



ADMINISTRATIVE REVIEW (AR) – SITE PLAN LEVEL I APPLICATION

Rev: 1 | Revision Date: 11/1/2017 | I.D. Number: DSD-UDP-SPI

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 question does not apply.**

DEADLINE: The Administrative Review Committee meets weekly to review cases. Submittals must be received by **12:00 P.M. Thursday**, in order to be reviewed at the Administrative Review Committee meeting the following Thursday. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

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"/>	Amendment to previously approved Site Plan Level II: Amended DRC	\$ 1,800.00
<input type="checkbox"/>	Amendments to Site Plan Level III Projects	\$ 3,550.00
<input type="checkbox"/>	Amendments to Site Plan Level IV Projects	\$ 3,750.00
<input type="checkbox"/>	Amendments to Site Plan Level III or IV Projects (<5%)	\$ 2,550.00

Amendments to Site Plan Level III or IV Projects: Per ULDR Section 47-24.2.A.5.b.i

Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director without further review or approval by such body as follows:

- a) Any modification to reduce floor area or height of a proposed or existing building.
- b) Any modification to allow the alteration of the interior of an existing building which does not alter the external appearance of the building.
- c) Any modification to allow minor cosmetic alteration of the external facade of an existing building, including new or renovated signage, awnings and architectural detailing, provided that the overall architectural character is not changed.
- d) Any modification increasing yards, setbacks or both, provided that the zoning district does not have a "build to" requirement. If the removal of any portion of a structure results in an increase in yard or setback, the original architectural and site character must be maintained and the department may impose conditions of approval to ensure this requirement is met.

Amendments to Site Plan Level III or IV Projects (<5%): Per ULDR Section 47-24.2.A.5.b.ii

Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:

- a) Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.
- b) Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.

Amendments to Site Plan Level III or IV Projects (>5%) - Other Amendments: Per ULDR Section 47-24-2.A.5.c


If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.

Original Case Number (if known)	
Date of complete submittal	

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

Property Owner’s Name	
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	
E-mail Address / Phone Number	
Proof of Ownership	[] <u>Warranty Deed</u> or [] <u>Tax Record</u>

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

Applicant / Agent’s Name	
Applicant / Agent’s Signature	
Address, City, State, Zip	
E-mail Address / Phone Number	
Letter of Consent Submitted	[] Yes

Development / Project Name	
Development / Project Address	
Tax ID Folio Numbers (For all parcels in development)	
Description of Current Request	

Land Use Designation	D-RAC
Zoning Designation	RAC-CC
Current Use of Property	Vacant Office Building
Number of Residential Units	295 Units
Non Residential SF (and Type)	223,591 SF
Total Bldg. SF (include structured parking)	712,370SF
Site Adjacent to Waterway	

Dimensional Requirements	Required	Previously Approved	Proposed
Lot Size (SF / Acreage)	NONE	34,791 SF (0.7987 ACRES)	34,791 SF (0.7987 ACRES)
Lot Density	NONE	371.2 DU/ NET ACRE	371.2 DU/ NET ACRE
Lot Width	NONE	East 205.76' / West 169.29'	East 205.76' / West 169.29'
Building Height (Feet / Levels)	NONE	465'-6" / 42 Stories	465'-6" / 42 Stories
Structure Length	NONE	North 185.00' / South 166.55'	North 185.00' / South 166.55'
Lot Coverage	MAX 95%	26,208 SF (75.32%)	26,208 SF (75.32%)
Open Space	NONE	6,205 SF (18%)	6,205 SF (18%)
Landscape Area	NONE	2,358 SF (7%)	2,358 SF (7%)
Parking Spaces	NONE	178 Spaces Valet Only	178 Spaces Valet Only

Setbacks (Indicate direction N,S,E,W)	Required	Previously Approved	Proposed
Front []	10'	37'-2"	37'-2"
Side []	0'	20'-4"	20'-4"
Side []	0'	6'-2"	6'-2"
Rear []	0'	0'	0'

One (1) copy of the following documents:

