



FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE
Site Plan Level II, Development Review Committee (DRC) - RAC

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number: R15017
Project Name: URBN Flagler / URBN Flagler, LLC and Third Avenue, LLC
Project Description: Proposed Uses: 512 dwelling units (DUs), 29,074 square feet commercial space
Lot Size: 73,500 square feet / 1.6872 acres
Height: South Tower - 19 levels / North Tower - 27 levels
Parking: 600 parking spaces provided

Address: 421 - 441 NE 3rd Avenue
Zoning District: Regional Activity Center - City Center (RAC-CC)
Land Use: Downtown Regional Activity Center

Determination: The Development Review Committee reviewed the project on March 24, 2015. The project was presented to the Historic Preservation Board for review and comment on November 4, 2019. The minutes of the meeting are on file with DSD.

- Conditions:**
1. This approval is subject to the following conditions:
 2. Applicant will continue to coordinate the streetscape plan for NE 5th Street with City Staff to achieve the appropriate balance between featuring the historic facade and shade tree placement (via a separate Site Plan Level I Application). Applicant will coordinate the possibility of adding an additional street tree to NE 4th Street (via a separate Site Plan Level I Application);
 3. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees;
 4. Prior to final DRC, either one of the following shall be submitted: proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;
 5. Prior to issuance of C.O. provide Maintenance Agreement and Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements.
 6. Prior to issuance of C.O. provide all easement or right-of-way dedications as shown on plans.
 7. Prior to issuance of building permit provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (unless proposed drainage design is based on Pre vs. Post analysis).

8. Please be advised that within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girigen at 954-828-5123 or dairisaen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

Approval Date: **January 19, 2020 – (CC-call up period ends /clock starts)**
Expiration: Submit Building Permit Application by July 20, 2021
Building Permit Issued by January 20, 2022

If you need more information on a particular use or any additional information, please contact me at (954) 828-6495 or via email at YRedding@fortlauderdale.gov.

Sincerely,


Yvonne Redding
Urban Planner III

In a voice vote, motion passed 9-0.

2.

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REQUEST: Historic Preservation Board Review and Comment on proposed new development - URBN at Flagler Village, adjacent to designated Historic Landmark First Evangelical Lutheran Church

Case Number	H19029	FMSF#	
Owner	URBN Flagler LLC and Third Avenue Development, LLC		
Applicant	Courtney Crush, Crush Law P.A.		
Address	421 - 441 NE 3rd Avenue		
General Location	Southwest corner of NE 3 Avenue and NE 5 Street		
Legal Description	Designated Portion: LOTS 1 AND 2, LESS EAST 5 FET, BLOCK 29, NORTH LAUDERDALE AMENDED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA Entire Property: NORTH LAUDERDALE AMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29		
Existing Use	Former Church (now vacant)		
Proposed Use	Mixed-use		
Zoning	RAC-CC		
Applicable ULDR Sections	City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element		
Authored By	Trisha Logan, Urban Planner III		

[See staff report attached hereto]

Ms. Logan reviewed the staff report, which concluded with:

With the physical separation between the two structures, setbacks provided, as well as measures taken for the new development to complement the historic landmark, the perceived level of adverse effects is minimized. Staff would suggest that the following condition be taken into consideration:

1. Staging for the new construction project shall not negatively impact the adjacent historic structure and protection from construction debris and construction equipment shall be provided, as necessary. A protection plan must be submitted to the Historic Preservation Board Liaison prior to applying for building permits.

Courtney Crush, attorney, gave a Power Point presentation of the materials provided in the board member packets.

Mr. Blank liked the design and the incorporation of color in the new construction.

Ms. Crush explained that the landscape plan had been updated since the rendering in the Power Point was created. She informed the Board that the church would be used for dining and perhaps performance space.

Jean Francois Gervais, architect, clarified various distances between the buildings.

Mr. Marcus was concerned that the colorful wall adjacent to the church would take focus away from the historic structure. Mr. Gervais explained how they had tried to relate the design of the new construction to the church building.

Ms. Mergenhagen liked creating a continuum with the glass component but felt it was jarring going from the palette of the church to the pastel palette of the new wall.

Ms. Mammano said she had originally been appalled by this design but upon reflection, she felt it made a lot of sense. Ms. Crush agreed the color palette could be made to more closely reflect the palette of the stained glass windows.

Chair Figler opened the public input portion of the meeting.

Robin Merrill was concerned because the church had been in a derelict condition for many years. She stated her non-profit had been a tenant in the building years ago she had found the stained glass restorer for the windows years ago. She recalled when the windows had been removed after the application for designation had been submitted and said if her group had not been involved, "you would not have seen those stained glass windows ever again." Ms. Merrill noted that the church had a story and she wanted to be sure that this was preserved and incorporated into the redevelopment.

Mr. Marcus said a plaque could be affixed to the church describing its history. Ms. Merrill noted that there had been a plaque but it had been removed. Ms. Merrill felt there was more of a story to be told and this should include other media. Ms. Mammano suggested recording interviews with people who knew the stories of the church.

Mr. Logan stated there was an interactive online "story map" available via the Historic Preservation website that described Fort Lauderdale's historic landmarks. This could be viewed using a cell phone. Ms. Logan stated the map could include additional links but she was not sure about videos specifically.

Mr. Schiavone suggested Ms. Merrill create a Facebook page and the input collected on it could be used elsewhere. Ms. Merrill stated they already had one, but she wanted the information moved to a City-sanctioned space.

Mr. Schiavone congratulated the applicant for creating a project that would provide an economic engine to maintain the historic building and allow people to experience the church like a museum.

Ms. Merrill said she liked the design, but also wished the colors of the new construction to mimic those in the church stained glass.

Historic Preservation Board
November 4, 2019
Page 7

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



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Authored By	Trisha Logan, Urban Planner III		

Property Background:

At its December 5, 2016, meeting the Historic Preservation Board (HPB) considered the application for a Historic Landmark Designation of the First Evangelical Lutheran Church and recommended the designation of the structure and site to the City Commission. As per the December 5, 2016, Historic Consultant's Memorandum the following is a summary of the history of this structure:

Saint Anthony's Church (later known as First Evangelical Lutheran Church) was built in 1921 for Fort Lauderdale's Roman Catholic congregation. Saint Anthony's, established in 1921, is the oldest Catholic parish in Broward County. That year Bishop Michael J. Curley announced that local Catholics would finally have a church. A lot on Las Olas Boulevard was selected as the building site. At that time the new parish had a resident priest, Father E.F. Callahan. In 1921 the "builder priest" Father G.J. Plunkett arrived and took up the duties of pastor. Father Plunkett specialized in building churches; he had worked as architect/builder for the church for fourteen years. Local contractor John Olsson was hired to oversee the construction project.

Mr. Olsson had arrived in Fort Lauderdale about the time that the city was incorporated in 1915; he along with Edwin King and George Young was one of the builders of the historic city. Olsson owned property in the Waverly Place subdivision, now within the Sailboat Bend Historic District and was responsible for building many of our historic homes.

At its February 21, 2017, City Commission Meeting the City Commission approved a motion to continue the public hearing to the May 2, 2017, meeting subject to the terms and conditions set

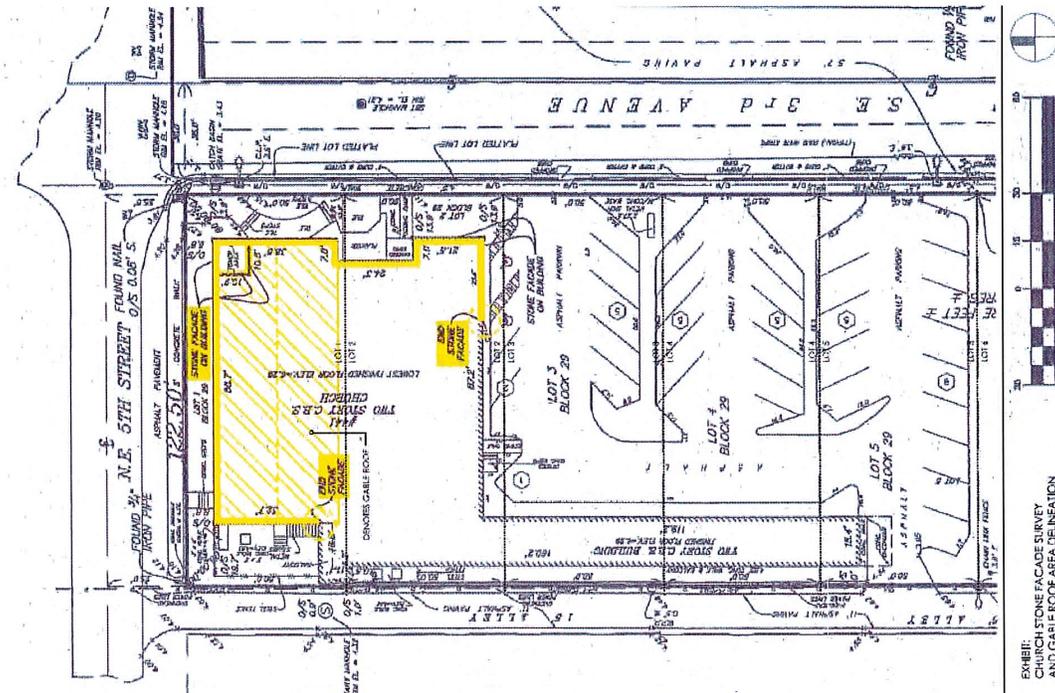


forth on the record and agreed upon by the property owner, developer and applicant, among which is that the no alterations are done to the church with the exception of those need for maintenance, landscaping and upkeep.

At the March 21, 2017, City Commission Conference Meeting, the City Commission inquired about the removal of the stained glass windows. Staff has confirmed that two permits were applied for on November 17, 2016 related to the windows and subsequently voided as it was determined by the Building Department that a permit was not required for the removal of windows.

At its May 2, 2017, City Commission Meeting the City Commission approved a motion to continue the public hearing to the June 6, 2017, meeting to allow for the developer to delineate precise boundaries to the historic landmark designation. City staff met with both the applicant and the developer on separate occasions and each submitted proposals for an adjusted boundary.

At its June 6, 2017, City Commission Meeting the City Commission voted to designate the First Evangelical Lutheran Church a Historic Landmark under Resolution 17-121 as per the boundaries proposed by the developer (see below) which includes the exterior of the main sanctuary and extends south to the portion of the 1955 addition that is clad in stone.



Property survey showing designated portions of structure



Description of the Project:

On the lot adjacent to the First Evangelical Lutheran Church, a designated historic landmark, a new mixed-use development project is planned to be constructed in two phases. In the first phase of the project, a 19-story tower is planned with retail space located on the first level, with a parking podium and residential units above. This phase is located immediately adjacent to the historic structure with a separation of approximately 20'-6" between each structure, with a greater distance of separation of approximately 37'-8" between each structure at the street frontage. In the second phase, a 27-story tower is planned, also with retail space located on the first level, with a parking podium and residential units above.



Rendering of First Evangelical Lutheran Church and New Development - URBN

Placed between the two buildings on the first level is an outdoor courtyard area serving as an outdoor seating area for a future tenant. Covering the outdoor courtyard space between the two buildings is a wavy glass roof which connects to the non-designated portion of the church on the north side and to the parking garage podium on the south side. Acting as screening for the parking garage podium on the elevation facing the church is a fluctuating vertical metal wave. At the recessed corner between the two buildings, the proposed treatment for the walls is angled aluminum panels punctuated with colored glass inserts lit from behind, an element that was inspired by the stained glass windows found within the adjacent historic landmark.

Review of Potential Adverse Effects

As part of a review for these proposed changes that may have the potential to cause adverse effect on a historic resource, criteria as outlined within the Code of Federal Regulations is utilized to evaluate the undertaking:

(1) Criteria of adverse effect. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or



association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

(2) Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	
(i) Physical destruction of or damage to all or part of the property; and	Not Applicable: There will not be any physical destruction to the designated portion of the First Evangelical Lutheran Church.
(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties (36 CFR part 68) and applicable guidelines; and	Not Applicable.
(iii) Removal of the property from its historic location;	Not Applicable.
(iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;	Applicable: <i>With the new construction immediately adjacent to the First Evangelical Lutheran Church the physical features within the setting and the relationship between the historic structure and its current surroundings will change. The separation between the buildings, the open space provided at the front setback, and the setback of the tower all help to relieve the immediate impact of the new construction on the historic structure.</i> <i>None of the proposed elements have a direct impact on architecturally significant features of the First Evangelical Lutheran Church.</i>
(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;	Applicable: <i>With the new construction immediately adjacent to the First Evangelical Lutheran Church the visual relationship between the historic structure and its surroundings will change. To complement the historic landmark, the new development provides a courtyard area between the two structures covered with a waved glass roof which connects to the non-designated portion of the church on the north side and to the parking garage podium on the south side.</i>



	<p><i>Acting as screening for the parking garage podium on the elevation facing the church is a vertical metal wave with colored glass fins protruding outwards. At the recessed corner between the two buildings, the proposed treatment for the walls is angled aluminum panels with colored glass inserts lit from behind, an element that was inspired by the stained glass windows found within the adjacent historic landmark.</i></p> <p><i>None of the proposed elements have a direct impact on architecturally significant features of the First Evangelical Lutheran Church.</i></p>
<p>(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and</p>	<p>Not Applicable.</p>
<p>(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.</p>	<p>Not Applicable.</p>

Summary Conclusion:

With the physical separation between the two structures, setbacks provided, as well as measures taken for the new development to complement the historic landmark, the perceived level of adverse effects is minimized. Staff would suggest that the following condition be taken into consideration:

1. Staging for the new construction project shall not negatively impact the adjacent historic structure and protection from construction debris and construction equipment shall be provided, as necessary. A protection plan must be submitted to the Historic Preservation Board Liaison prior to applying for building permits.



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
HISTORIC PRESERVATION BOARD (HPB) CERTIFICATE OF APPROPRIATENESS APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
 I.D. Number: HPBCAA

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Technical Specifications of Plan Submittal
- Page 3:** Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

NOTE: Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

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 checked="" type="checkbox"/> Minor Alteration/Review & Comment	\$ 230.00
<input type="checkbox"/> Major Alteration/Addition to Existing	\$ 310.00
<input type="checkbox"/> New Construction ≤ 2000 SF GFA	\$ 310.00
<input type="checkbox"/> New Construction > 2000 SF GFA	\$ 560.00
<input type="checkbox"/> Demolition – Accessory	\$ 230.00
<input type="checkbox"/> Demolition – Primary	\$ 560.00
<input type="checkbox"/> Relocation	\$ 490.00

(No fee required for exterior painting only)



Page 1: HPB - 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	
Zoning Review	
Landscape Review	

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

Property Owner's Name	URBN Flagler LLC AND Third Avenue Development, LLC
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	441 NE 3rd Avenue
E-mail Address	ccrush@crushlaw.com
Phone Number	954 522 2010
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	Courtney Crush - Crush Law, P.A.
Applicant / Agent's Signature	<i>Courtney Callahan Crush</i>
Address, City, State, Zip	333 N New River Dr. E, Suite 1500, Fort Lauderdale, FL 33301
E-mail Address	ccrush@crushlaw.com
Phone Number	9545222010
Letter of Consent Submitted	YES

Development / Project Name	URBN at Flagler Village	
Development / Project Address	Existing: 421- 441 NE 3rd Ave	New: 421- 441 NE 3rd Ave
Legal Description	NORTH LAUDERDALE AMENDED PLAT 1-182 D LOTS 1 THRU 7, LESS E 5 FOR ST, BLK 29	
Tax ID Folio Numbers (For all parcels in development)	504203022080 and 504203022150	
	Mixed use	
Applicable ULDR Sections		
Total Estimated Cost of Project	\$	(Including land costs)

Future Land Use Designation	RAC
Current Zoning Designation	RAC -CC
Current Use of Property	Vacant
Residential SF (and Type)	
Number of Residential Units	Phase 1: 208 Units and Phase 2: 304
Non-Residential SF (and Type)	29,074 SF Retail/Restaurant
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

		Proposed
Lot Size (SF / Acreage)	N/A	73,500 SF/ 1.6872 Acres
Lot Density	N/A	N/A
Lot Width	N/A	112'-6"
Building Height (Feet / Levels)	N/A	209'-7" and 286'-11"
Structure Length	N/A	

Page 2: Technical Specifications of Application

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.

BUILDING FEATURES:

Structural System:

Reinforced concrete and masonry

Roof and Roofing:

Consistent with modern construction techniques and consistent with Resolution No. 17-121.

Windows and Doors:

Impact Glass

Materials (Masonry, Wood, etc.):

Masonry, aluminum, steel, glass.

Porches, Porte-Cocheres, Garage and Steps:

N/A

DESCRIPTION OF PROJECT:

1. Provide an overall description of the project (what changes will be made and how they will be accomplished). Also, provide information on the chronology of work involved and describe all alterations, new construction, demolition, and/or relocation that will be required.

Please see attached plans. This is a proposed mixed use development within downtown which will adaptively reuse the church to the North while protecting the church facade pursuant to HPB Case No. H19008. The proposed project is designed to architecturally enrich and incorporate the church facade and the new development into the site plan.

2. Describe what the use of the building will be after the work is completed.
This is a mixed used development, with residential, retail and restaurant space.

3. Discuss any impacts the new use will have on the future preservation of the building.

The new mixed use development will bring a cohesive element to the 3rd Avenue block, by incorporating the church facade

Page 3 Submittal Checklist

SUBMITTAL CHECKLIST:

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

FOR ALL APPLICATIONS:

- Complete application. No items are to be left blank. If it does not apply, indicate with 'n/a'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius
- One (1) electronic version of complete application and plans in PDF format

NEW CONSTRUCTION & ALTERATION:

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- 1 set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale. Scale cannot exceed 1" = 30'. In addition, drawings shall include the following: proposed exterior alterations, additions, changes, architectural design of buildings/structures, including proposed materials, textures and colors, including walls, walks, terraces, plantings, accessory buildings, signs and lights.
- 1 landscape plan for any multi family or non-residential development.
- 1 set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (see page 2 of the application). For example, windows, doors, roofs, fences, siding, garages, carports, etc...

FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

DEMOLITION:

- Demolition Rider completely filled out, signed and dated.
- A site plan showing the proposed demolition.
- Photos of all sides of structure to be demolished and label the direction each side faces.
- Mail requirements: The applicant must submit a tax map, property owners list, stamped, addressed standard envelopes. The mail affidavit must be signed.
- Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

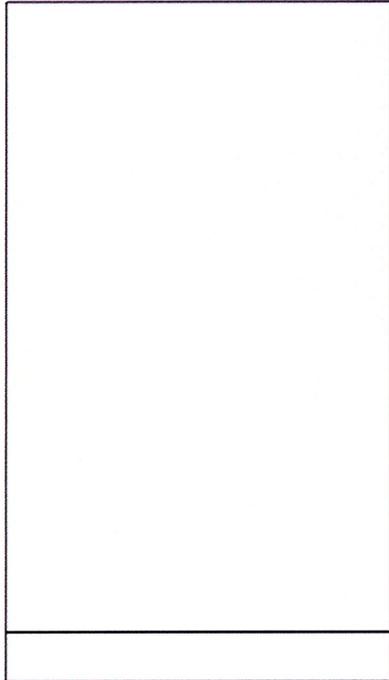
Staff Intake Review

For Urban Design & Planning Division use only:

URBN FLAGLER

700 NW 19th Ave
Fort Lauderdale, Florida
17-836US
2018-07-13

Historic Preservation Board - Review & Comment



URBN FLAGLER

441 S 442 NE 3RD AVE, FT LAUDERDALE, FL 33301 17-836US



441 S 442 NE 3RD AVE
FT LAUDERDALE, FL 33301
WWW.URBNFLAGLER.COM

Scale:

Date: 2018-09-21

Sheet:



idea **URBN FLAGLER**
441 & 442 NE 3RD AVE, FT LAUDERDALE, FL 33301 17-836US

CONCEPTUAL RENDERING **idea**

Scale: N.T.S. Date: 2018-09-21 Sheet: A15

ARCHITECT: ILLUMINATI ARCHITECTS
DESIGNER: ILLUMINATI ARCHITECTS
CONCEPTUAL RENDERING: ILLUMINATI ARCHITECTS
WWW.URBNFLAGLER.COM

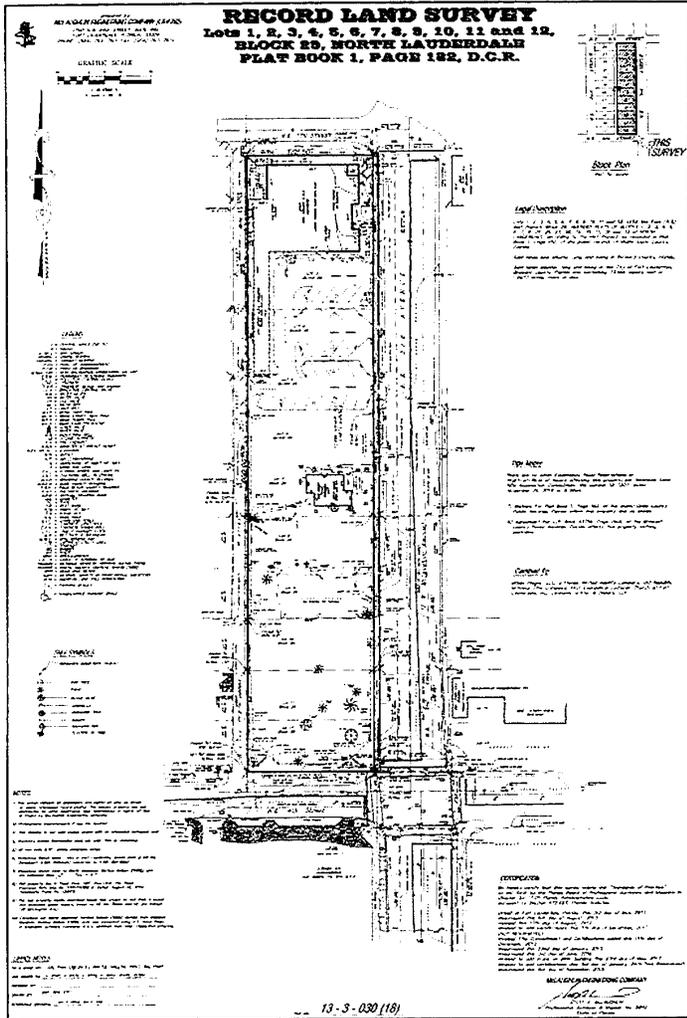


URBN FLAGLER
441 & 442 NE 3RD AVE, FT LAUDERDALE, FL 33301 17-636US

CONCEPTUAL RENDERING

Scale: N.T.S.

A16





SITE ON NE 3RD AVE

SITE ON NE 3RD AVE

SITE ON NE 3RD AVE

NORTH OF SITE ON NE 3RD AVE



DIRECTLY ACROSS OF SITE ON NE 3RD AVE



DIRECTLY ACROSS OF SITE ON NE 3RD AVE



DIRECTLY ACROSS OF SITE ON NE 3RD AVE



NORTH OF SITE ACROSS ON NE 3RD AVE



FLAGLER

441 & 442 NE 3RD AVE, FT. LAUDERDALE, FL 33301 17-836US

SITE PICTURES



IDEA CONSULTANTS
 10000 W. BOCA RATON BLVD
 SUITE 1000 BOCA RATON, FL 33433
 WWW.IDEA-FLA.COM

Scale: N.T.S.

Date: 2018-09-21

Sheet: A2



CONTEXT VIEW SOUTH



CONTEXT VIEW SOUTHWEST



CONTEXT VIEW WEST

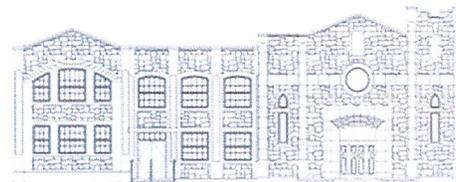


CONTEXT VIEW AERIAL





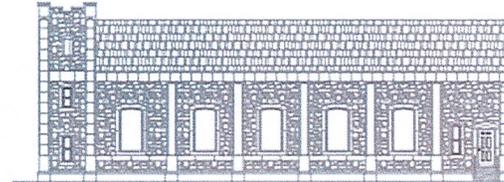
PROPOSED EAST ELEVATION



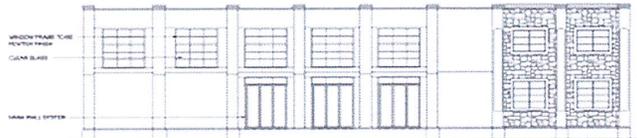
EXISTING EAST ELEVATION



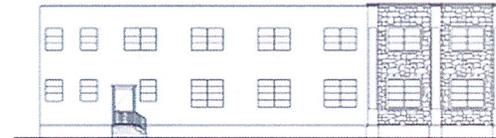
PROPOSED NORTH ELEVATION



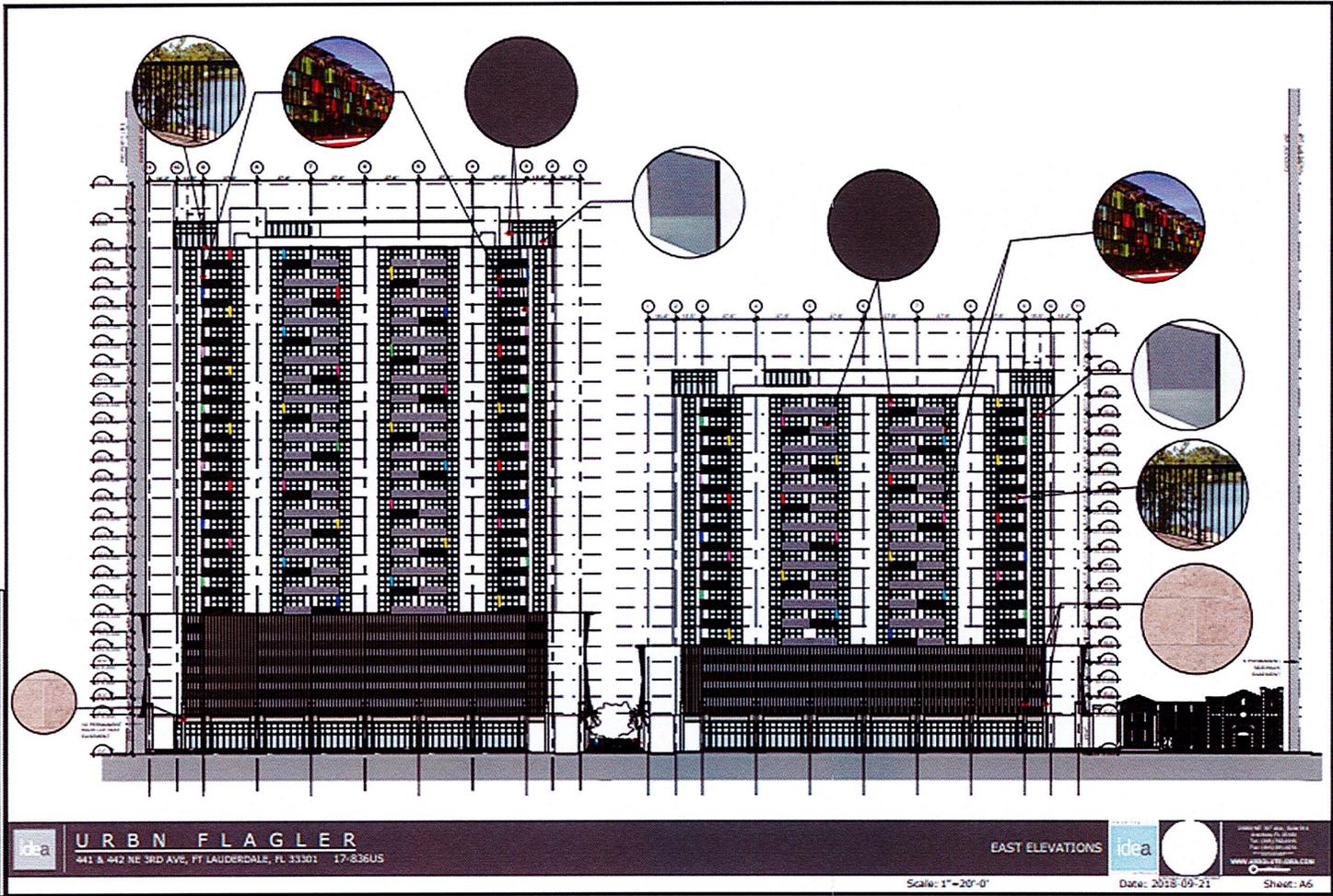
EXISTING NORTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

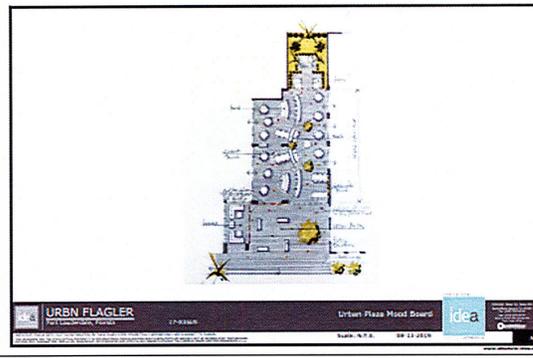
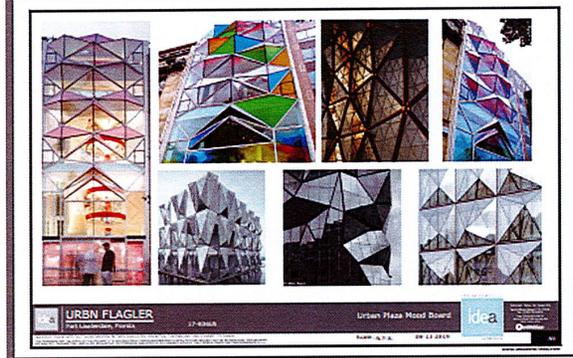
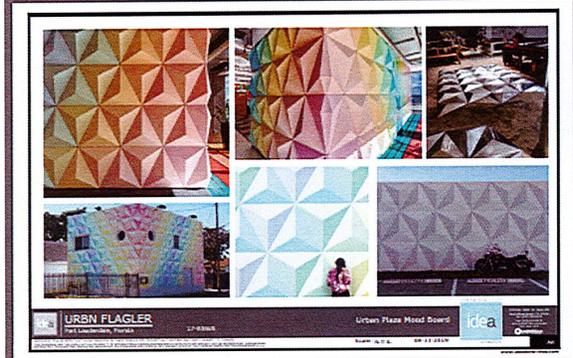
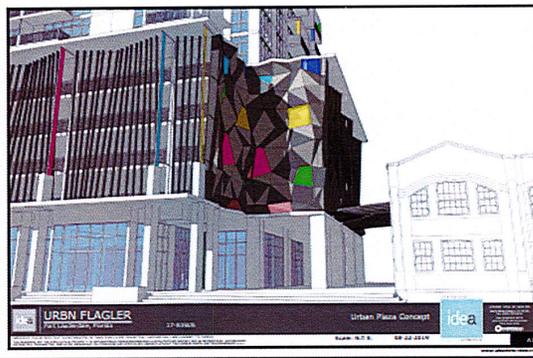
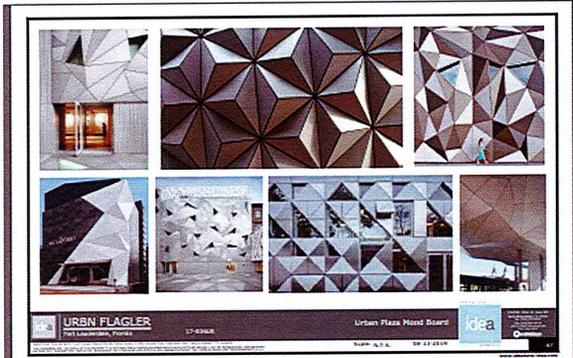


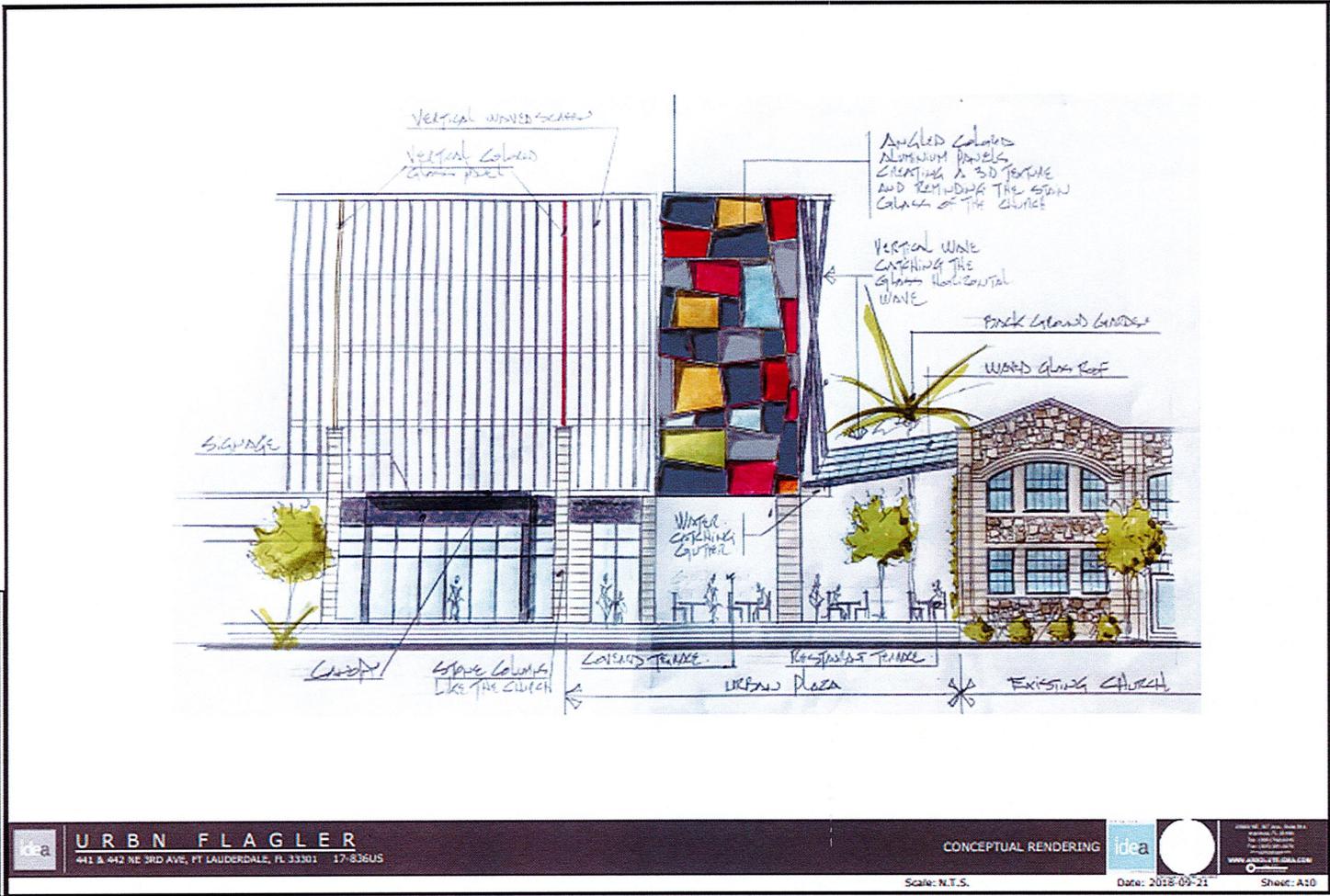
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EAST ELEVATIONS

idea
 Date: 2018-09-21
 Sheet: A6

Scale: 1"=20'-0"







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CONCEPTUAL RENDERING

Scale: N.T.S.

A14