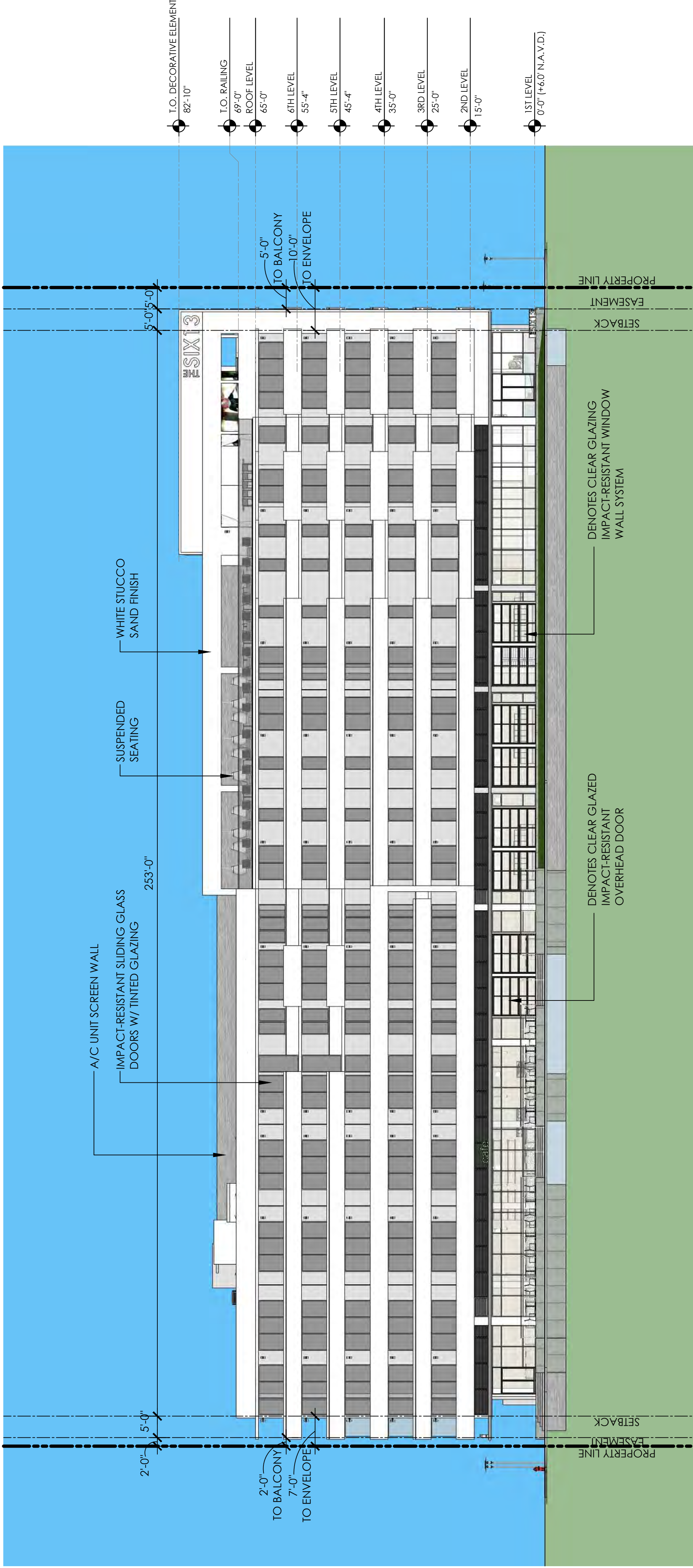
STOREFRONT

SCALE: N.T.S.



NORTH ELEVATION

SCALE: 1" = 16'-0"



SOUTH ELEVATION

SCALE: 1" = 16'-0"

DESIGNED JT	DRAWN BW	CHECKED JT
DRC Case No.		



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DATE: 11/13/17	COMM: 17049
THE SIX13	

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EXTERIOR ELEVATIONS WITH LANDSCAPING
DRC SUBMITAL

A204

PRINTED ON: 12.22.17



NORTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"



SOUTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

DESIGNED JY	DRAWN BW	CHECKED JY
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DRC Case No.



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE: 11/13/17	COMM: 17049
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THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS WITH LANDSCAPING
DRC SUBMITAL

A205



EAST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"



WEST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"



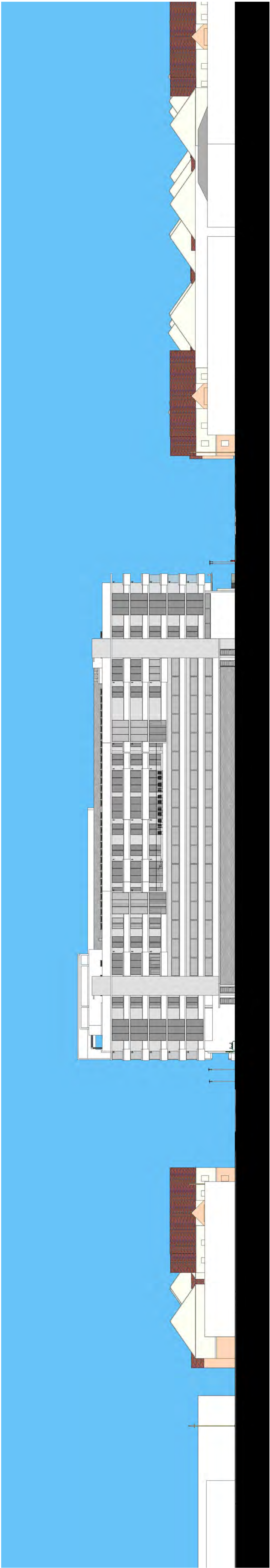
EAST CONTEXT ELEVATION

SCALE: N.T.S.