- ☒ **Completed Application** with all pages filled out as applicable;
- ☒ **Proof of Ownership** (warranty deed or tax record), including corporation documents if applicable;
- ☒ **Property Owner's Signature** and/or agent letter signed by the property owner;
- ☒ **Project Description Narrative** describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- ☒ **ULDR Code Narrative** response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through Site Plan Level I review. Narratives must be on letterhead, dated, and with author indicated;
- ☒ **Address Verification Form** To obtain for please contact Devon Anderson at 954-828-5233 or GSutcavage@fortlauderdale.gov
- ☒ **One Digital Submittal** (CD or USB) containing each of the above documents combined into one PDF file named the following: "Insert Project Name" Documents.pdf

Plan sets should include the following:

- ☒ **Cover sheet** including project name and table of contents;
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal;
- ☒ **Original** approved plan sheets;
- ☒ **To avoid confusion as to which revision is being submitted for review, the following format must be used in all revisions:**
 - o A revision box in reverse order (from the bottom up) should be drawn near the title box of each sheet. The revision box should consist of three columns: revision number, item being revised, and revision date.
 - o A cloud should be drawn around each detail being revised. Do not cloud the entire sheet. Delta triangles with revision numbers should be marked next to each applicable cloud.
 - o With each subsequent submission, all previous clouds are to be erased. However, revision numbers should remain.
 - o Any revision not presented in the required format will not be considered an official submission and will not be reviewed.
- ☒ **Plans** "A" thru "H" may be found below and all elements of those plans are listed under Technical Specifications. *Only include the plans which relate to the proposed Administrative Review submittal.*
 - A. Site Plan
 - B. Details
 - C. Floor Plans
 - D. Building Elevations
 - E. Additional Renderings
 - F. Landscape Plans
 - G. Photometric Diagram
 - H. Engineering Plans
- ☒ **One Digital Submittal** (CD or USB) containing each of the above plan sets combined into one PDF file named the following: "Insert Project Name" Plans.pdf.

The following number of Plan sets:

- ☐ Two (2) signed and sealed sets at 24" x 36";
- (Additional sets will be requested at time of approval. 2 of which will be applicants permit submittal sets and 2 copies, 1 retained for record by Urban Design & Planning)

NOTE: All plans and documents must be clear and legible, provide and bound, stapled and folded to 8 ½" x 11" and all copy sets must be clear and legible and should include any graphic material in color.

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

Print Name		Today's Date	
Signature			

Staff Intake Review						
For Urban Design & Planning Division use only:						
Staff Member Consulted	Application Reviewed By	Sets Provided	Accela	Digital Submitted	Version	Fee Paid

Technical Specifications For Plan Submittal

A. SITE PLAN

- Title Block including project name and design professional's address and phone number
- Scale (1" = 30' min., must be engineer's scale)
- North indicator
- Location map showing relationship to major arterials
- Drawing and revision dates, as applicable
- Full legal description
- Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Open space
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
- Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
 - Project signage

- Traffic control signage
- Catch basins or other drainage control devices
- Fire hydrants (including on-site and adjacent hydrants)
- Easements (as applicable)

B. DETAILS

- Provide details of the following (Scale ¼" = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fence/wall
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

- Delineate and dimension, indicating use of spaces
- Show property lines and setbacks on all plans
- Typical floor plan for multi-level structure
- Floor plan for every level of parking garage
- Roof plan

D. BUILDING ELEVATIONS

- All building facades with directional labels (ie. North, South) and building names if more than one building
- Dimensions, including height and width of all structures
- Dimensions of setbacks and required stepbacks from property lines
- Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
- Indicate architectural elements, materials and colors
- Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

- For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
- Street-level perspective drawings as one would view the project from a pedestrian level, with ground truths to depict and determine appropriate scale of project
 - Oblique aerial drawings from opposing view which indicate the mass outline of all proposed structures, including the outlines of adjacent existing and previously approved structures
 - Context plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

- Site Plan information (in tabular form on plans)
- Title block including project name and design professional's address and phone number
- Scale (1" = 30' min, must be engineer's scale)
- North indicator
- Drawing and revision dates, as applicable
- Landscape Plan Information (in tabular form on plans)
 - Site area (sq. ft. and acres)

- Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
- VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
- Perimeter landscape area (including buffers adjacent to ROW)
- Interior landscape area (30 sq.ft. per space)
- Total trees required/provided (1 per 1,000 sq.ft. net lot area)
- VUA trees required/provided (1 per 1,000 sq.ft. VUA)
- VUA shade trees required/provided (3" caliper)
- VUA shade trees required/provided (2-3" caliper)
- VUA flowering trees required/provided
- VUA palms required/provided
- VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
- Bufferyard trees (if applicable)

7. Landscape Plan Features (graphically indicated)

- Property lines
- Easements (as applicable)
- Landscape areas with dimensions
- Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
- Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
- Plant list (note species, sizes, quantities and any appropriate specifications)
- Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
- Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines

H. ENGINEERING PLANS

1. Paving
2. Grading
3. Drainage
4. Sewer



Venice of America

CITY OF
FORT LAUDERDALE

ADDRESS VERIFICATION SHEET

Contact: George Sutcavage Tel. 954-828-5233

E-mail: gsutcavage@fortlauderdale.gov

Project Address: 333 N New River Dr E 33301

Previous Address: 333 N New River Dr E

Notes: new

RAC-CC

Folio # 0210040180

Legal Description: wheelers Sub Block B

Fort Lauderdale 3-59 D Lot 25 less w 15,
lots 26, 27, 28

DRC # _____

Authorized Signature: George Sutcavage

Date: 09/08/16

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311
BUILDING SERVICES (954) 828-5191 • CODE ENFORCEMENT DIVISION (954) 828-5207
www.fortlauderdale.gov

EQUAL OPPORTUNITY EMPLOYER

PRINTED ON RECYCLED PAPER





The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2021 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	16199
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Special Assessments

CAM #21-0151
Exhibit 3
Page 6 of 15

Riverwalk Plaza Associates LLP

May 18, 2017

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Property located at 333 North New River Drive East in the City of Fort Lauderdale, Florida (the “Property”)

Dear Mr. Modarelli,

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent Riverwalk Plaza Associates for the purpose of processing a site plan for Ocean Land Investments, Inc. for the Property in the City of Ft. Lauderdale.

Sincerely,

Riverwalk Plaza Associates LLP

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 18 day of May 2017, by John Ropes
who is:

Personally known to me X

OR Produced Identification _____

Type of Identification Produced_____

(SEAL)



Notary Public, State of Florida

Lauren Ramos

Print, type or stamp name of notary

My Commission Expires: March 16, 2020



Riverwalk Residences of Las Olas

Narrative

Site Plan Level I Amendment to Case No.: R16066

Contents:

- Section 1: Description of Amendment
- Section 2: Amendment to Approved Site Plan ULDR Section 47-24.2.A.5.c
- Section 3: Summary of Proposed Change

Section 1: Description of Amendment

Riverwalk Residences is an approved multifamily project, approved pursuant to Case No.: R16066. The City Commission allocated 297 downtown dwelling units to the project – 105 of those units were approved to be operated as a Social Services Residential Facility (“SSRF”). The SSRF was approved pursuant to the Conditional Use approval process. This Site Plan Level I application seeks to update the approved site data of the approved site plan pursuant to Section 47-24.2.A.5.c of the City of Fort Lauderdale (“City”) Unified Land Development Regulations (“ULDR”).

This amendment to the approved plan removes the SSRF use and the conditions of approval imposed by the Conditional Use component of the Project – as all 297 units will be constructed and operated as traditional residential units.

Section 2: Amendment to Approved Site Plan - ULDR Section 47-24.2.A.5.c

This Site Plan Level I application is made pursuant to ULDR Section 47-24.2.A.5.c which states that an applicant may amend its previously approved site plan as prescribed herein.

Sec. 47-24.2. - Site plan development permit.

A. *Site plan level I, level II, level III and level IV.*

5. *Amendments to site plan.*

- a. If the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.
- b. Administrative approval of amendments to site plan level III or IV.
 - i. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director without further review or approval by such body as follows:

- a) Any modification to reduce floor area or height of a proposed or existing building.
 - b) Any modification to allow the alteration of the interior of an existing building which does not alter the external appearance of the building.
 - c) Any modification to allow minor cosmetic alteration of the external facade of an existing building, including new or renovated signage, awnings and architectural detailing, provided that the overall architectural character is not changed.
 - d) Any modification increasing yards, setbacks or both, provided that the zoning district does not have a "build to" requirement. If the removal of any portion of a structure results in an increase in yard or setback, the original architectural and site character must be maintained and the department may impose conditions of approval to ensure this requirement is met.
- ii. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:
- a) Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.
 - b) Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.
- iii. More than one (1) modification of an approved development plan as described in i. or ii. above may be approved by the director without review and approval by the planning and zoning board or city commission, provided that the total modifications do not exceed the maximum permitted as provided therein.
- iv. Notice of application for modification as provided in subsection ii. shall be provided by the applicant to the presidents of homeowner associations and presidents of condominium associations, or both, representing property within three hundred (300) feet of the applicant's property. 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.
- c. Other amendments. If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.

Pursuant to ULDR Sec. 47-24.2.A.5.c this amendment shall be reviewed by the department and forwarded to the City Commission – as the approving body – for final approval.

Section 3: Summary of Proposed Change

A portion of the Riverwalk Residences – specifically 105 of the allocated Downtown Dwelling Units - was approved as a conditional use for 210 assisted living beds. This amendment seeks to remove site plan conditions applicable to the operation of the SSRF and reflect the updated site data.

These specific conditions presented in the original application include providing an electrical generation capacity to provide 100% electrical back-up for 7 days for the assisted living use (code compliant electrical generation will be provided); originally proposed was 20,000 gallon of generator fuel storage (code compliant fuel storage will be provided – no more than 500 gallons); increased waste storage facilities for the assisted living use (code compliant waste storage will be provided); and other agency licensing as an SSRF or Assisted Living facility.

RIVERWALK RESIDENCES PROPOSED SITE
OF LAS OLAS PLAN AMENDMENT

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA
AA C000779

8085 N.W. 155th Street

8085 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 3999

Project name:

Project name: **RIVERWALK RESIDENCES**
333 N. NEW RIVER D. EAST, FT.
LAUDERDALE, FL 33301

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0002895

GUILLERMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR# 0009690

No.	Description	Date
1	OWNER CHANGES	12.10.2020

Drawn by: CFE

Date: 12.10.2020

Sheet no:

Project: 3715

APPROVED PER CASE
NUMBER: R16066

3.06.17					
SHEET No.	FLOOR LEVEL	DENOMINATION	STUDIOS	1 BEDROOM	2 BEDROOMS
			QTY.	QTY.	QTY.
A-220	43	ILU AMENITIES			
A-219	42	ILU AMENITIES			
A-218	41	ILU AMENITIES			
A-217	40	ILU SUITES	5	4	3
A-216	39	ILU SUITES	5	4	3
	38	ILU SUITES	5	4	3
	37	ILU SUITES	5	4	3
	36	ILU SUITES	5	4	3
	35	ILU SUITES	5	4	3
	34	ILU SUITES	5	4	3
	33	ILU SUITES	5	4	3
	32	ILU SUITES	5	4	3
	31	ILU SUITES	5	4	3
	30	ILU SUITES	5	4	3
	29	ILU SUITES	5	4	3
	28	ILU SUITES	5	4	3
	27	ILU SUITES	5	4	3
	26	ILU SUITES	5	4	3
	25	ILU SUITES	5	4	3
SUB-TOTAL			80	64	48
ILU TOTAL					192
A-212	24	ALU UNITS	10	4	0
	23	ALU UNITS	10	4	0
	22	ALU UNITS	10	4	0
	21	ALU UNITS	10	4	0
	20	ALU UNITS	10	4	0
A-215	19	ALU UNITS	10	3	0
	18	ALU UNITS	10	3	0
A-214	17	HOTEL + AMENITIES	8 Rooms		
A-213	16	ALU AMENITIES			
A-212	15	ALU UNITS	10	4	0
	14	ALU UNITS	10	4	0
	12	ALU UNITS	10	4	0
A-211	11	ALU UNITS	10	4	0
SUB-TOTAL			110	42	0
ALU TOTAL					152
			ROOMS	BEDS	
A-210	10	MEMORY CARE (ROOMS)	18	24	
A-209	9	MEMORY CARE (ROOMS)	18	24	
A-208	8	MEMORY CARE (ROOMS)	21	38	
SUB-TOTAL			57	86	
MC TOTAL					57
CHART SUMMARY					
TOTAL		STUDIOS	1BEDROOM	2 BEDROOMS	
# ILU	192	80	64	48	
# ALU	152	110	42	0	
# MEM UNITS	57				
# UNITS (as per Application count)	296.5				
A-207	7	ILU AMENITIES			
A-206	6	ILU AMENITIES			
A-205	5	OFFICES/PARKING			
A-204	4	ELDERCARE/PARKING			
A-203	3	OFFICES/PARKING			
A-202	2	OFFICES/PARKING			
A-201	1	ILU ARRIVAL LOBBY			
A-200	0	ALU ARRIVAL/AL LOBBY			

PROJECT CRITERIA/ZONING DATA		
333 N NEW RIVER DR FT. Lauderdale, fl 33301 3/7/2017		
ZONING DISTRICT	RAC-CC (ADJACENT BUILDING:RAC-CC)	
LOT OCUPATION		
	REQUIRED / ALLOWED	FORMULA / PROVIDED
a. Lot Area		34,791 SF (0.7987 ACRES)
b. Lot dimensions	185 f.(N) / 205.76 f.(E) /166.55 f. (S) /169.29 f. (W)	
c.Lot Coverage	MAX 95% 34,791= 33,051.45 SF	26,208 SF (75.32%)
d.Residential density	50 d.u per Gross Acre	192 ILU Units 152 ALU Units X 0.5 =76 units 57 MC units X 0.5 = 28.5 units 296.5 RESIDENTAIL UNITS
e. Open space	NONE	7,400 SF (21%)
f. Landscape area	NONE	2,408 SF (7%)
AC SPACE AREA	FORMULA	SF
LEVEL 1. ASSISTED LIVING UNITS LOBBY		10,525
LEVEL 1.5. INDEPENDENT UNITS LOBBY		11,600
LEVEL 2 GARAGE /OFFICE		25,200
LEVEL 3. GARAGE / OFFICE		25,200
LEVEL 4. GARAGE LIFT/ ELDER CARE		25,200
LEVEL 5. GARAGE LIFT/PHYSICIAN'S OFFICE		25,200
LEVEL 6. COMMON AMENITIES		25,200
LEVEL 7. ILU AMENITIES / POOL		14,255
LEVEL 8. MEMORY CARE I		16,805
LEVEL 9 & 10. MEMORY CARE II / III	13,000 X 2	26,000
LEVEL 11 /12/14/15 ALU RESIDENCES	11,945 X4	47,780
LEVEL 16 SKYGARDEN / ALU AMENITIES		11,350
LEVEL 17 HOTEL / AMENITIES		11,350
LEVEL 18 / 19 SKY ALU	11,350 X2	22,700
LEVEL 20 /21/22/23/24 ALU RESIDENCES	11,945 X5	59,725
LEVEL 25 TO 40 ILU RESIDENCES	11,940 X 16	191,040
LEVEL 41 ILU AMENITIES		12,220
LEVEL 42 ILU AMENITIES		12,220
LEVEL 43 ILU AMENITIES / RESTAURANT		12,220
ROOF		1,851
TOTAL AC SPACE	587,641 / 34,791= 16.8 FLR	587,641
TOTAL RESIDENTIAL		364,050
TOTAL NON-RESIDENTIAL		223,591
Parking requirement	N/A	Parking level 2: 32 spaces Parking level 3: 48 spaces Parking level 3: 48 spaces Parking level 3: 50 spaces TOTAL: 178 parking spaces VALET PARKING ONLY
ADA parking spaces	151 to 200 = 6 ADA SPACES	6
Loding docks	NA	NA
Residential floor efficiency		75.3%
Average apartment size		795 SF
BUILDING SETBACK	REQUIRED	PROVIDED
a. Principal Front	10 FEET (AS PER UDR) / 19 FEET MIN. TO STREET (AS PER RMP) / 60 FEET MIN.	30'-9"
b. Side (WEST)	NONE	15'
c. Side (EAST)	NONE	6'2"
d. Rear	NONE	0'-0"
BUILDING HEIGHT		
b. Max Height	NONE	465' 6" ft / 42 stories
NOTES:	(*) Height of the buildings is measured from the established grade (100 years flood) to the highest top of slab designed for human occupancy.	

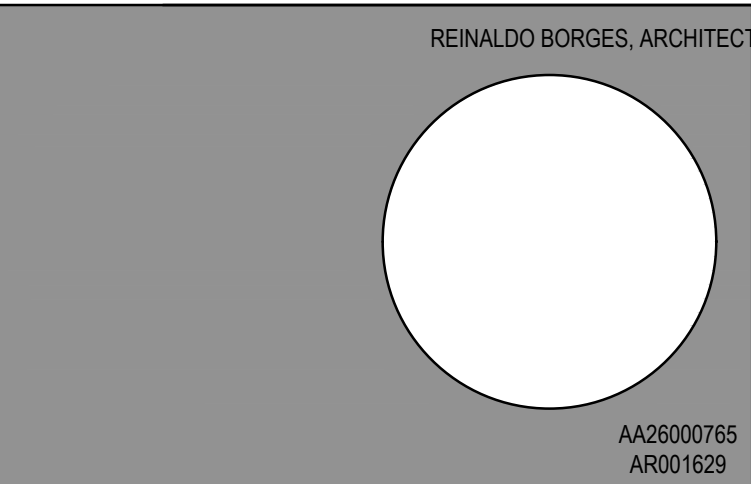
ISSUE DATE: 02.24.2017		
No.	DATE	DESCRIPTION

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borges/architects
+ associates

architecture urban-planning interior-design
999 Brickell Ave., Suite 700 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax



OWNER

PROJECT TEAM:

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CHM STRUCTURAL ENGINEERS
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305.279.2338

MEP ENGINEERS
STEVEN FELLER RE, LLC
Total Engineering Solutions
STEVEN FELLER
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LIFE SAFETY
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1805 POND DE LEON BLVD., #565
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786.536.7611

LANDSCAPE ARCHITECT
cadence
planning • designing living environments
435 N ANDREWS AVE NO 2
FORT LAUDERDALE, FL 33301
954.766.4572

PROJECT NAME

**RIVERWALK
RESIDENCES**
OF LAS OLAS

333 N. NEW RIVER DRIVE
FT. LAUDERDALE, FL 33304

PROJECT NUMBER: 161050

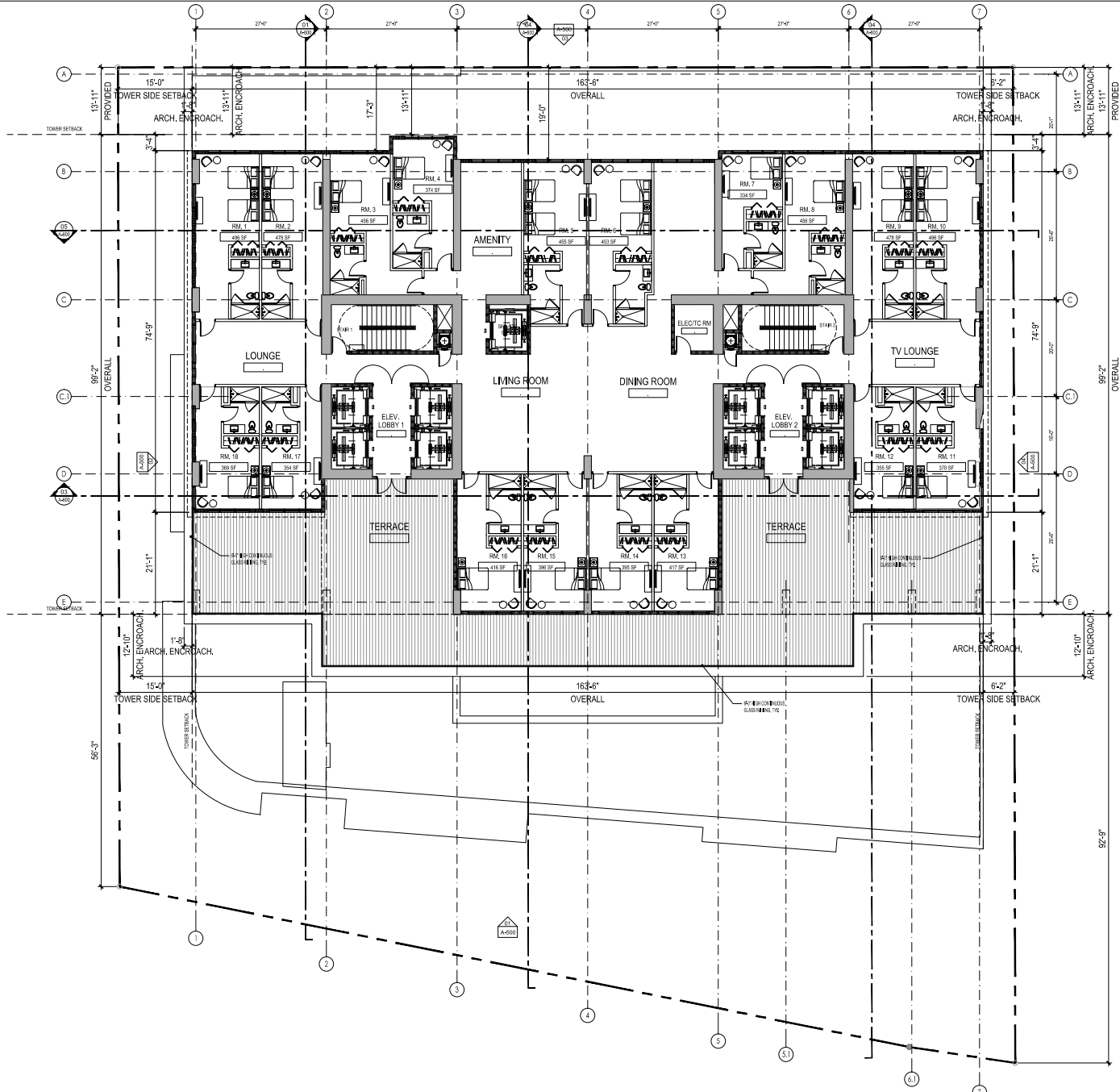
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**ZONING TABULATION
UNIT MATRIX DATA**

SCALE: NTS

DRAWING NUMBER: **A-102**

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LEVEL 9 -
18 ROOMS



01 LEVEL 9

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA AA C000779
8085 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 3999

Project name:
RIVERWALK RESIDENCES
333 N. NEW RIVER D. EAST, FT.
LAUDERDALE, FL 33301

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
ARI 0000559

GUILLELMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
ARI 0000660

No.	Description	Date
1	OWNER CHANGE	12.10.2020
2	REVISION	
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Drawn by: CFE

Date: 12.10.2020

Sheet no: A-209

Project: 3715

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA AA C000779

8065 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 3959

Project name:
RIVERWALK RESIDENCES
333 N. NEW RIVER D. EAST, FT.
LAUDERDALE, FL 33301

STUART COHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
ARR 0009850
GUILLELMO J. ENCINOSA
STATE OF FLORIDA
REGISTERED ARCHITECT
ARR 0009850

No.	Description	Date
1	OWNER CHANGES	12.10.2020
2	REVISIONS	
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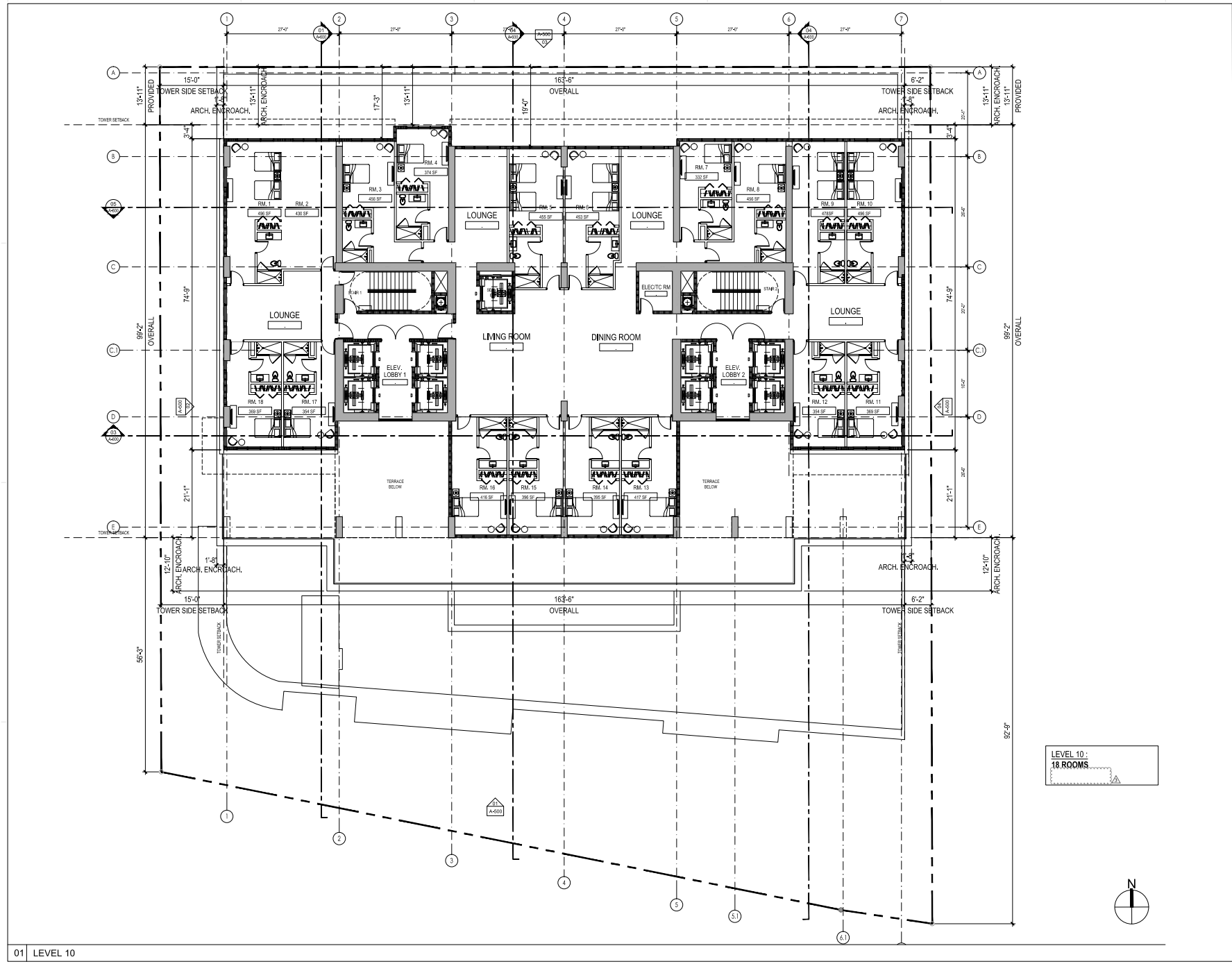
Drawn by: CFE

Date: 12.10.2020

Sheet no: A-210

Project: 3715

LEVEL 10:
18 ROOMS



01 LEVEL 10