WEST CONTEXT ELEVATION

SCALE: N.T.S.



NORTH CONTEXT ELEVATION

SCALE: N.T.S.



SOUTH CONTEXT ELEVATION

SCALE: N.T.S.

DRC Case No.



THE SIX13

CONTEXT ELEVATIONS

DRC SUBMITTAL

A206



AERIAL VIEW LOOKING NORTH WEST



AERIAL VIEW LOOKING SOUTH EAST

AERIAL RENDERINGS

SCALE: N.T.S. THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED JT	DRAWN BW	CHECKED JT
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DRC Case No.



R E V I S I O N S

DATE: 11/13/17	COMM: 17049
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THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

AERIAL RENDERINGS
DRC SUBMITTAL

A401

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

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THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A402

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VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE:	COM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A403



VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH WEST

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS



VIEW LOOKING AT SOUTH EAST CORNER



VIEW LOOKING AT SOUTH WEST CORNER



VIEW LOOKING AT EAST EDGE



VIEW LOOKING AT WEST EDGE



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE:	COM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A404

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED JT	DRAWN BW	CHECKED JT
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DRC Case No.



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE:	11/13/17
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THE SIX13

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RENDERINGS
DRC SUBMITTAL

A405

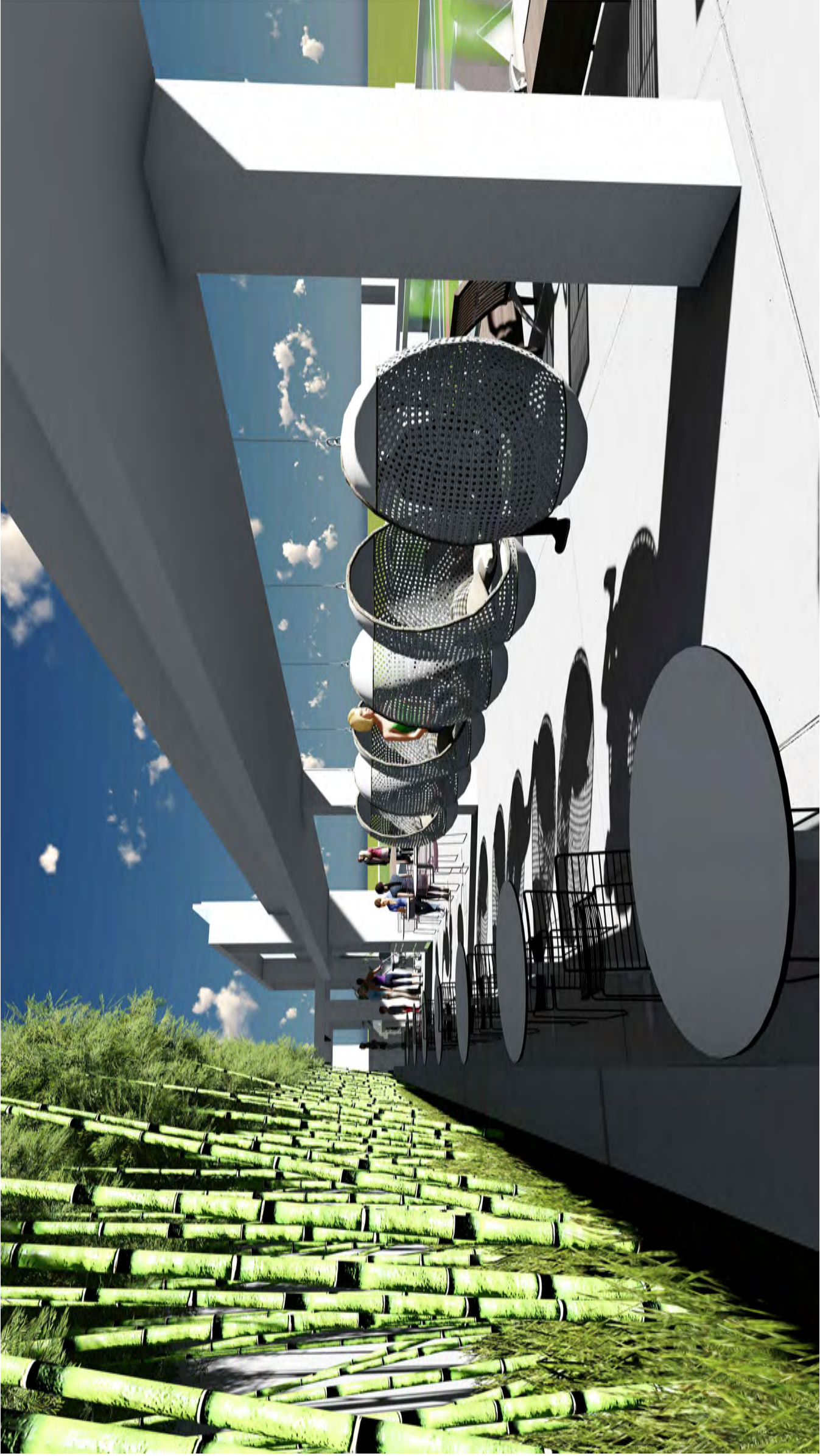
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VIEW LOOKING AT SOUTH EAST CORNER



VIEW LOOKING AT SOUTH WEST CORNER



VIEW LOOKING AT EAST EDGE



VIEW LOOKING AT WEST EDGE



THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED JT	DRAWN BW	CHECKED JT
DRC Case No.		



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE: 11/13/17	COMM: 17049
THE SIX13	

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A406

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VIEW LOOKING EAST



VIEW LOOKING AT EAST EDGE



VIEW LOOKING EAST AT SOUTH WEST CORNER



VIEW LOOKING AT SOUTH COMMERCIAL EDGE

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS