



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<p>LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per § 166.04151(7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOIs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <p>COMPLETE SECTIONS B, C, D, G</p>	<p><input checked="" type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input checked="" type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p><input type="checkbox"/> MISCELLANEOUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <p>COMPLETE SECTIONS B, C, D, I</p>	<p><input type="checkbox"/> EXTENSION OR DEFERRAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> APPEAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <p>COMPLETE SECTIONS B, C, H</p>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	Bachow Fam OZ Fund LLC	Authorized Agent	Robert B. Lochrie III, Esq.
Address	880 W. 47th Street	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Miami Beach, FL 33140	City, State, Zip	Fort Lauderdale, FL 33304
Phone	610-639-0469	Phone	954-779-1119
Email	NBachow@Bachow.com	Email	RLochrie@LochrieLaw.com
Proof of Ownership	Tax Record <input type="checkbox"/>	Authorization Letter	Provided <input checked="" type="checkbox"/>
Applicant Signature:	Signature Authorization attached	Agent Signature:	Signature

C PARCEL INFORMATION

Address/General Location	11 N. Andrews Avenue
Folio Number(s)	504210011950; 504210011960; 504210011990
Legal Description (Brief)	FT LAUDERDALE B-40 D LOT 13, 14, 15, 16, BLK 13
City Commission District	2 - Steven Glassman <input type="checkbox"/>
Civic Association	Flagler Village Civic Association

D LAND USE INFORMATION

Existing Use	Vacant auto repair shop
Land Use	Downtown RAC
Zoning District	RAC-CC
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Downtown RAC
Proposed Zoning District	RAC-CC



E PROJECT INFORMATION Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	11 North Andrews		
Project Description <i>(Describe in detail)</i>	Mixed-use development with 378 multifamily units and 5,605 square feet of commercial space, including a request for 62 additional flexibility units		
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>	
Waterway Use	No		
Flex Units	378	Redevelopment Units	0
Flex Acreage	0		
Residential Uses			
Single Family	0		
Townhouses	0		
Multifamily	378		
Cluster/Zero Lot Line	0		
Other	0		
Total <i>(dwelling units)</i>	378		
Residential Unit Mix	Efficiency / Studio	36	1-Bedroom 252
Affordable Housing Units	0	% of AMI	
Affordable Unit Mix	Efficiency / Studio	1-Bedroom	
Traffic Study Required	No		
Parking Reduction	No		
Public Participation	Yes		
Non-Residential Uses			
Commercial	5,605 SF		
Restaurant	0		
Office	0		
Industrial	0		
Other	0		
Total <i>(square feet)</i>	5,605 SF		
2-Bedroom	90		3-Bedroom or More 0
2-Bedroom			3-Bedroom or More

F PROJECT DIMENSIONAL STANDARDS Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size <i>(Square feet/ acres)</i>	N/A	33,228
Lot Density <i>(Units/ acres)</i>	N/A	497 du/acre
Lot Width	N/A	258.95'
Building Height <i>(Feet)</i>	None (FAA Restrictions Apply)	293'-9"
Structure Length	N/A	243'
Floor Area Ratio <i>(F.A.R.)</i>	N/A	17.06
Lot Coverage	N/A	23,714 SF
Open Space	3,323 SF (10% of lot area)	16,370 SF
Landscape Area	831 SF (25% of required open space)	2,486 SF
Parking Spaces	378 spaces (1 space per dwelling unit)	444 spaces
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front E	44' from centerline	44' from centerline + 5' setback
Side S	0'	0'
Corner / Side N	30' from centerline	30' from centerline + 5' setback
Rear W	0'	0'

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street S/E	None	0'	Not Applicable
Sides / Secondary Street W	None	30'	Not Applicable
Building Height	None (FAA Restrictions Apply)	293'-9"	Not Applicable
Streetwall Length	300' maximum	209'-8"	Not Applicable
Podium Height	9 floors	9 floors	Not Applicable
Tower Separation	60 ft. 30 ft. minimum if adjacent to abutting lot	30' from centerline of alley	Not Applicable
Tower Floorplate <i>(square feet)</i>	12,500 SF	19,332 SF	Deviation
Residential Unit Size <i>(minimum)</i>	400 SF	460 SF	Not Applicable

G AMENDED PROJECT INFORMATION Provide approved and proposed amendments for project. Circle yes or no where indicated.

Proposed Amendment Description <i>(Describe in detail)</i>	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/ acres)</i>			
Lot Density <i>(Units/ acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



H EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Reissuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtains by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	
		De Novo Hearing Due to City Commission Call-Up

I MISCELLANEOUS Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
<small>Date</small>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<small>Date</small>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
<small>Date</small>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan Date of Plan
<small>Date</small>	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	
		Previous Extension Resolution No. <small>(if applicable)</small>

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: October 24, 2025
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** that includes all parcels within the proposed development.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

Project: 11 North Andrews
Address: 11 N. Andrews Avenue
Author: Robert B. Lochrie III, Esq.

GENERAL NARRATIVE

The Project is a 27-story mixed-use development located at the northwest corner of Broward Boulevard and North Andrews Avenue. It includes 378 multifamily units and approximately 5,605 square feet of commercial space. The commercial component is located at the Broward Boulevard/North Andrews Avenue corner to activate the primary street frontages.

The Project builds on two previously approved versions. The original version (Case No. UDP-S22023) included a 244-foot-mixed-use building with 316 residential units and 4,297 square feet of commercial space. A subsequent version (Case No. UDP-S23038, the “2023 Amendment”) revised the design to a 385-foot building and increased commercial space to 5,822 square feet.

The current proposal includes 378 residential units, representing the inclusion of the previously approved 316 units and an additional 62 flexibility units from the City’s flexibility unit pool. The building height has been reduced from approximately 385 feet in the 2023 Amendment to approximately 294 feet, reflecting a reduction of about 24%. The Project also exceeds the City’s open space and landscape area requirements, contributing to an enhanced streetscape and improved pedestrian environment.

The current Project will provide 444 parking spaces with all loading and unloading activities internalized to the building. The streetscape will include sidewalks with a minimum 7-foot clear width, further enhancing the pedestrian experience.

Project: 11 North Andrews
Address: 11 N. Andrews Avenue
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ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: Acknowledged.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: The site will store and safely convey the required water quality volume for the site per Broward County and South Florida Water Management District requirements. The site will utilize drainage wells to discharge the stormwater runoff.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

Response: Acknowledged.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: Acknowledged. The proposed development does not involve impacts to environmentally sensitive lands.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in

accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Acknowledged. The proposed development includes a new fire hydrant to be installed along NW 1st Street through a proposed water main extension. Proposed fire protection shall be serviced off the proposed water main extension to provide adequate fire protection to the proposed development.

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

Response: Acknowledged.

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Acknowledged.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Acknowledged. The proposed development includes a water main extension along NW 1st Street to provide adequate water service to the development. The proposed development has committed flows to the City of Fort Lauderdale water and wastewater treatment plant under previously approved UDP-S22023.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: The proposed development shall connect to the existing sewer main located within the adjacent alley way. The proposed development has committed flows to the City of Fort Lauderdale water and wastewater treatment plant under previously approved UDP-S22023.

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Acknowledged.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Acknowledged.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: The site will store and safely convey the required water quality volume for the site per Broward County and South Florida Water Management District requirements. The site will utilize drainage wells to discharge the stormwater runoff. The proposed stormwater design will not adversely effect the drainage infrastructure or stormwater conveyance system within the public right-of-way or neighboring properties.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A traffic study was approved for 371 units (copy included with this submittal). The proposed Project reduces density from that study and a new traffic statement will be provided if warranted.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: Acknowledged.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: All pedestrian facilities shall be in accordance with the latest City of Fort Lauderdale, Broward County, and Florida Building Code requirements and engineering standards. All accessible paths shall not exceed 2% cross slope and 5% running slope.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

8. **Other roadway improvements.** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. **Street trees.** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Street trees have been provided along abutting streets to the site. Proposed quantity, species and specifications (heights, sizes, etc) comply with RAC District Street requirements.

N. Wastewater.

1. **Wastewater.** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Acknowledged.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The project site is not located within, nor does it contain, any historic or archaeological resources.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: The project site is not located east of the Intracoastal Waterway; therefore, this requirement is not applicable.

Project: 11 North Andrews
Address: 11 N. Andrews Avenue
Author: Robert B. Lochrie III, Esq.

**DOWNTOWN RAC REVIEW PROCESS AND SPECIAL REGULATIONS NARRATIVE
ULDR SECTION 47-13.20**

A. *Applicability.* The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.

1. Downtown Master Plan Design Guidelines. The guidelines contained in Chapter 4 of the Consolidated Downtown Master Plan for the City of Fort Lauderdale, Florida (herein "Downtown Master Plan") as accepted by the City Commission on November 18, 2003 (Resolution No. 03-170) and updated revisions approved by the City Commission on June 19, 2007 (Resolution 07-120) are hereby incorporated and referred to as Downtown Master Plan Design Guidelines.

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the Downtown Master Plan Design Guidelines.

2. Intent. The Downtown Master Plan Design Guidelines are form-based, graphic guidelines intended to guide development within the Downtown Regional Activity Center zoning districts. The Downtown Master Plan includes intent driven language that is not meant to be prescriptive in all situations, to allow for a qualitative design-oriented approach to development and redevelopment proposals.

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the Downtown Master Plan Design Guidelines.

3. Downtown Master Plan Chapter 4 Sections. The Downtown Master Plan Design Guidelines consist of ten (10) sections established in Chapter 4 of the Downtown Master Plan. Any proposed development or redevelopment shall be reviewed against these sections of Chapter 4. These ten (10) sections consist of:
 - a. Principles of Street Design
 - b. Street Design Examples
 - c. Principles of Building Design
 - d. Quality of Architecture
 - e. Principles of Storefront Design
 - f. Character Area Guidelines
 - g. Neighborhood Transition Areas
 - h. Thematic Planning Districts
 - i. Principles of Riverfront Design
 - j. Implementation

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the Downtown Master Plan Design Guidelines.

B. *Downtown Master Plan Standards.* Development within the Downtown Regional Activity Center shall be required to meet the following minimum standards, as specified by the geographical boundaries of the character area in which the development or redevelopment proposal is located:

1. Maximum Building Height
2. Maximum Building Streetwall Length
3. Maximum Building Tower Stepback
4. Maximum Building Podium (Pedestal) Height
5. Minimum Building Tower Separation Distance
6. Maximum Building Tower Floorplate Square Footage
7. Minimum Open Space Square Footage
8. Transition Zones
9. Local Street Cross Section

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the Downtown Master Plan Design Guidelines.

C. *Downtown Character Areas.* In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium stepback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:

1. The Downtown Core character area is a mixed-use central business district that encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing. It is characterized by vertical slender towers with minimum stepbacks, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
 - a. RAC-CC
 - b. RAC-AS
 - c. RAC-WMU
2. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. It is characterized by intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
 - a. RAC-CC
 - b. RAC-UV
 - c. RAC-WMU
 - d. RAC-EMU

- e. RAC-SMU
 - f. RAC-AS
3. The Urban Neighborhood area is primarily residential in nature, with supporting community retail, employment opportunities, local amenities and services. It is characterized by varied scale buildings with defined podium heights and some towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
 - a. RAC-UV
 - b. RAC-RPO
 - c. RAC-AS
 - d. RAC-EMU
 - e. RAC-WMU
 - f. RAC-SMU
 4. Character Area Boundaries. The specific geographical boundaries of each character area are shown on the Addendum "A" of the "Official Downtown Character Area Map of the City of Fort Lauderdale."

RESPONSE: Acknowledged. The Project is located in RAC-CC the Downtown Core character area.

D. Development Permit, Density, Effective Date of Approval of Existing Site Plans.

1. Density within the Downtown Regional Activity Center zoning districts is limited in accordance with the number of units as provided in the City of Fort Lauderdale adopted Comprehensive Plan, as amended from time to time, and as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations. Density may be increased as provided for in the City's Comprehensive Plan.

RESPONSE: Acknowledged.

2. Dwelling units are allocated at the time of development permit approval. Upon expiration of a development permit the dwelling units shall be returned to the density pool for future allocation.

RESPONSE: Acknowledged.

3. The allocation of dwelling units shall be subject to all applicable provisions of the ULDR at the time of development permit approval. Dwelling units are allocated on a first come, first serve basis.

RESPONSE: Acknowledged.

4. Density in the RAC-TMU District and RAC-RPO District.
 - a. All development within the TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre shall be eligible to apply for additional dwelling units subject to the following. Such approval shall be based upon consideration of the number of additional dwelling units available under the City's Comprehensive Plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, sensitivity to adjacent development of the site design and proposed orientation of the proposed development, including proposed setbacks, pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocation of any additional

dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the City's Comprehensive Plan and may be granted subject to approval of a Site Plan Level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

- b. All development within the RAC-RPO district that is greater in density than thirty-five (35) dwelling units per net acre and up to fifty (50) dwelling units per net acre shall be reviewed subject to the requirements of Section 47-24.3., Conditional Use.

RESPONSE: The Project is not located within the RAC-TMU or RAC-RPO zoning districts.

5. A development permit requesting the allocation of flex and reserve units shall comply with Section 47-28.1, Flexibility Rules. Density may be increased through the allocation of bonus density provisions for affordable housing or sleeping rooms and shall comply with provisions on limitation as outlined in the City's Comprehensive Plan.

RESPONSE: Applicant is not requesting the allocation of flex units.

6. Effective date. The development permit shall not take effect until the 30-day city commission request for review has expired. Effective date shall be the 30-day expiration, or the day of City Commission action.

RESPONSE: Acknowledged.

7. Existing Site Plans in DRAC. Development applications received and pending review by the City or approved by the City on or before November 5, 2020, may be amended and modified through the use of provisions of the zoning regulations in effect at the time the approved application was submitted.

RESPONSE: N/A

- E. *Open Space Regulations.* Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five percent (25%) of the required open space shall be in pervious landscape area. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for purposes of this requirement, may be provided through open planting beds, porous paving systems, sand-set pavers, or any combination thereof.

The total amount of open space required shall be calculated based on the size and density of the development, as follows:

1. Open Space for Residential Uses. For development in the RAC districts, except for RAC-CC, open space shall be required for any development that includes residential uses as follows.
 - a. For developments of fifty (50) residential units or less, or developments of twenty-five (25) dwelling units per acre or less density: A minimum of two hundred (200) square feet of open space per unit;

- b. For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than twenty-five (25) dwelling units per acre and up to sixty (60) dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.a. In no case shall the minimum open space provided be less than ten thousand (10,000) square feet;
 - c. For developments of more than one hundred fifty (150) residential units, or developments of greater than sixty (60) dwelling units per acre density: A minimum of one hundred (100) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.b. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.
2. Open space general. For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC-CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way may be applied if approved by the agency with jurisdiction over the subject right-of-way. For development sites of 1.5 acres or less, up to seventy-five (75) percent credit may be applied towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way if approved by the agency with jurisdiction over the subject right-of-way.
 3. For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.

RESPONSE: The total lot area is 33,228 square feet. Per Section 47-13.20.E, the project is required to provide 10% of the lot area as open space.

The Project provides a total of 16,370 square feet of open space, which exceeds the minimum requirement. Of this total:

- **The Project provides 9,272 square feet of open space at grade which exceeds the 1,329 square feet (40%) required.**
- **The Project provides 2,486 square feet of landscaping which exceeds the 831 square feet (25%) required.**

The Project therefore exceeds all minimum open space requirements and is fully compliant with the applicable standards.

- F. *Transition Zones.* Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures to effectively transition between higher and lower density districts. Transition zones shall be established to ensure a suitable transition from those more intensive zoning districts within the Downtown Regional Activity Center to those less intensive zoning districts outside of the Downtown Regional Activity Center.
 1. Commercial Transition Zone:
 - a. Proposed maximum height at the boundary of the RAC-CC district shall be one hundred fifty (150) feet and may be increased one (1) foot for every one (1) foot of setback from the RAC-CC district boundary, for a distance of one hundred (100) feet from the RAC-CC district.
 - b. A transition zone shall be required for any development or redevelopment located within the Downtown Regional Activity Center that is within one hundred (100) feet of a nonresidential

property outside of the Downtown RAC. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following: a maximum of one hundred and fifty (150) feet for that portion of the structure that is within one hundred (100) feet of the zoning district boundary abutting the RAC and the height may increase a maximum of one (1) foot for each one (1) foot of setback from the boundary for a distance of one hundred (100) feet.

2. Residential Transition Zone: A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following:
 - a. No structure may exceed a height limitation two and one-half times the height of the maximum height of the zoning district outside of the RAC for a distance equal to mid-block of the development site or for a depth of two hundred (200) feet as measured from the zoning district boundary abutting the zoning district of the RAC, whichever is less.

RESPONSE: N/A, the Property is not in a transition zone as shown on the City's published Transition Zone Map.

- G. *RAC Landscape Requirements.* Surface parking lots within the RAC district shall meet the landscape requirements for vehicular use areas as specified in Section 47-21, Landscaping and Tree Preservation Requirements. All other landscape requirements shall comply with the Downtown Master Plan Chapter 4 Design Guidelines.
- H. *RAC Streetscape Design.* All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.

Development shall meet the following streetscape design requirements:

1. VUA landscaping. Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.

RESPONSE: N/A, the Project does not include surface parking.

2. Streetscape improvements. Streetscape improvements are required to be made as a part of a development in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. Developer shall be responsible for making the streetscape improvements in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way.

Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with utility lines or other obstructions as approved by the DRC or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards. Streetscape improvements shall include but are not limited to the following:

- a. Street Trees. Street trees shall be planted and maintained along the street abutting the property to provide a canopy effect. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The requirements for street trees, as provided herein, may be located within the public right-of-way, as approved by the entity with jurisdiction over the abutting right-of-way.
 - i. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular sub-grade block system, such as Silva Cell or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.

RESPONSE: Acknowledged.

- ii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with shade trees converge. Provide tall palms at the immediate corners to provide a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:

RESPONSE: Acknowledged. Shade trees are included along the street frontage and will be maintained at a minimum of 12-feet horizontal clearance from the building. The shade trees are provided approximately 30' on center.

- iii. Shade trees: Minimum sixteen (16) feet in height, with a minimum seven (7)-foot ground clearance. Palms are to be single-trunk and a minimum of 7-foot ground clearance and spaced to provide maximum visibility at intersection.

RESPONSE: Acknowledged.

- b. Sidewalk. A minimum 7-foot clear sidewalk shall be provided along all streets defined as local streets in the Downtown Master Plan Chapter 4 Design Guidelines.

RESPONSE: The Project includes minimum 7' clear sidewalks.

- c. RAC Fencing. Within RAC districts, chain-link fencing shall not be permitted along street frontages.

RESPONSE: Acknowledged, no chain link fencing is proposed.

- d. Maintenance Agreement: Applicant shall be required to execute a maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.

RESPONSE: Acknowledged.

- I. *New River Waterfront Corridor*. Except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for

a site plan level IV development permit (section 47-24.2) without planning and zoning board review, and shall be required to meet the following regulations:

1. Within the RAC-CC and RAC-AS districts a principal structure shall provide a minimum sixty (60) foot setback from the seawall or the high water mark of the river's edge if no seawall exists, or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case shall there be less than a forty-five (45) foot setback, except for the following:
 - a. A residential use or marine-related use as specified in sections 47-13.10 and 47-13.11, Boats, Watercraft and Marinas, that have portions of structures devoted to those uses that are no higher than thirty-five (35) feet in height may encroach within the setback specified above, but shall in no case be less than twenty (20) feet from the seawall or the high water mark, if no seawall exists.

If the minimum or greater setbacks specified in subsection J.1. are provided, the development plan shall be reviewed giving consideration to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of section 47-13, Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

- b. Within the RAC-CC and RAC-AS districts, structures may provide less than the minimum setback specified in subsection J.1., above or exceed the thirty-five (35) foot height limitation, as specified above, if approved in accordance with the requirements of a site plan level IV development permit, (Section 47-24.2) without planning and zoning board review, subject to the review criteria as provided in Section 47-25.3, Neighborhood Compatibility, as provided in Section 47-25.3.A.3.e.iii, and the following additional criteria and limitations are met:
 - i. Principal structures shall provide a minimum of one (1) or more setbacks totaling a minimum of twenty (20) feet, between a height of twelve (12) feet and fifty-five (55) feet.
 - ii. No portion of a structure in excess of thirty-five (35) feet in height shall encroach upon a 1:1 height-to-setback plane, as measured from a line twenty (20) feet from the seawall or high water mark, if no seawall exists, up to a height of ninety-five (95) feet. Portions of structures above ninety-five (95) feet in height may proceed vertically without additional setback, subject to the provisions of subsection J.2.c.
 - iii. Principal structures shall also provide a minimum of five (5) of the following architectural features: variation in rooflines, terracing, cantilevering, angling, balconies, arcades, cornices, architectural ornamentation, color and material banding, or courtyards, plazas or landscaped areas which encourage pedestrian interaction between the development site and the New River.
2. Additional criteria.
 - a. Within the RAC-CC district only, all principal structures located on the south side of the New River shall provide a minimum setback as required so as to not produce a shadow

pattern that shadows a point on the river's edge for more than four (4) hours between the hours of 9:00 a.m. and 4:00 p.m. on March 21 (spring equinox).

- b. Within the RAC-CC district only, ground level design and amenities shall functionally and visually coordinate with and complement existing public improvements along the New River adjacent or abutting the development site, including pedestrian access and landscaping.

RESPONSE: N/A, the project is not along the New River Waterfront Corridor.

J. *Review process.* Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.

1. A Site Plan Level II approval of a development for which a site plan has been approved by the city commission, or which has been the subject of an agreement with the city shall not be final until thirty (30) days after final DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The action of the DRC shall be final and effective after the expiration of the thirty-day period if no action is taken by the city commission.
2. Approval of all other Site Plan Level II developments within the RAC shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
3. In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan.

RESPONSE: Acknowledged.

Project: 11 North Andrews
Address: 11 N. Andrews Avenue
Author: Robert B. Lochrie III, Esq.

FLEXIBILITY RULES NARRATIVE

Section 47-28.1.-Intent and purpose (intentionally omitted)

Section 47-28.2.-Definitions (intentionally omitted)

Section 47-28.3.-Applicability

A. Determination of availability

1. The department shall maintain a log identifying the name, location, and approval date of development projects using flexibility containing the following information:
 - a. Total number of acres designated residential, commercial, industrial and employment center within the municipal boundary.
 - b. Total number of residential, industrial and employment center acres allocated for commercial use through assignment of flexibility in the previous calendar year.
 - c. Total number of residential, industrial and employment center acres allocated for commercial use through assignment of flexibility which includes all previous yearly allocations.
 - d. Total number of flexibility units and redevelopment units allocated in the previous calendar year to residential or non-residential designated lands which did not require an amendment to the local land use plan map.
 - e. Total number of flexibility units and redevelopment units allocated, including all previous yearly allocations to residential or non-residential designated lands which did not require an amendment to the local land use plan map.
2. An applicant seeking the allocation of flex unit or flex acreage must obtain confirmation from the department that the requested flex is available prior to the submittal of a development application.

RESPONSE: Acknowledged.

B. Minimum flex unit size.

1. Minimum unit size for flex units including affordable housing units and bonus flex units shall be four hundred (400) square feet.

RESPONSE: The Project proposes residential units at a minimum of 460 square feet.

2. The minimum unit size of four hundred (400) square feet shall not apply if the applicable zoning district contains a more stringent minimum unit size, in which the more restrictive shall apply.

RESPONSE: N/A. RAC-CC minimum unit size is 400 square feet.

C. Allocation of flex units in the Regional Activity Center Land Use Designations (RACs) or Master Planned Areas.

1. For the purpose of this subsection C, the term RACs refers to those areas designated as such in the city's Comprehensive Plan and depicted on the city's Future Land Use Map. The term Master Planned Areas refers to those areas meeting the definition for such as defined herein.
2. Flex units may be allocated to development sites subject to the following conditions:
 - a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Comprehensive Plan.

OBJECTIVE FLU 1.1: Ensure Adherence to Standards.

POLICY FLU 1.1.12: The following Future Land Use designations shall be applied to the Future Land Use Map Series:

Downtown Regional Activity Center (DRAC)

The Downtown Regional Activity Center (DRAC) land use category was created in 1989 and is intended to encourage a vibrant mixed-use Downtown, combining residential uses with office space, retail, restaurants, and places for art, culture, entertainment and civic space. The vision for a livable downtown which supports a dynamic economy, strong sense of place and high quality of life is realized through implementation of the City's Downtown Master Plan, which guides the form of buildings and design of streets and amenities.

RESPONSE: The Project supports the intent of the DRAC by providing a vibrant mixed-use development that contributes to the overall function and character of Downtown. The Project introduces a combination of residential and commercial uses that promotes a livable, active downtown environment and supports the City's objective of maintaining a dynamic urban economy. Additionally, the Project incorporates the City's Downtown Master Plan, aligning its building form and streetscape design with the standards applicable to development within the DRAC.

OBJECTIVE FLU 1.2: Utilization of Flexibility Rules

Policy FLU 1.2.1: The City's Unified Flex Strategy shall focus on a long-term vision that promotes a sustainable built environment by focusing development in the City's Regional Activity Centers and shall consider major transit corridors for future mixed-use development, with supporting multimodal transportation options.

RESPONSE: The Project is a mixed-use development located within a unified flex zone in the City's Regional Activity Center. The site fronts Broward Boulevard and North Andrews Avenue, two major transit corridors within the City. The Project is also within close proximity to the Brightline station and the Broward County Transit Central Terminal, providing direct access to multimodal transportation options. The location and design of the Project therefore support the policy's intent.

Policy FLU 1.2.1a: The Unified Flex Strategy shall be geographically defined by a citywide unified zone as depicted on the City’s official flex map.

RESPONSE: The Project site is located within a citywide unified flex zone according to the City’s official flex map.

OBJECTIVE FLU 2.3: Mixed-Use Development

POLICY FLU 2.3.3: Mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments.

RESPONSE: The Project advances this Policy by redeveloping a parcel that currently contains an abandoned structure in a deteriorated condition. The proposed mixed-use development significantly improves the public realm by providing enhanced streetscape conditions along two major transit corridors, exceeding the City’s open space requirements, and introducing active ground floor uses that support a more engaging and pedestrian friendly environment.

- b. Development applications shall be reviewed to determine if the development is consistent with the applicable master plan or has proposed alternative designs which meet the intent of the applicable master plan design guidelines. In the event compliance with the ULDR would not permit consistency with the design guidelines, the master plan design guidelines shall govern. In the event there is no applicable master plan for the development site, the applicable zoning district regulations shall apply.

RESPONSE: Acknowledged. This submittal includes a Downtown RAC Review Process and Special Regulations narrative and a Downtown Master Plan Design Guidelines narrative outlining how the Project is consistent with the ULDR and the applicable master plan.

- c. Development applications shall be subject to applicable approval requirements in Section 47-24, Development Permits and Procedures.

RESPONSE: Acknowledged.

- d. The allocation of flex units shall expire and terminate upon the expiration of the development permit approval in accordance with Section 47-24.1.M.

RESPONSE: Acknowledged.

Remainder of Section intentionally omitted as not applicable.

Project: 11 North Andrews
Address: 11 N. Andrews Avenue
Author: Robert B. Lochrie III, Esq.

DOWNTOWN MASTER PLAN DESIGN GUIDELINES

<u>PRINCIPLES OF STREET DESIGN</u>	
S1	<p>Maintain fine-grained street grid: discourage vacations.</p> <p>Applicant's Response: The Project is designed to comply with the Master Plan requirement to maintain a fine-grained street grid and to discourage vacations. The project is not proposing any street vacations and maintains the existing street grid</p>
S2	<p>Utilize Traffic Calming rather than blocking streets.</p> <p>Applicant's Response: Traffic circulation has been coordinated through existing public rights-of-way, and pedestrian safety and accessibility have been incorporated into the site design.</p>
S3	<p>Maximize on-street parking except on major arterials.</p> <p>Applicant's Response: The Project does not include on-street parking along its frontages based on existing roadway conditions and proximity to a major intersection. All parking is provided within an integrated parking structure.</p>
S4	<p>Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).</p> <p>Applicant's Response: An existing bike lane is located along W Broward Blvd adjacent to the subject site. Due to site constraints and the Broward County trafficways street improvement plans, there is no bike lane required along N Andrews Avenue.</p>
S5	<p>Maximize street trees on all Downtown Streets.</p> <p>Applicant's Response: The required number of Street trees has been provided along the streets abutting the site, where existing and proposed conditions allow for it.</p>
S6	<p>Encourage location of primary row of street trees between sidewalk and street.</p> <p>Applicant's Response: Proposed location for Street trees throughout the Site encourages location on primary ROW between sidewalk and street.</p>
S7	<p>Reduce preferred maximum spacing for street trees (Palms: 22ft; Shade: 30ft).</p> <p>Applicant's Response: Street trees are uniformly spaced within the maximum distance required to create visual consistency along the street frontage. Dimensions are shown on Landscape plans (see sheet L-1 and L-2).</p>

<p>S8 Reduce horizontal clearances for trees (Palms: 6ft; Shade: 12ft).</p> <p>Applicant's Response: Horizontal clearances (from building face) for trees and palms have been provided and shown on Landscape plans (see sheet L-1 and L-2).</p>
<p>S9 Encourage shade trees along streets, palm trees to mark intersections.</p> <p>Applicant's Response: Shade trees have been provided where existing and proposed conditions allow for it. Live Oaks have been proposed along N Andrews Avenue and NW 1st Street and Royal Palms have been proposed to mark intersections.</p>
<p>S10 Eliminate County “corner chord” requirement not compatible with urban areas.</p> <p>Applicant's Response: Broward County Plat Division requires that a 30-ft corner chord granted in the form of easement be provided at the intersection of N. Andrews Avenue and W. Broward Boulevard. A 30-ft corner chord granted in the form of easement is provided at the intersection of NW 1st Avenue and N. Andrews Avenue. A 20-ft corner chord granted in the form of easement is provided at the intersection of the public alleyway and W Broward Boulevard.</p>
<p>S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.</p> <p>Applicant's Response: The existing curb line shall remain and there is an existing 15-ft radius at NW 1st Avenue and N Andrews Avenue and 25-ft radius at N Andrews Avenue and W Broward Boulevard.</p>
<p>S12 Discourage curb cuts on “primary” streets.</p> <p>Applicant's Response: The proposed curb cut is located along NW 1st Avenue. The existing curb cut along N. Andrews Avenue measures approximately 75’ in length and previously accommodated vehicular movements associated with the former auto repair shop use. As part of the Project, the existing curb cuts along N. Andrews Avenue will be removed and fully reconstructed to establish a more appropriate frontage and consolidate vehicular access onto NW 1st Avenue.</p>
<p>S13 Encourage reduced lane widths on all streets.</p> <p>Applicant's Response: Existing lane widths along N Andrews Avenue and W Broward Boulevard are to remain.</p>
<p>S14 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements).</p> <p>Applicant's Response: The project contains the current setbacks and easements as coordinated with both City and County standards. The project has been designed to comply with the requirements in place.</p>
<p>S15 Encourage reduced design speeds on all RAC streets (15 - 40 mph)</p> <p>Applicant's Response: We acknowledge the recommendation to encourage reduced design speeds on all RAC streets. The project frontage and access points have been designed to promote pedestrian activity and accommodate multimodal circulation. Final roadway design speeds will be determined by the City and County transportation agencies with jurisdiction, and the project will comply with those adopted standards.</p>

S16 Bury all power lines in the Downtown Area.

Applicant's Response: No existing overhead power lines are located along N Andrews Avenue or W Broward Boulevard. Existing overhead lines are located within the public alleyway and NW 1st Avenue

PRINCIPLES OF BUILDING DESIGN

B1 Framing the street: Building “streetwall” should generally meet setback line (within a percentage).

Applicant's Response: The Project provides a consistent and active street wall conditions along Broward Boulevard and North Andrews Avenue. The ground floor incorporates retail frontage, residential lobby, and an arcade along North Andrews, all of which align with the setback requirements and enhance the pedestrian experience.

B2 Framing the street: Encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.

Applicant's Response: The Project prioritizes pedestrian-focused open space rather than perimeter-only landscaping. Along North Andrews Avenue, an arcade is provided to enhance the pedestrian realm with shaded, usable space that promotes walkability and comfort. The ground-level design integrates the required tree plantings with intentional shade and seating opportunities, particularly adjacent to the retail frontage and residential entry. Along NW 1st Street, the dog run activates the frontage and provides a neighborhood-serving amenity, ensuring this edge functions as an active public-facing space rather than residual green buffer.

B3 Framing the street: Minimum and maximum building ‘streetwall’ heights (see character area guidelines for specifics).

Applicant's Response: The Project podium terminates on the 9th floor, which establishes the streetwall height. This is consistent with the character area guidelines for RAC-CC that require defined street wall shoulders before tower setbacks.

B4 Framing the street: Encourage maximum building ‘streetwall’ length of 300ft.

Applicant's Response: The proposed street wall length is 209’-8”, which is well within the maximum 300 feet requirement.

B5 Preferred maximum ‘floorplate’ area for towers (see character area guidelines for specifics).

Applicant's Response: The proposed tower exceeds the preferred maximum floorplate size prescribed in RAC-CC guidelines. The building mass has been thoughtfully designed to ensure that, despite this exceedance, the overall project remains compatible with the surrounding downtown context.

B6 Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.

Applicant's Response: The tower is oriented towards Andrews Avenue and Broward Boulevard, which are both primary streets, in accordance with the guidelines. This orientation is appropriate given

<p>that Broward Boulevard has no setback requirements.</p>
<p>B7 Where towers are located on streets < or = 60ft, increased setbacks from the ‘shoulder’ are encouraged to reduce the impact on the street.</p> <p>Applicant's Response: The Project is providing a 30’ setback above the podium along the alleyway to the west.</p>
<p>B8 Surface parking: discourage frontage and access along ‘primary’ street.</p> <p>Applicant's Response: Parking garage access is provided along NW 1st Street, which is a secondary frontage, thereby avoiding access from Primary Street.</p>
<p>B9 Parking garages: encourage access from secondary streets and alleys.</p> <p>Applicant's Response: As stated above, access is located to parking garage on a secondary street.</p> <ul style="list-style-type: none"> • Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. <p>Applicant's Response: The project incorporates active uses at the ground level, including commercial frontage and a dog run along NW 1st Street to activate the pedestrian experience and screen parking areas.</p> <ul style="list-style-type: none"> • Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design. <p>Applicant's Response: The Project’s podium contains the structured parking garage and is fully incorporated into the overall building massing. The garage is screened with tan GFRC breeze block panels that allow ventilation while obscuring the views of the upper parking levels. The façade is further articulated with tan stucco elements and integrated lighting to break up the elevation and eliminate the appearance of exposed parking decks along the primary street frontages.</p>
<p>B10 Encourage main pedestrian entrance to face street.</p> <p>Applicant's Response: The Project’s main pedestrian entrances are located along primary street frontages. The residential entrance is emphasized by an arcade entryway accessed by a short set of steps beneath an architectural overhang. The commercial pedestrian entrance is also oriented toward the same primary frontage and wraps along the south façade to reinforce the Project’s street-oriented design.</p>
<p>B11 Maximize active uses and ‘extroverted’ ground floors with retail in strategic locations.</p> <p>Applicant's Response: Commercial space for the project is located on the ground floor along Broward Boulevard and N. Andrews Avenue, two of the primary streets and major corridors within Fort Lauderdale, ensuring active uses are provided on a key frontage.</p>
<p>B12 Encourage pedestrian shading devices of various types.</p> <p>Applicant's Response: The Project includes pedestrian shading through continuous building overhangs and an arcade along N. Andrews Avenue to provide covered pedestrian areas. Shade trees are provided along the street frontage to create a comfortable pedestrian environment along the</p>

sidewalk.
<p>B13 Encourage balconies and bay windows to animate residential building facades.</p> <p>Applicant's Response: Residential units include balconies, ensuring that the facades are animated and aligned with the guidelines to encourage balconies and projections.</p>
<p>B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).</p> <p>Applicant's Response: This guideline applies to the Urban Neighborhood Character Area. Our project is located within the Downtown Core, where individual ground-floor residential entrances are not required.</p>
<p>B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.</p> <p>Applicant's Response: The project incorporates active ground floor uses with commercial space wrapping from Broward Boulevard to N. Andrews Avenue. Along N. Andrews, the main lobby entrance is provided and designed with transparent blue grey glazing to ensure visibility and engagement for pedestrians. In addition, a dog run is located along NW 1st Avenue, further activating the frontage and enhancing the pedestrian experience</p>
<p>B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.</p> <p>Applicant's Response: This is a mixed-use residential tower, so comment does not apply.</p>
<p>B17 Discourage development above right-of-way (air rights).</p> <p>Applicant's Response: We are aware of the guidelines regarding development above the right-of-way and confirm that our project does not encroach into this area.</p>
<p>B18 Mitigate light pollution.</p> <p>Applicant's Response: Lighting for the project will be designed to minimize light spillover and glare in accordance with photometrics requirements. For the parking garage podium, which has 50% openness, a screening system and high knee wall are incorporated to diffuse interior lighting and further mitigate light pollution.</p>
<p>B19 Mitigate noise pollution.</p> <p>Applicant's Response: The project design incorporates measures to minimize noise impacts on the surrounding area. Mechanical equipment will be located on the roof, positioned toward the alleyway, and carefully screened to address both visibility and noise control</p>
<p>B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).</p> <p>Applicant's Response: The project provides a 30' setback on the subject property along the alleyway, which ensures compliance with the guideline requiring a minimum 30' clearance for towers where adjacent lots are under separate ownership. This placement contributes to maintaining the intended 60' vertical open space between towers.</p>

B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.
	Applicant's Response: The Project consists of a single tower; therefore, the guideline requiring 60 feet of separation between multiple towers on a single development site does not apply.
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.
	Applicant's Response: This guideline is intended for individual ground-floor residential entrances. As our project does not include individual private unit entries on the ground floor, this standard is not applicable
B23	Avoid drive thrus in the wrong places.
	Applicant's Response: No drive thru' s are contemplated.

QUALITY OF ARCHITECTURE	
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.
	Applicant's Response: The building incorporates expansive balcony sizes that increase in length as the tower increases in height, creating dynamic effects with light and shadow.
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.
	Applicant's Response: The building is 27 stories, nonetheless the pinnacle of the tower is expressed as a jewel box amenity floor with a horizontal rhythm and texture that completes the top of the building.
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.
	Applicant's Response: The ground floor of the building utilizes storefront glazing that sits on a concrete stem wall at active retail and lobby edges, and concrete walls with a painted stucco finish at building service areas on the east and southeast edges of the building. The second-floor façade is clad with a hung GFRC breezeblock with carefully detailed openings to create texture and layering while screening the public realm from cars.
Q4	Respect for Historic Buildings.
	Applicant's Response: The Project respects the character and scale of nearby historic structures. The podium design aligns with the street wall and uses materials and proportions that complement the context, while the tower is set back to reduce its impact. This balances a contemporary design with sensitivity to the area's historic fabric.
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.
	Applicant's Response: The parking levels are clad with a hung GFRC breezeblock screen system that provides warm color and texture. The cast in place concrete walls behind the screening create a subtle layering effect while still shielding the streetscape from car headlights and garage lighting.

Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.

Applicant's Response: The project incorporates several strategies that respond to the South Florida environment. Shading is provided through the ground-level arcade, additional façade projections, and balcony eyebrows that help reduce direct solar exposure. Landscape is integrated at both ground level and the roof terrace, contributing to rainfall capture and on-site water management.

Vertical façade elements also break up large glazing areas, helping minimize glare and reducing potential bird strike risks while reinforcing the buildings' rhythm.

Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

Applicant's Response: The façade design uses a layered approach with strong vertical balcony projections, and material changes to create depth and interest. At the podium level, articulation is enhanced through the use of architectural screening for the garage and a mechanical screen at the roof, which both disguise functional elements while adding richness to the composition. These treatments reinforce activity and detail below the shoulder level, creating a more engaging pedestrian experience.

Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.

Applicant's Response: The Project establishes a clear identity through its strong vertical expression, layered balconies and consistent contemporary material palette. The design maintains a cohesive architectural vocabulary that reflects confidence and quality.

STOREFRONTS

SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.

Applicants Response: Ground floor retail is provided along Broward Boulevard and Andrews Avenue, two primary streets and major corridors within Fort Lauderdale. This strategic placement ensures retail activation in a preferred location while also wrapping the frontage, reinforcing both streets as active, pedestrian-oriented corridors.

SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.

Applicants Response: The commercial component of the Project is directly accessible from the pedestrian pathway and wraps the corner of Broward Boulevard and Andrews Avenue, creating an active ground-floor presence along the primary street frontages. The residential component is accessed separately through a covered arcade with a stepped entry, providing a distinct architectural expression and clearly differentiating it from the commercial frontage. Together, these elements create varied ground-floor conditions to contribute to visual interest at street level.

SF3 Encourage durable materials for ground floor retail and cultural uses.

Applicants Response: The ground floor retail use utilizes storefront glazing that rests on a short concrete stem wall. This stem wall allows retail users to be engaged with the sidewalk level and public realm while still retaining the ability in a flood event to deploy floor barriers that will be anchored on the stem wall. Ventilation along the retail edges is provided by a consistent and well detailed mechanical louver that blends with the mullion patterns. The top of these retail walls will be painted to incorporate the same warm tan color of the garage screening to visually connect the ground floor detailing to the overall base of the building.

<p>SF4 Encourage 15-foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.</p> <p>Applicants Response: The commercial space has been designed flush with the adjacent public sidewalk to maintain accessibility and pedestrian connectivity, in line with the guideline’s intent. The residential lobby, however, is elevated approximately 1’-5” above grade. This condition is driven by flood zone requirements, which necessitate elevating finished floor elevations to meet floodproofing standards in ft. Lauderdale. While the lobby is elevated, accessible entry is maintained with stairs and accessible compliant ramp.</p>
<p>SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.</p> <p>Applicants Response: The project incorporates significant storefront glazing along Broward Boulevard and N. Andrews Avenue to maximize transparency and pedestrian visibility. For the commercial space, clear connections to outdoor seating areas are provided to enhance both visual and physical engagement with the street.</p>
<p>SF6 Encourage pedestrian shading devices of various types (min 5 foot depth).</p> <p>Applicants Response: Pedestrian shading is provided through an arcade along N. Andrews Avenue and a continuous building overhang along Broward Boulevard and N. Andrews Avenue, each with a minimum depth of 5 feet to ensure comfort and sidewalk usability.</p>
<p>SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls</p> <p>Applicants Response: The project addresses the guidelines by integrating active retail frontage and transparent glazing at the ground level. The commercial storefront is designed to maximize visibility and the facade incorporates architectural screening elements that break down the scale of the podium and visually disguise back of house and parking uses.</p> <p>Vertical articulation, material changes and multistory glazing strategies are used to create visual interest and reinforce the sense of activity along the street frontage. This approach ensures that non-active uses are effectively masked while maintaining a cohesive and pedestrian oriented design.</p>
<p>SF8 Encourage well-designed night lighting solutions</p> <p>Applicants Response: The retail canopy and the ceiling of the colonnade will incorporate downlighting to keep those areas visible and active at night. The garage screening will include accent strip lighting on the west façade above the residential lobby and retail entry to highlight the main entries to those respective uses.</p>
<p>CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)</p>
<p>1A *ULDR* Frame street with appropriate streetwall height: Shoulder: 9 floors max</p> <p>Applicants Response: The project podium terminates at the 9th floor, establishing the street wall shoulder height in full compliance with the maximum 9-floor guideline.</p>
<p>1B *ULDR* Signature Tower: Special architectural design encouraged for buildings over 37 floors.</p> <p>Applicants Response: The building is 27 stories, nonetheless the architectural design connects to N Andrews by creating an expressive horizontal articulation at the ground floor, parking, and residential floors that reinforce the energy of the street scale and connect to downtown Fort Lauderdale.</p>

IC *ULDR* Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size.

-*Non-residential*: 32,000 GSF floorplate max.

-*Residential*: Buildings up to 15 floors: 18,000 GSF floorplate max.

-*Residential*: Buildings over 15 floors: 12,500 GSF floorplate max.

Applicants Response: Our tower is residential and exceeds 15 floors. This represents a reduction in height from the previously approved version of the Project by approximately 24% to lessen bulk, improve light penetration, and create a more open feel to the skyline.

While the guideline notes a maximum residential floorplate of 12,500 GSF, our proposed tower floorplate is 19,332 SF. The Downtown Master Plan allows this standard to be modified where an alternative design demonstrates the underlying intent is achieved. Through setbacks, articulation, and massing strategies, the design maintains slenderness and ensures adequate light and air reaches the surrounding streets and open spaces.



CUBE3

**Development Review
Committee**

11 NORTH ANDREWS

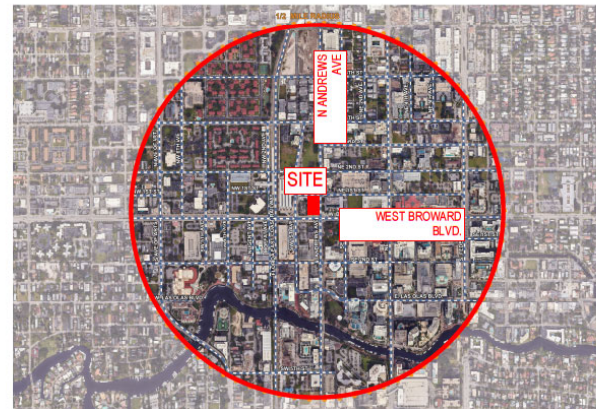
Fort Lauderdale, FL 33301

Date Submitted: 21 November 2025

3 March 2026

7 May 2026

14 May 2026



Submitted to: City of Fort Lauderdale

Owner: BACHOW FAM OZ FUND LLC and IRE ANDREWS AVE LLC
 Architect: CUBE 3, LLC | architecture, interiors, planning
 Civil Engineer: Kimley-Horn
 Landscape Architect: Witkin Hults + Partners
 Land-Use Attorney: Lochrie & Chakas, P.A.

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DWG SUBMISSION
14 May 2020

A0.0

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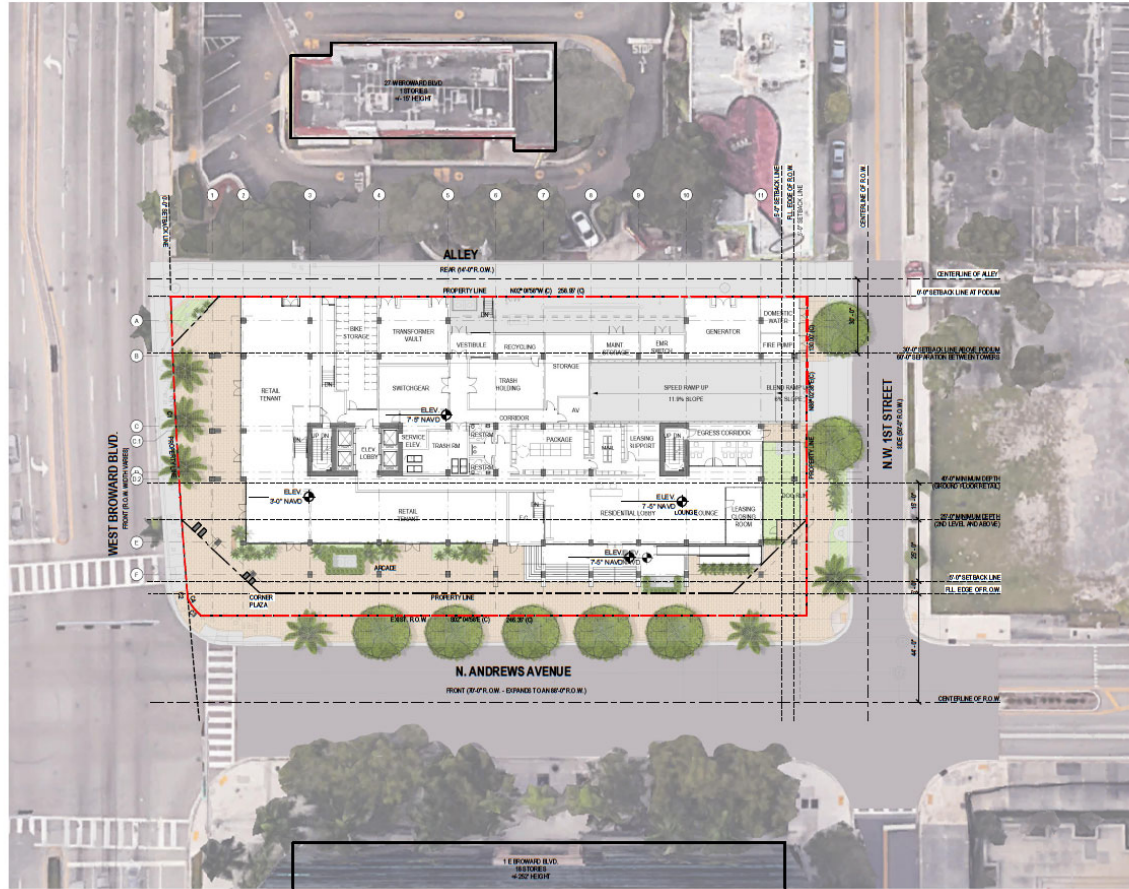
11 North Andrews
 Fort Lauderdale, FL 33301

Aerial
 SCALE: N.T.S.



DRC SUBMISSION
 14 May 2026

SP-101
OPERATED BY CUBE 3, LLC
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SEE SHEET SP-103 FOR ZONING DESIGNATION OF THE PROPERTY

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11 North Andrews
 Fort Lauderdale, FL 33301

Context Site Plan
 SCALE: 1" = 20'



DRG. SUBMISSION
 14 May 2026

SP-102
 CUBESUBMIT



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ZONING ANALYSIS - 11 North Andrews Avenue | Fort Lauderdale, Florida
 City of Fort Lauderdale, FL
 Client: Beehive Farm of Fund LLC & RE Andrews Ave LLC

Zone/District	Reference	Record	Provided	Remarks
11 North Andrews Avenue 11 North Andrews Avenue 11 North Andrews Avenue	Table No. S042-1001-1001 Table No. S042-1001-1001 Table No. S042-1001-1001	RAC-C/C RAC-C/C RAC-C/C		Land use designation: (D) Regional Activity Center Water/wastewater Service Provider: Fort Lauderdale Broward County
Notes: Fort Lauderdale Masterplan Guidelines also apply				
Occupancy Classification		Record		
R-2, Highrise Garage Type MSL, h SIR SM	Natural Ventilation 50% Openness FBC CHPT 5 TABLE 506.2a.1 FBC CHPT 5 TABLE 506.2a.2			
Code Data Life Safety		Record	Provided	Remarks
Construction Type Elevator System Building Height Reference Plane Height (ft) Number of stories Area per story	Type I (A) NFPA 13 Automatic Sprinkler System throughout Understand 299'-0" 4" 18,332 GSF	Chapter 6 of the 2021 FBC Section 605, 2021 FBC 6, NFPA 13 Chapter 6 of the 2021 FBC, Table S04-504 & S06		
Lot Area Summary		Record	Provided	Remarks
11 North Andrews Avenue Folio Ending No. 1992 Folio Ending No. 1992 Folio Ending No. 1992 (1 Andrews) Total Area of all Parcels		0.76 Acres 33,239 SF		
General Lot Requirements		Required/Allowed	Provided	Remarks
Maximum Height	Section 47-13.21	None (FAA restrictions apply)	300'-0" Top of Last Occupiable Floor 27 Stories	
Maximum Building Streetwall Length	Section 47-13.21	300'-0" Max.	299'-6"	
Maximum Gross Square Footage of Building Tower Floor Plate Size	Section 47-13.21	Residential: 12,000 SF Floor Plate	20,028 SF Floor Plate	(*) See Alternate Design Solution / Justification Letter
Minimum Building Tower Step Back	Section 47-13.21	None		
Minimum Separation between Towers	Section 47-13.21	60 Feet (30 Feet Minimum on subject property if adjacent to existing lot under separate ownership)	20'-4" From Center Line of Alley	(*) See Alternate Design Solution / Justification Letter (*) Encroachment of Balconies Tower Wall is located 30' from Center Line of Alley
Maximum Building Podium Height	Section 47-13.21	8 Floors	8 Floors	
Minimum Residential Unit Size	Section 47-13.21	400 Square Feet	400 SF (minimum unit)	
Open Space Requirements	Section 47-13.20 E.2	10% of Lot Area (33,239 SF)	3,323 SF	16,589 SF
Landscaping provision	Section 47-13.20 E	20% of the req. open space (3,323 SF)	671 SF	1,648 SF
Open Space at Grade	Section 47-13.20 E	40% of req. open space @ Ground Floor	6,548 SF	16,328 SF
Commercial Space provided		N/A		4,821 SF
Building Setbacks	Downtown Master Plan Chapter 4 Design Guidelines			
Minimum Front Yard (Side) (North Andrews Avenue)	Figure 4.65	44' From Centerline	44' From Centerline + 5'-0" Setback	
Minimum Front Yard (Side) (West Broward Blvd.)	Figure 4.65	None	None	
Minimum Side Yard (Side) (West Broward Blvd.)	Figure 4.71	30' From Centerline + 5'-0" Setback	28'-4" From Centerline + 5'-0" Setback	(*) See Alternate Design Solution / Justification Letter
Minimum Rear Yard (Side) (West Side)		0'-0"	0'-0"	
Parking Requirements		Required/Allowed	Provided	Remarks
Parking Requirements	Section 47-20.2 C Table 3 - RAC-C/C	See Paragraphs 37% (1.0 Per Overlay Unit) 1.00 Space per DU NOT REQUIRED		
Total Residential Uses Parking		37% Total Units	423 Parking Spaces	
Parking Dimension Requirements (90 Degree Parking)	Section 47-20.11			
Stall Width		8'-0"	8'-0"	
Aisle Width		24'-0"	24'-0"	
Stall Depth		18'-0"	18'-0"	
Curb Length		9'-0"	9'-0"	
Bicycle Storage	Section 47-20.11	N/A	48 BICYCLE SPACES	
Loading Requirements		Required/Allowed	Provided	Remarks
Loading Requirements	Section 47-20.2 D Table 3 - RAC-C/C	See Paragraphs N/A	2 Loading Bays	
Total Loading Required		N/A	2 Loading Bays	
Masterplan Criteria	Masterplan Criteria	Masterplan Criteria	Masterplan Criteria	Provided
Right of Way Width	Figure 4.72	88'-0" R.O.W. (Provisionally 90'-0" R.O.W.)	82'-0"	
Center Line of Right of Way to Building Line	Figure 4.72	N/A	N/A	
Building Type	Figure 4.189	Building Shoulders, Stage 1, Stage 2 and Stage 3 Towers		

11 North Andrews
 Fort Lauderdale, FL 33301
 Zoning Tabulation
 SCALE: NONE

DRG RUBINSON
 14 May 2024
SP-103
 C:\PROJECTS\2024\SP-103\1103.dwg

UNIT MIX | 11 NORTH ANDREWS | Fort Lauderdale, Florida

4/2/2026



	UNIT CONFIGURATION	Studio / 1BA TYPE A 460 SF - 494 SF	1BR/1BA TYPE B&C 595 SF - 836 SF	1BR+/1BA TYPE D 888 SF - 1,085 SF	2BR/2BA TYPE E 960 SF - 1,223 SF	2BR+/2BA TYPE F 1,235 SF - 1,335 SF
Podium	LEVEL 01 - Retail & Amenities	-	-	-	-	-
	LEVEL 02 - Parking	-	-	-	-	-
	LEVEL 03 - Parking	-	-	-	-	-
	LEVEL 04 - Parking	-	-	-	-	-
	LEVEL 05 - Parking	-	-	-	-	-
	LEVEL 06 - Parking	-	-	-	-	-
	LEVEL 07 - Parking	-	-	-	-	-
	LEVEL 08 - Parking	-	-	-	-	-
Tower	LEVEL 09 - Residential	2	11	3	3	2
	LEVEL 10 - Residential	2	11	3	3	2
	LEVEL 11 - Residential	2	11	3	3	2
	LEVEL 12 - Residential	2	11	3	3	2
	LEVEL 13 - Residential	2	11	3	3	2
	LEVEL 14 - Residential	2	11	3	3	2
	LEVEL 15 - Residential	2	11	3	3	2
	LEVEL 16 - Residential	2	11	3	3	2
	LEVEL 17 - Residential	2	11	3	3	2
	LEVEL 18 - Residential	2	11	3	3	2
	LEVEL 19 - Residential	2	11	3	3	2
	LEVEL 20 - Residential	2	11	3	3	2
	LEVEL 21 - Residential	2	11	3	3	2
	LEVEL 22 - Residential	2	11	3	3	2
	LEVEL 23 - Residential	2	11	3	3	2
	LEVEL 24 - Residential	2	11	3	3	2
	LEVEL 25 - Residential	2	11	3	3	2
	LEVEL 26 - Residential	2	11	3	3	2
	LEVEL 27 - Amenities	-	-	-	-	-
Mechanical Roof	-	-	-	-	-	
TOTAL OVERALL UNITS				378 TOTAL UNITS		
NET LEASABLE		16,794	132,228	52,848	58,914	46,224

	TYPE OF PARKING SPACE	Standard	Compact	Accessible (Van)	Total	Motorcycle
Parking Summary	LEVEL P1	3	0	0	3	0
	LEVEL P2	55	2	1	58	1
	LEVEL P3	62	2	1	65	1
	LEVEL P4	62	2	1	65	1
	LEVEL P5	62	2	1	65	1
	LEVEL P6	62	2	1	65	1
	LEVEL P7	62	2	1	65	1
	LEVEL P8	48	2	1	51	1
	TOTAL PARKING SPACES		416	14	7	437

11 North Andrews
Fort Lauderdale, FL 33301

Unit Mix & Parking Summary

DRG RUBINSTEIN
14 May 2026

SP-104

OPINION OF THE ENGINEER IS LIMITED TO THE INFORMATION PROVIDED.

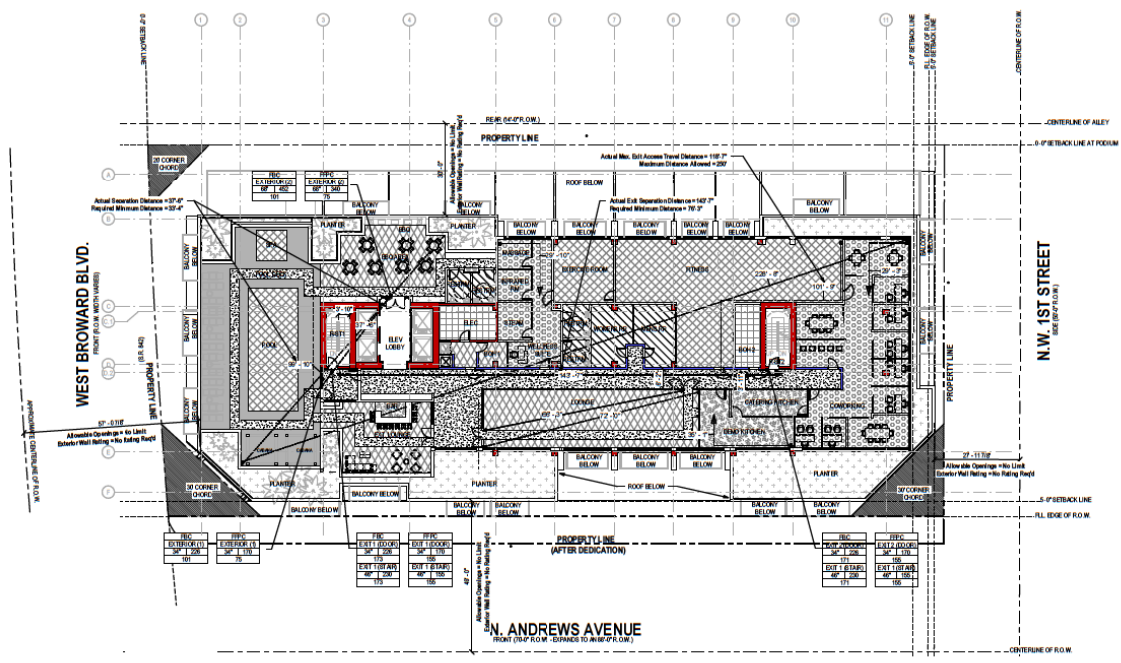
LIFE SAFETY PLAN KEY		MEANS OF EGRESS	
	1st FLOOR CONSTRUCTION (SEE WALL TYPES)		BUILDING EGRESS LOCATIONS
	2nd FLOOR CONSTRUCTION (SEE WALL TYPES)		FIRE DEPARTMENT ACCESS
	3rd FLOOR CONSTRUCTION (SEE WALL TYPES)		EGRESS PATH
	FIRE DEPARTMENT STAIRCASE LOCATION		COMMON PATH OF TRAVEL
	FIRE DEPARTMENT VALVE CABINET		DISRUPT BETWEEN EXITS
	TAMPER RESISTANT FIRE EXTINGUISHER CABINET		OPENAL DIAGONAL ROOM DISTANCE
	TAMPER RESISTANT FIRE EXTINGUISHER & BRACKET		EGRESS SIZE
	FIRE HOSE BOX LOCATION		EGRESS SIZE

ROOF AREA	AREA	OLF (R/C)	OLF (F/C)	LOAD (R/C)	LOAD (F/C)
SWIMMING POOL (water)	642	50	50	15	13
SWIMMING POOL (deck)	1379	11	30	200	30
SPA (water)	100	50	50	0	0
SPA (deck)	400	11	30	200	30
DECK (area)	48	300	300	1	1
STAIRWELL (concrete)	490	15	35	35	30
MECHANICAL (concrete)	780	200	200	4	4
NON-OCCUPIED ROOF	2056	0	0	0	0
Subtotal Egress				200	184
WELLNESS SUITE (business)	790	150	150	0	0
LOUNGE (area concentrated, 15 min)	1558	15	35	71	72
STAIRWELL (with equipment)	100	50	50	0	0
STAIRWELL (with equipment)	1002	50	50	59	59
APARTMENTS	400	200	200	0	0
CONVENTIONAL (business)	2000	150	150	64	64
BOAT (1000 sq ft)	100	300	300	1	1
BOAT (2000 sq ft)	200	300	300	1	1
ELECTRICAL (storage)	200	300	300	1	1
MECHANICAL (concrete)	1700	200	200	0	0
MECHANICAL (non-occupied)	600	0	0	0	0
Total		357	350		

EGRESS CAPACITY - FROTH (EDITION)						
EXIT	DOOR/WEST (IN)	DOOR CAPACITY	STAIR WIDTH	STAIR CAPACITY	MAXIMUM	ACTUAL
EXIT 1	54	225	45	225	225	225
EXIT 2	54	225	45	225	225	225
TOTAL CAPACITY					450	450

EGRESS CAPACITY - FROTH (EDITION)						
EXIT	DOOR/WEST (IN)	DOOR CAPACITY	STAIR WIDTH	STAIR CAPACITY	MAXIMUM	ACTUAL
EXIT 1	54	170	45	155	155	154
EXIT 2	54	170	45	155	155	154
TOTAL CAPACITY					310	308

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 FL License No. ARB8000

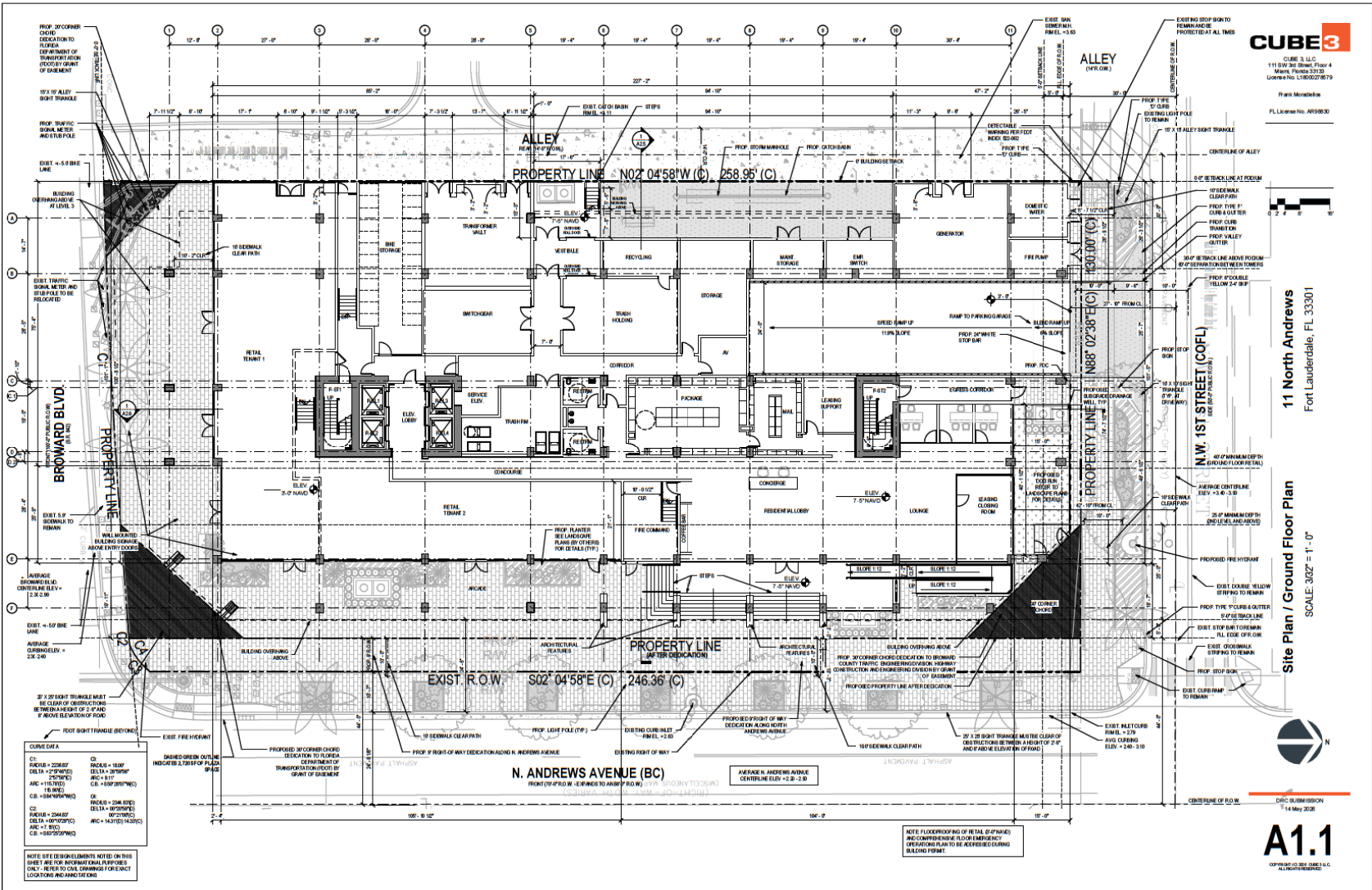


11 North Andrews
 Fort Lauderdale, FL 33301

Life Safety Plan - Roof Amenity
 SCALE: 1/16" = 1'-0"



DRC FIRM DESIGN
 14 May 2020
LS1.4
 OPENING IN THE WALL IS A
 FLIGHT OF STAIRS



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Site Plan / Ground Floor Plan
 SCALE: 3/32" = 1' - 0"



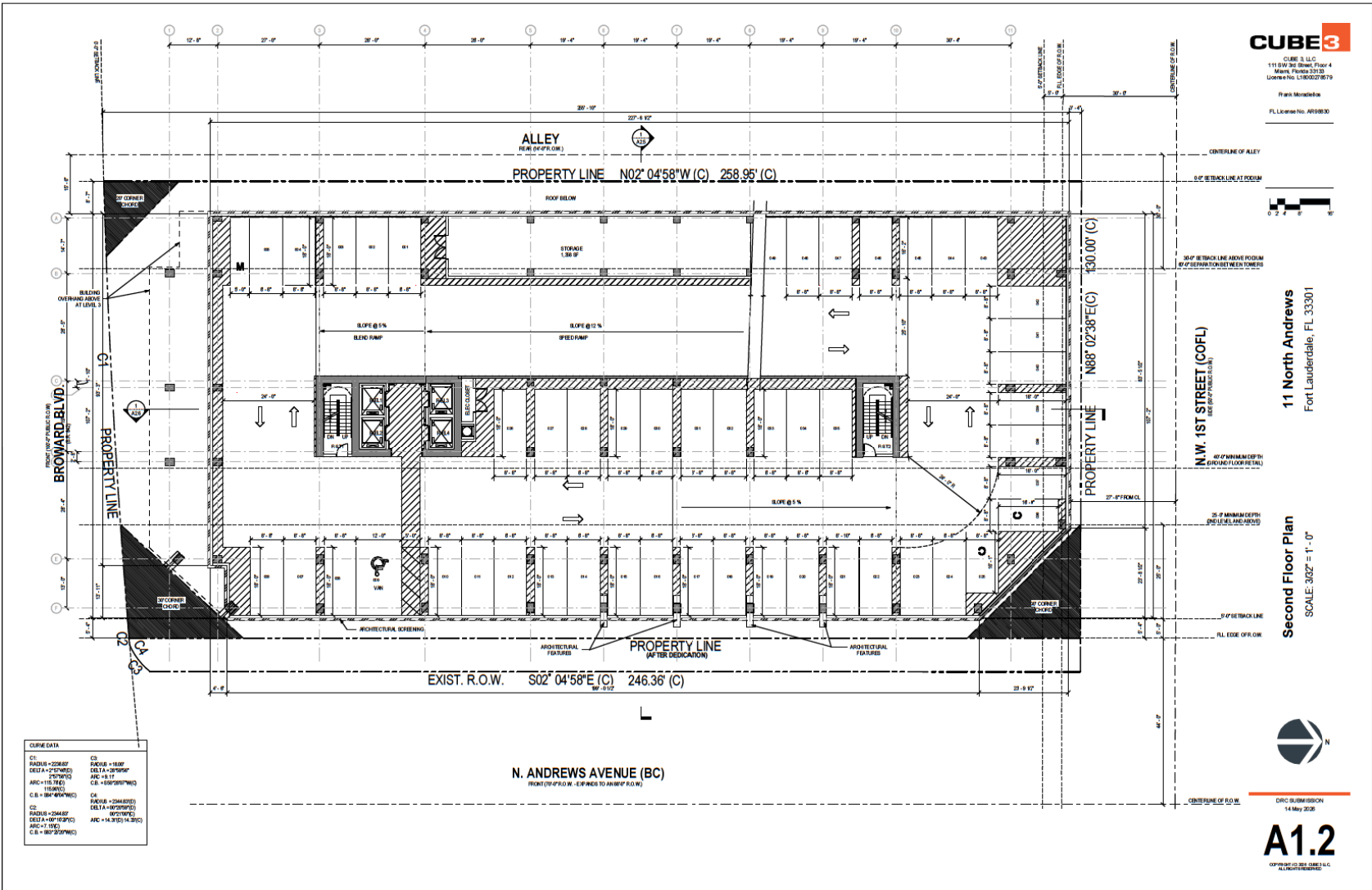
DRG. NUMBER: 114
 DATE: 14 May 2020

A1.1
 CUBESITE 2020.002.011.C
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NOTE: SITE DIMENSIONS NOTED ON THIS SHEET ARE FOR INFORMATION PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS.

CURVE DATA	OR
CE RADIUS = 228.67' DELTA = 27.00° ARC = 18.75' CE = 18.00'	OR RADIUS = 18.00' DELTA = 18.00° ARC = 4.71' CE = 4.50'
CE RADIUS = 204.84' DELTA = 10.00° ARC = 7.85' CE = 14.00'	OR RADIUS = 204.84' DELTA = 10.00° ARC = 7.85' CE = 14.00'

NOTE: FLOORING OF RETAIL (R-1) AND COMMERCIAL FLOOR EMERGENCY EVACUATION PLAN TO BE ACCORDING TO BUILDING PERMIT.



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CENTRELINE OF ALLEY

0'-0" SETBACK LINE AT ROOM

0'-0" SETBACK LINE ABOVE ROOM
8'-0" SETBACK FROM BETWEEN ROOMS

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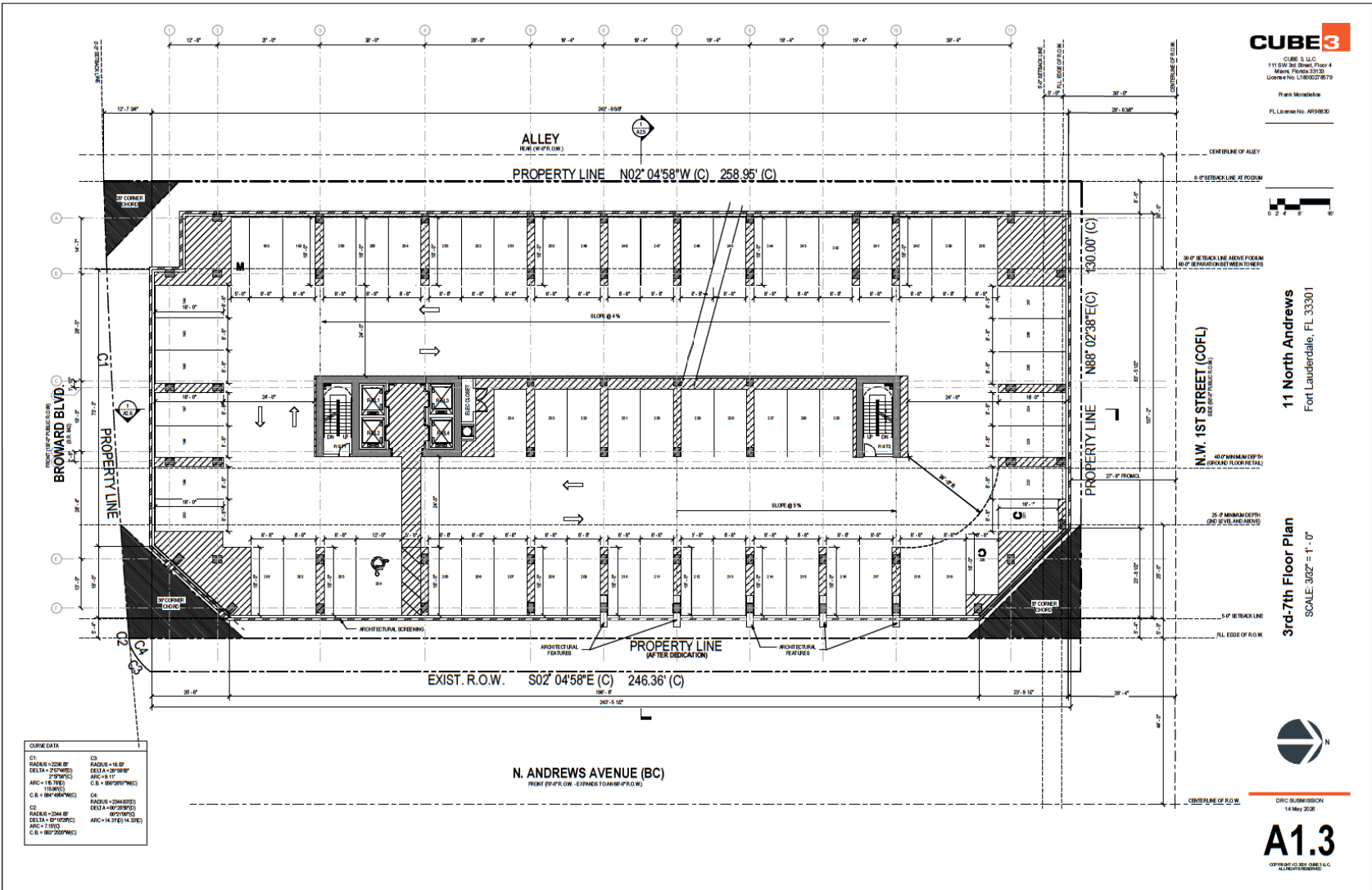
Second Floor Plan
SCALE: 3/32" = 1'-0"



DRG. SUBMISSION
14 May 2026

A1.2

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3rd-7th Floor Plan
SCALE: 3/62" = 1' - 0"

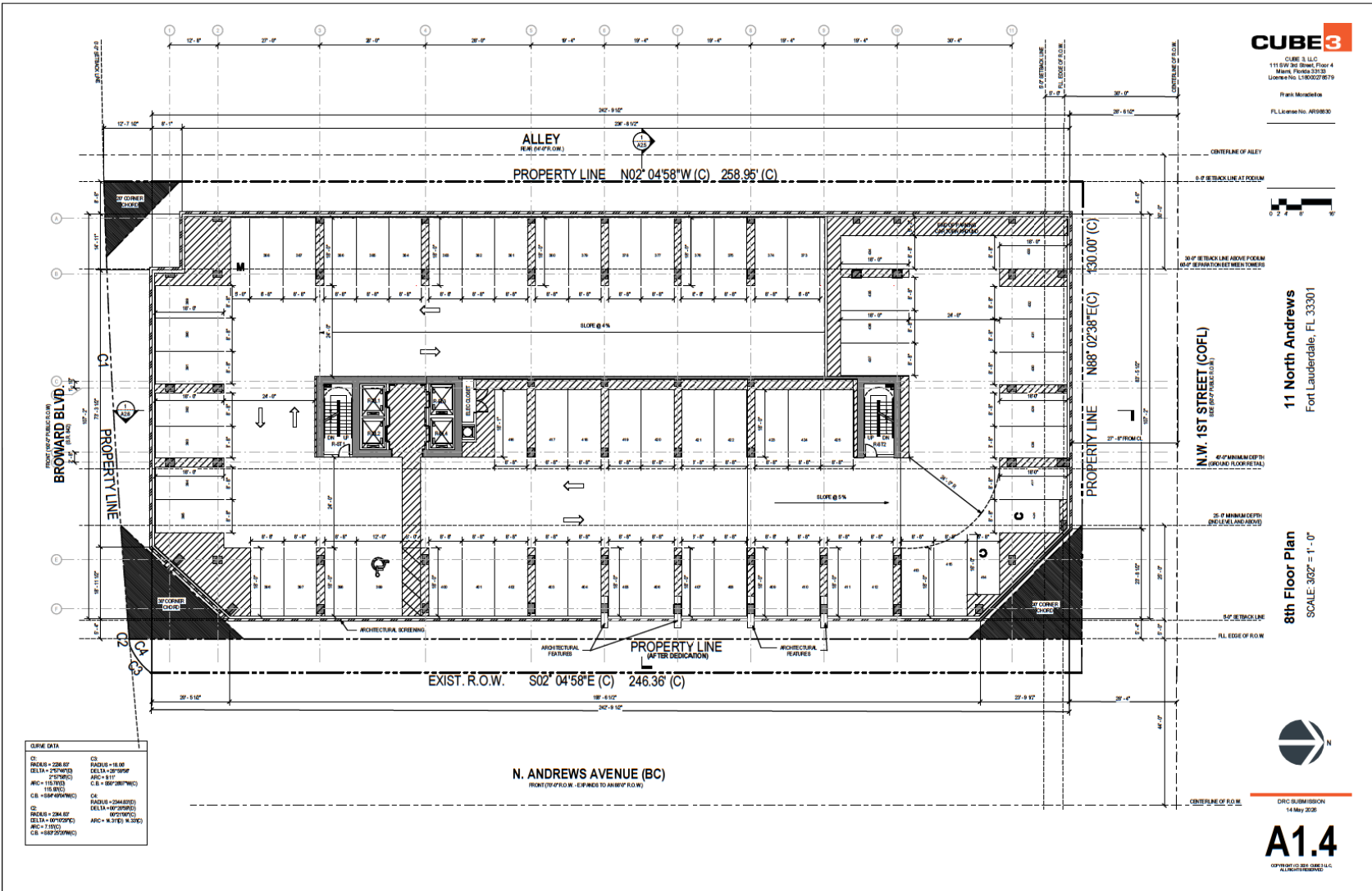


DWG. SUBMISSION
14 May 2026

A1.3

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CURVE DATA	
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C2	RADIUS = 228.0'
C3	RADIUS = 234.0'
C4	RADIUS = 234.0'



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8th Floor Plan
SCALE: 3/32" = 1'-0"



DWG. NUMBER: 14 MAY 2026

A1.4

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CUBE DATA	
C1	RADIUS = 226.87'
C2	RADIUS = 226.87'
C3	RADIUS = 18.85'
C4	RADIUS = 234.83'
C5	RADIUS = 18.85'
C6	RADIUS = 234.83'
C7	RADIUS = 18.85'
C8	RADIUS = 234.83'
C9	RADIUS = 18.85'
C10	RADIUS = 234.83'
C11	RADIUS = 18.85'
C12	RADIUS = 234.83'
C13	RADIUS = 18.85'
C14	RADIUS = 234.83'
C15	RADIUS = 18.85'
C16	RADIUS = 234.83'
C17	RADIUS = 18.85'
C18	RADIUS = 234.83'
C19	RADIUS = 18.85'
C20	RADIUS = 234.83'
C21	RADIUS = 18.85'
C22	RADIUS = 234.83'
C23	RADIUS = 18.85'
C24	RADIUS = 234.83'
C25	RADIUS = 18.85'
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C39	RADIUS = 18.85'
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C63	RADIUS = 18.85'
C64	RADIUS = 234.83'
C65	RADIUS = 18.85'
C66	RADIUS = 234.83'
C67	RADIUS = 18.85'
C68	RADIUS = 234.83'
C69	RADIUS = 18.85'
C70	RADIUS = 234.83'
C71	RADIUS = 18.85'
C72	RADIUS = 234.83'
C73	RADIUS = 18.85'
C74	RADIUS = 234.83'
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C76	RADIUS = 234.83'
C77	RADIUS = 18.85'
C78	RADIUS = 234.83'
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C80	RADIUS = 234.83'
C81	RADIUS = 18.85'
C82	RADIUS = 234.83'
C83	RADIUS = 18.85'
C84	RADIUS = 234.83'
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C86	RADIUS = 234.83'
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C90	RADIUS = 234.83'
C91	RADIUS = 18.85'
C92	RADIUS = 234.83'
C93	RADIUS = 18.85'
C94	RADIUS = 234.83'
C95	RADIUS = 18.85'
C96	RADIUS = 234.83'
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C98	RADIUS = 234.83'
C99	RADIUS = 18.85'
C100	RADIUS = 234.83'



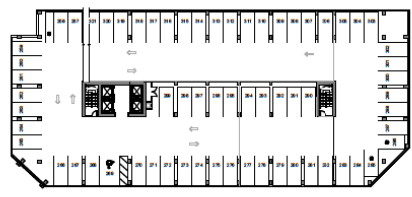
11 North Andrews
 Fort Lauderdale, FL 33301

Parking Diagram
 SCALE: 1" = 30' - 0"

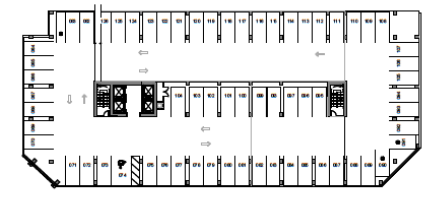


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 14 May 2026

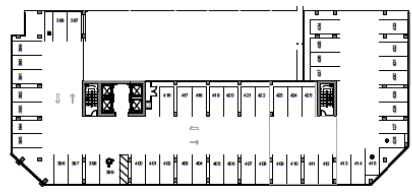
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OFFICE OF THE COUNTY ENGINEER
 FLORIDA DEPARTMENT OF TRANSPORTATION



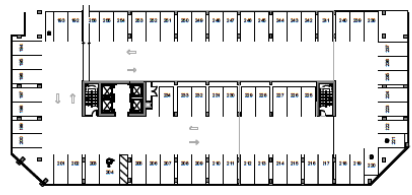
46 PARKING SPACES ON LEVEL 6
 1 MOTORCYCLE PARKING SPACE ON LEVEL 6
L6 - Parking Diagram - Sixth Floor
 1" = 30' - 0"
 6
 A1.5



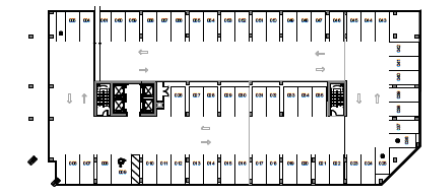
46 PARKING SPACES ON LEVEL 3
 1 MOTORCYCLE PARKING SPACE ON LEVEL 3
L3 - Parking Diagram - Third Floor
 1" = 30' - 0"
 3
 A1.5



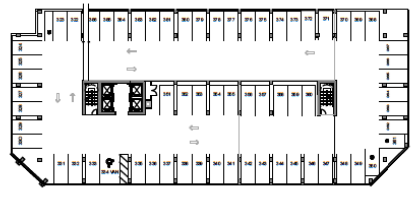
46 PARKING SPACES PER LEVEL 8
 1 MOTORCYCLE PARKING SPACES ON LEVEL 8
L8 - Parking Diagram - Eighth Floor
 1" = 30' - 0"
 8
 A1.5



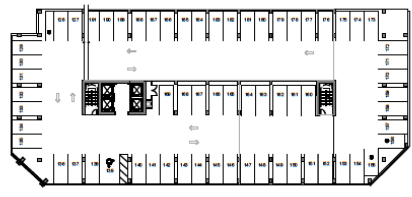
46 PARKING SPACES ON LEVEL 5
 1 MOTORCYCLE PARKING SPACE ON LEVEL 5
L5 - Parking Diagram - Fifth Floor
 1" = 30' - 0"
 5
 A1.5



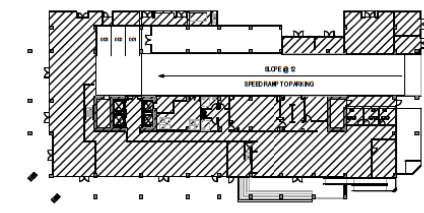
46 PARKING SPACES PER LEVEL 2
 1 MOTORCYCLE PARKING SPACE ON LEVEL 2
L2 - Parking Diagram - Second Floor
 1" = 30' - 0"
 2
 A1.5



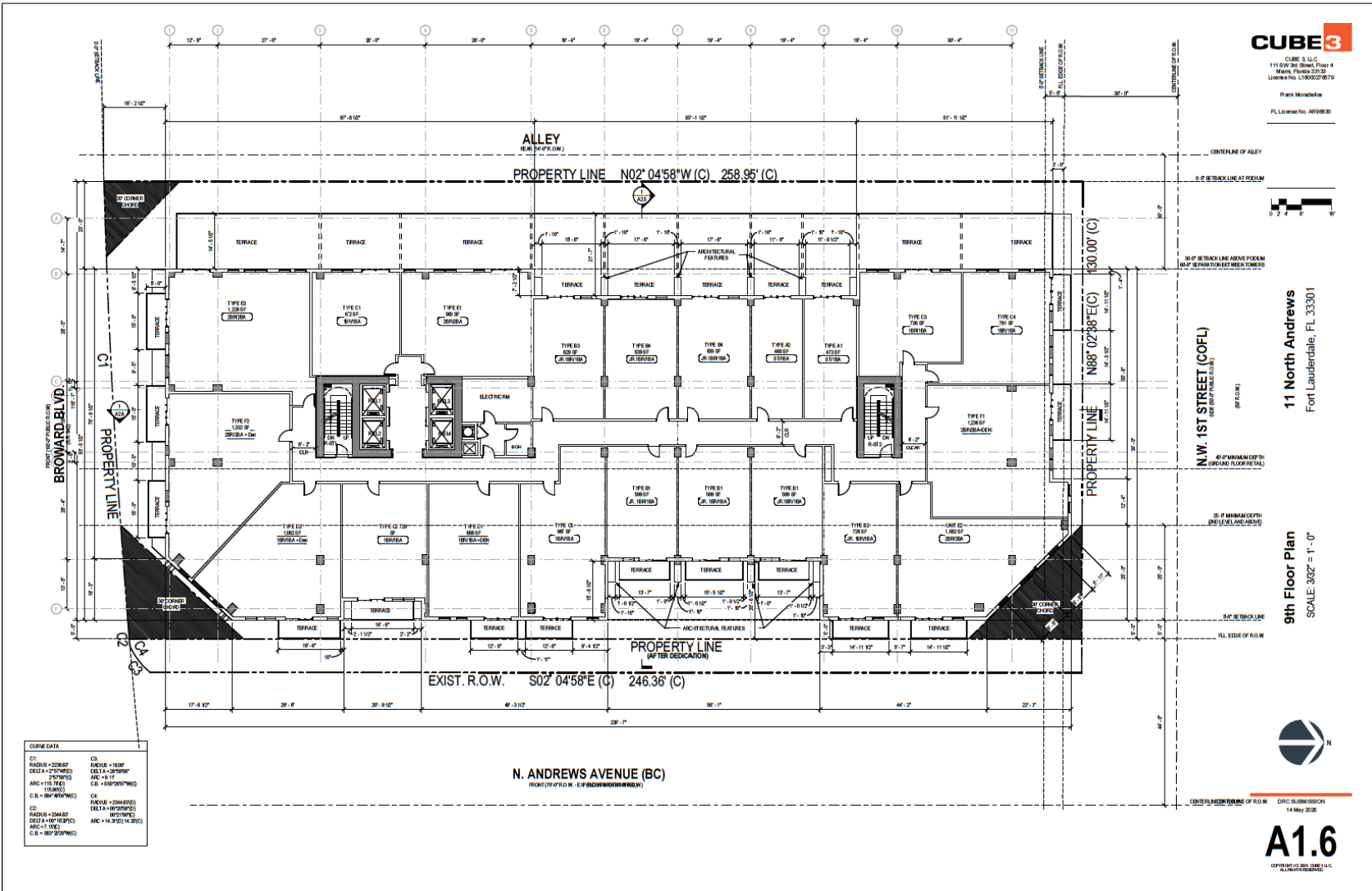
46 PARKING SPACES ON LEVEL 7
 1 MOTORCYCLE PARKING SPACE ON LEVEL 7
L7 - Parking Diagram - Seventh Floor
 1" = 30' - 0"
 7
 A1.5



46 PARKING SPACES ON LEVEL 4
 1 MOTORCYCLE PARKING SPACE ON LEVEL 4
L4 - Parking Diagram - Fourth Floor
 1" = 30' - 0"
 4
 A1.5



3 PARKING SPACES PER LEVEL 1
 6 MOTORCYCLE PARKING SPACE ON LEVEL 1
L1 - Parking Diagram - Ground Floor
 1" = 30' - 0"
 1
 A1.5



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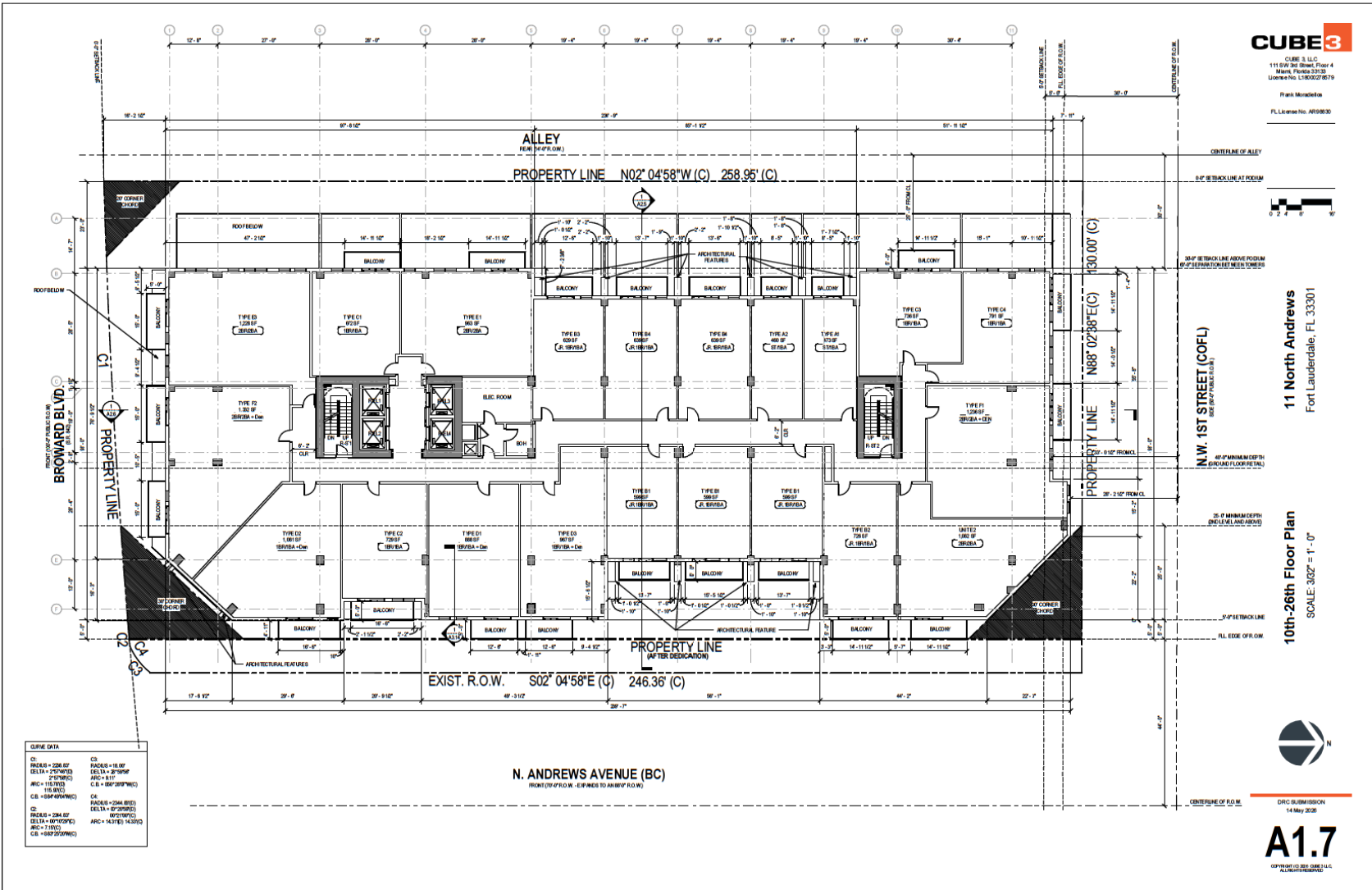
9th Floor Plan
 SCALE: 3/32" = 1' - 0"



DATE: 14 MAY 2026
 DRC: RUM/ISSON

A1.6

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10th-26th Floor Plan
 SCALE: 3/32" = 1' - 0"

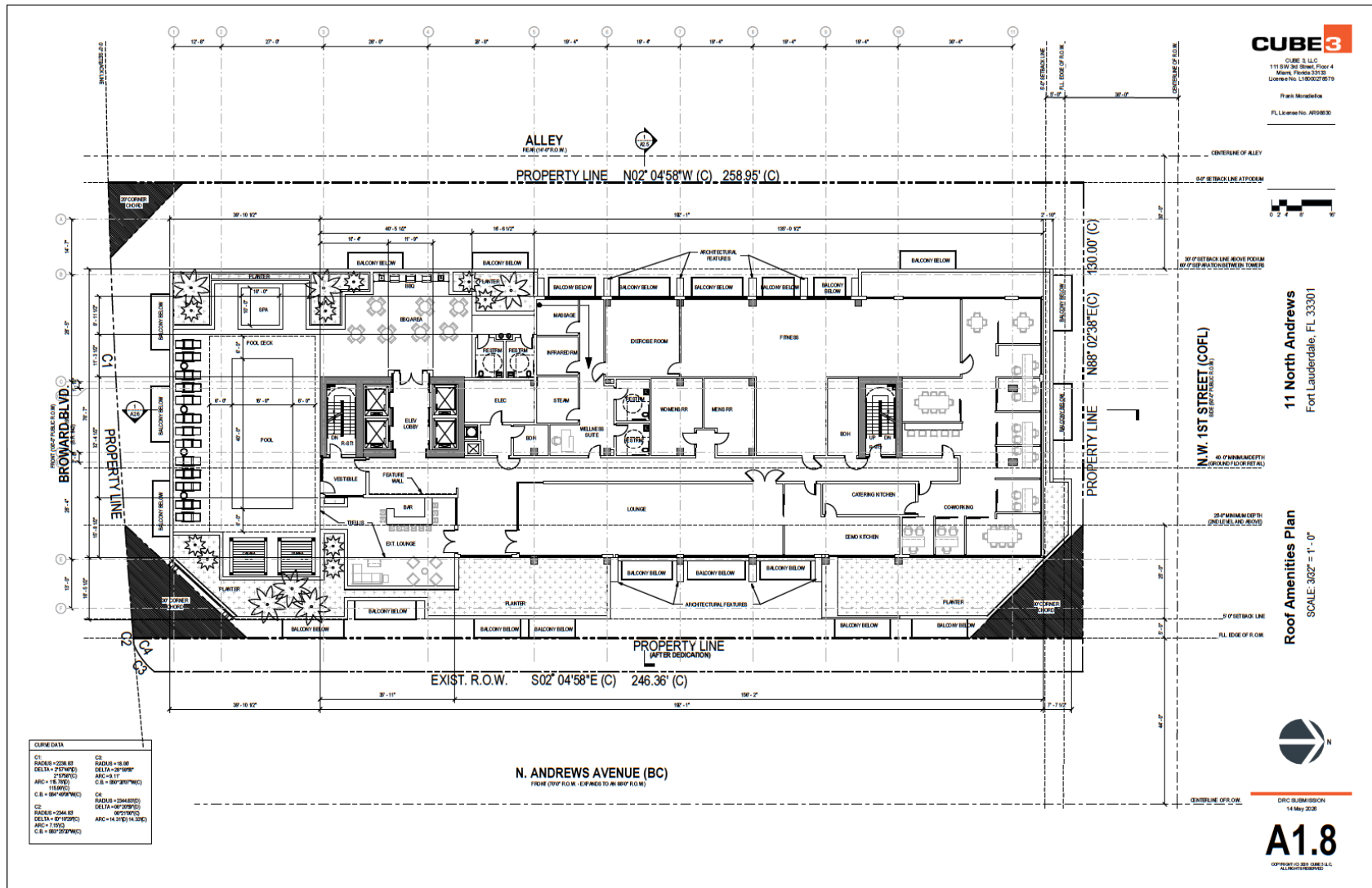


DRG. NUMBER
 14 MAY 2026

A1.7

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CURVE DATA	
C1	RADIUS = 226.87'
	DELTA = 250.7463'
	ARC = 9.11°
	CH = 16.1633'
	CL = 169.3973'
	LS = 15.8163'
	CS = 164.6437'
C2	RADIUS = 234.81'
	DELTA = 147.0000'
	ARC = 14.0000°
	CH = 14.0000'
	CL = 147.0000'
	LS = 14.0000'
	CS = 147.0000'
C3	RADIUS = 18.87'
	DELTA = 90.0000'
	ARC = 9.0000°
	CH = 3.0000'
	CL = 18.8700'
	LS = 0.0000'
	CS = 18.8700'



CURVE DATA

C1: RADIUS = 2256.87 DELTA = 225.000° ARC = 18.750' C.S. = 184.649'(N)	C2: RADIUS = 18.00 DELTA = 90.000° ARC = 9.425' C.S. = 18.000'(N)	C3: RADIUS = 2344.85 DELTA = 107.000° ARC = 7.893' C.S. = 180.000'(N)	C4: RADIUS = 2344.85 DELTA = 107.000° ARC = 14.019'(N)
--	---	---	---

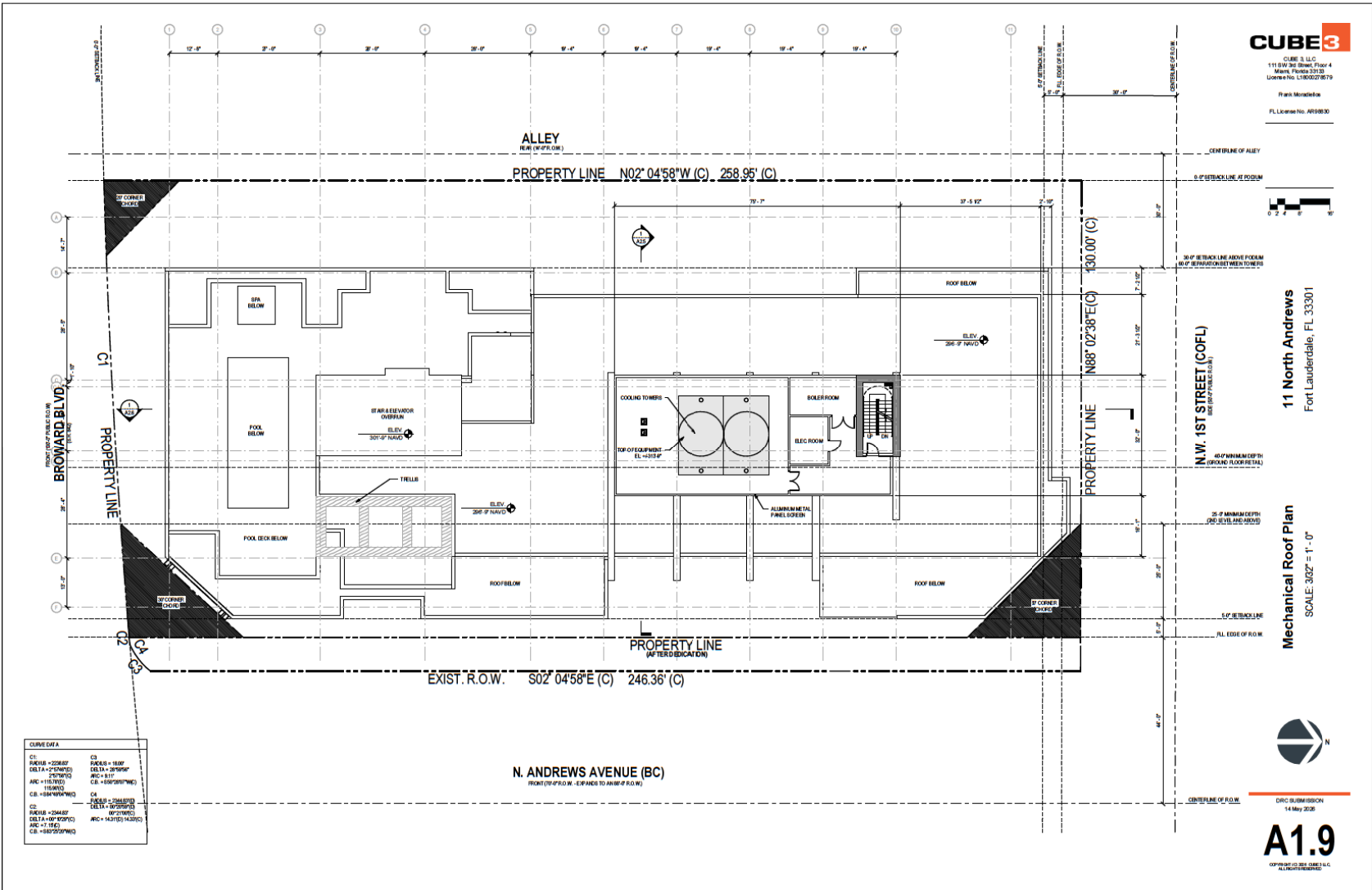
11 North Andrews
 Fort Lauderdale, FL 33301

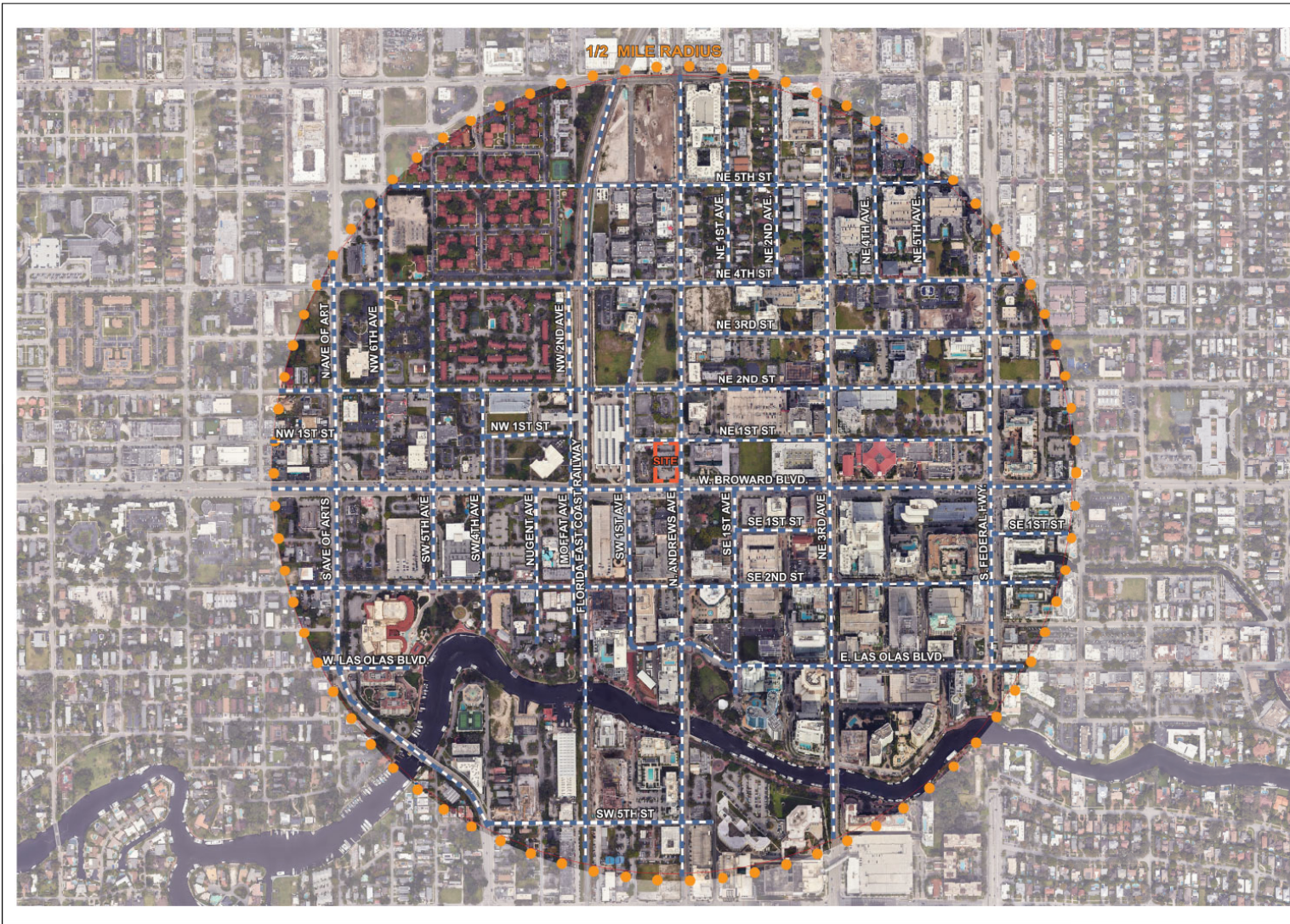
Roof Amenities Plan
 SCALE: 3/32" = 1' - 0"



DWG. PLOTTED ON: 14 May 2026

A1.8
 C:\PROJECTS\2026\05\14\A1.8.dwg
 PLT: 14MAY2026





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Locus Map
 SCALE: N.T.S.



DRC PLUMBING
 14 May 2026

A1.12

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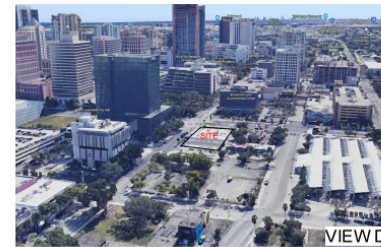
VIEW A



VIEW B



VIEW C



VIEW D

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Keyed Site Photos
 SCALE: N.T.S.



DRC SUBMISSION
 14 May 2026

A1.13
OPINIONS ARE SOLELY OUR OWN AND NOT A GUARANTEE



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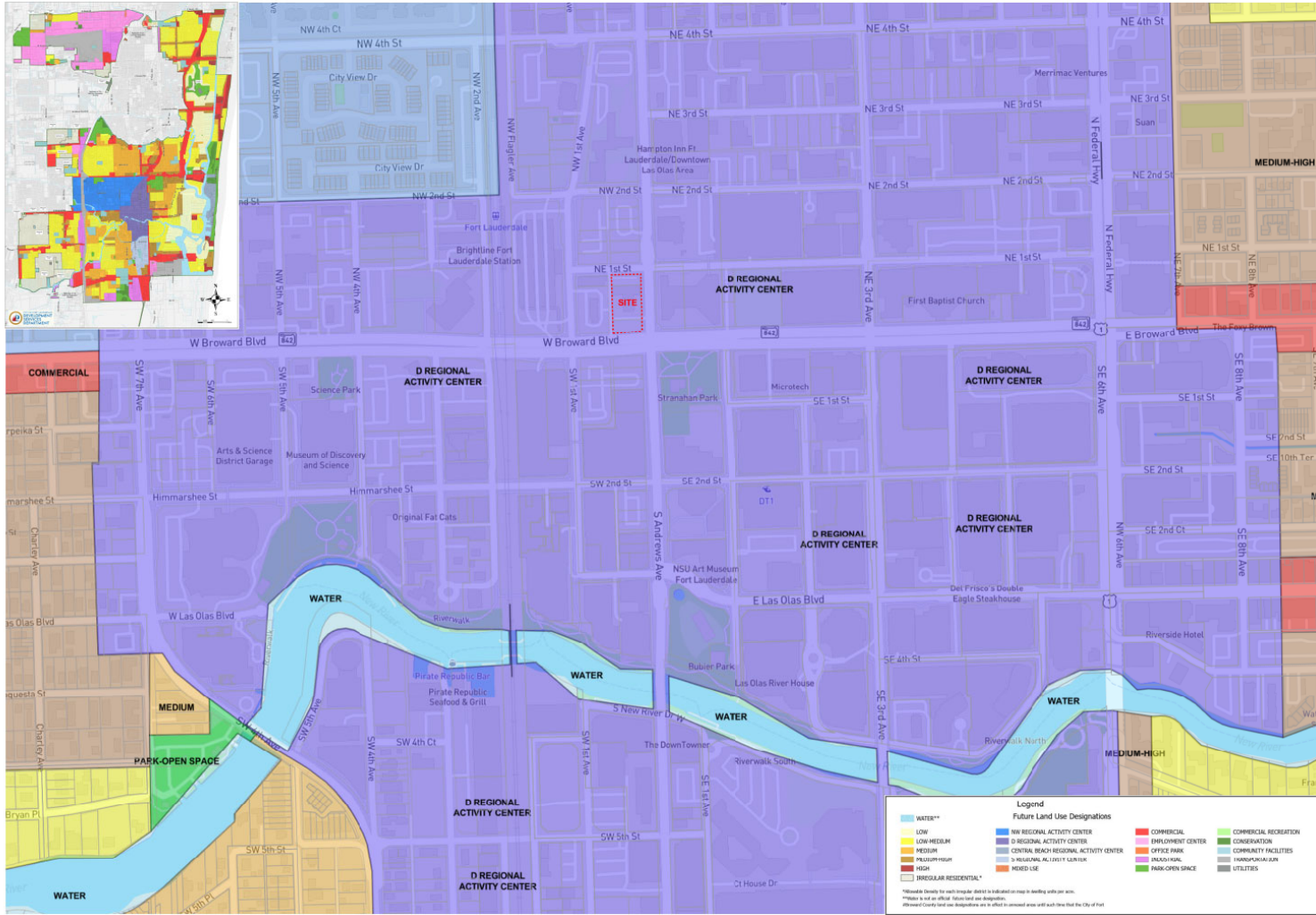
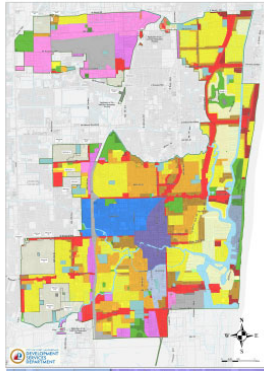
11 North Andrews
 Fort Lauderdale, FL 33301

Zoning Map
 SCALE: N.T.S.

DRC SUBMISSION
 14 May 2024

A1.14

OPINION BY CUBE 3 LLC
 ALL INFORMATION



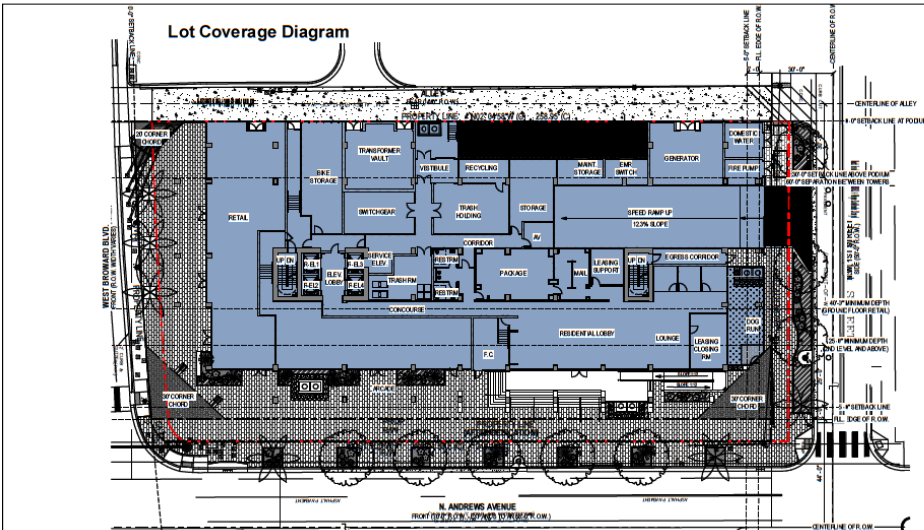
Legend			
Future Land Use Designations			
	WATER**		D REGIONAL ACTIVITY CENTER
	LOW		NW REGIONAL ACTIVITY CENTER
	LOW-MEDIUM		D REGIONAL ACTIVITY CENTER
	MEDIUM		CENTRAL BEACH RESIDENTIAL ACTIVITY CENTER
	MEDIUM-HIGH		IRREGULAR ACTIVITY CENTER
	PRELIMINARY		MEDIUM-DENSITY
	HIGH		MEDIUM-DENSITY
	IRREGULAR RESIDENTIAL*		MEDIUM-DENSITY
	COMMERCIAL		MEDIUM-DENSITY
	EMPLOYMENT CENTER		MEDIUM-DENSITY
	OFFICE PARK		MEDIUM-DENSITY
	COMMERCIAL RECREATION		MEDIUM-DENSITY
	CONSERVATION		MEDIUM-DENSITY
	COMMUNITY FACILITIES CENTER		MEDIUM-DENSITY
	INDUSTRIAL		MEDIUM-DENSITY
	PARK-OPEN SPACE		MEDIUM-DENSITY
	UTILITIES		MEDIUM-DENSITY

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Future Land-Use Map
 SCALE: N.T.S.

DRG PLUMB/ISSBORN
 14 May 2020
A1.15
 C:\PROJECTS\2019\0426\15\A1.15.dwg

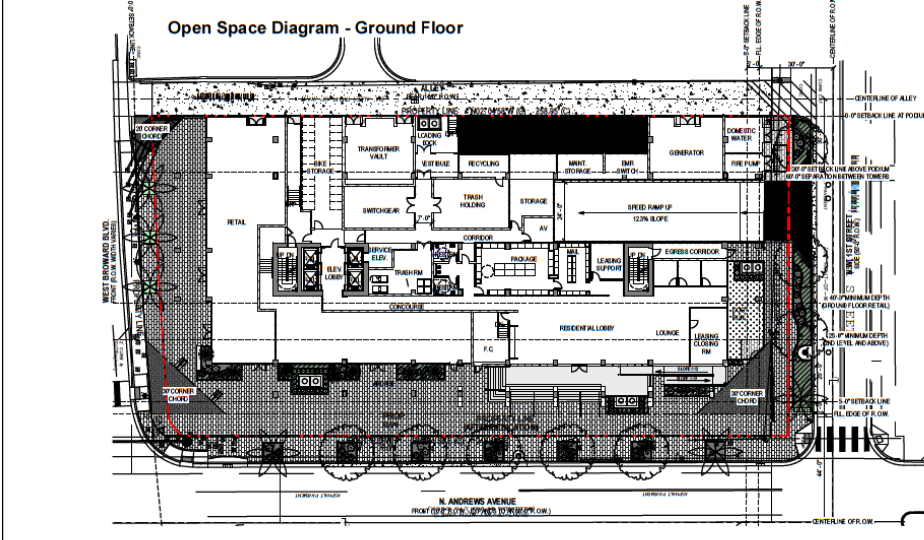


CODE SECTION:	FORT LAUDERDALE MANORIDE (RACCC DISTRICT)
MAX LOT COVERAGE ALLOWED =	NOT APPLICABLE PER ZONE
LOT COVERAGE PROVIDED =	22,846 SF
20% PROPERTY LINE / SITE AREA	31,288 SF

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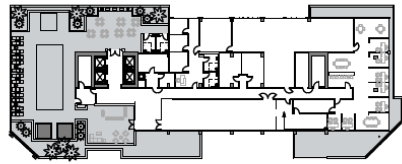
11 North Andrews
 Fort Lauderdale, FL 33301



CODE SECTION:	FORT LAUDERDALE MANORIDE (RACCC DISTRICT)
MIN REQUIRED OPEN SPACE =	10% OF LOT AREA (31,288 SF) = 3,129 SF
OPEN SPACE PROVIDED AT GROUND FLOOR & ROOF TOP + AMENITY	16,599 SF

CODE SECTION:	FORT LAUDERDALE MANORIDE (RACCC DISTRICT)
MIN REQUIRED PERVIOUS AREA =	20% LANDSCAPING PERVIOUS (3,129 SF) = 626 SF
PERVIOUS AREA PROVIDED =	1,862 SF

CODE SECTION:	FORT LAUDERDALE MANORIDE (RACCC DISTRICT)
MIN REQUIRED OPEN SPACE =	40% OPEN SPACE AT GROUND FLOOR (3,129 SF) = 1,252 SF
OPEN SPACE PROVIDED AT GROUND FLOOR	10,325 SF



Lot Coverage & Open Space
 Diagrams
 SCALE: 1" = 20'-0"



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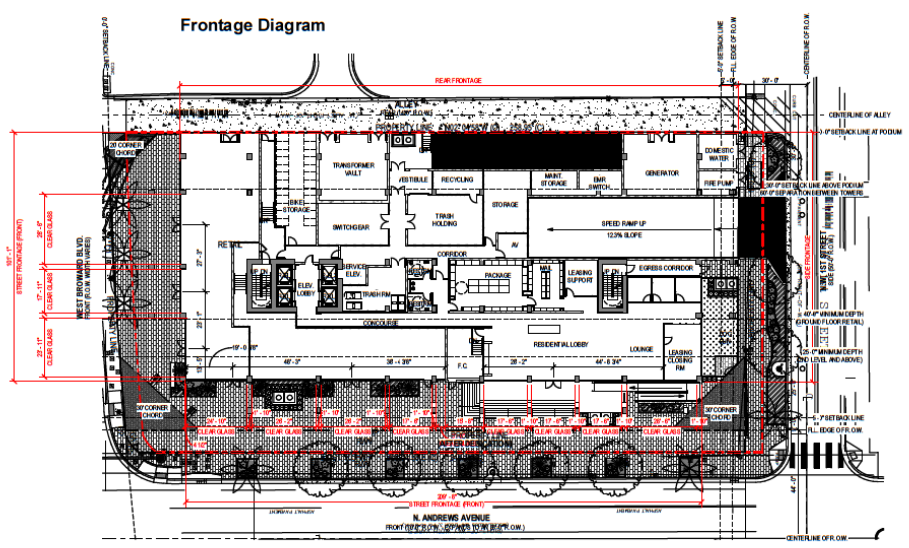
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 Fort Lauderdale, FL 33301

Frontage Diagram
 SCALE: 1" = 20'-0"

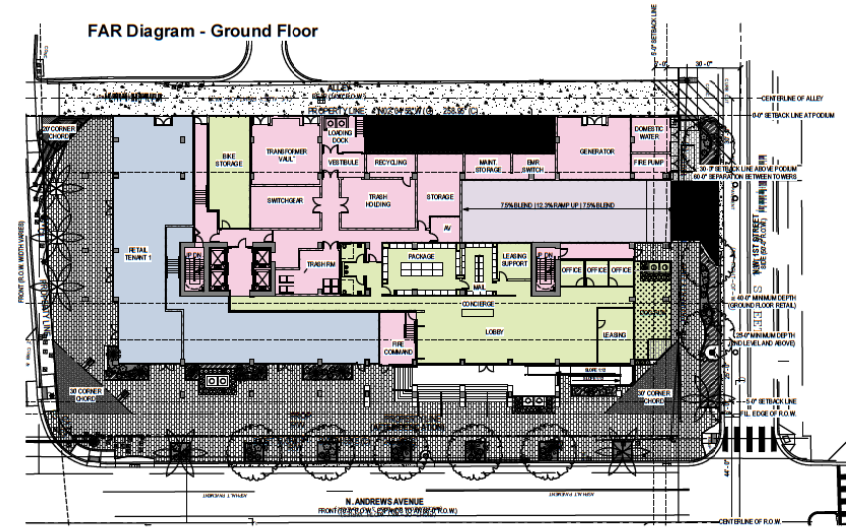
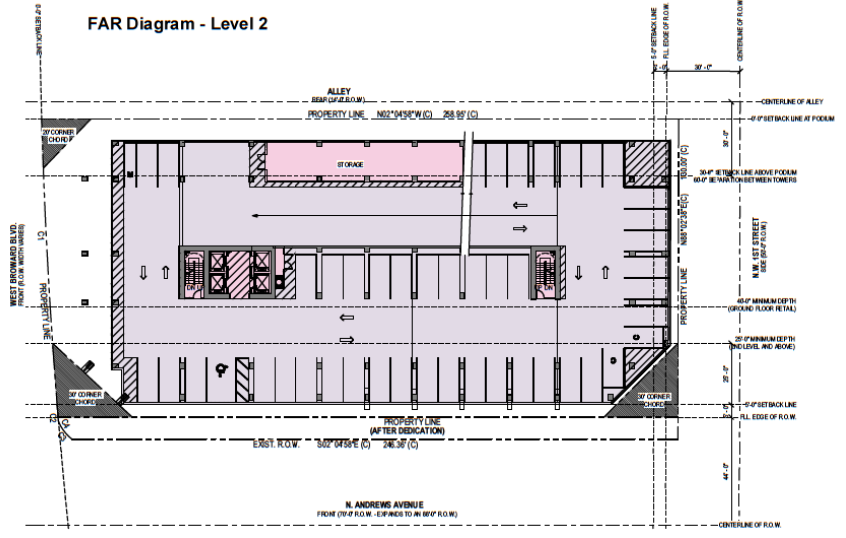


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Requirement	W. Broward (Front)	N. Andrews (Front)	Ratio
MIN 75% LINEAR FRONTAGE FOR A DEPTH OF 20' FROM BUILDING FRONT	ACTIVE FRONTAGE: 82'-0" STREET FRONTAGE: 101'-1"	ACTIVE FRONTAGE: 179'-4" STREET FRONTAGE: 209'-6"	= 92.7%
MIN 75% LINEAR FRONTAGE FOR A DEPTH OF 20' FROM BUILDING FRONT	ACTIVE FRONTAGE: 82'-0" STREET FRONTAGE: 101'-1"	ACTIVE FRONTAGE: 179'-4" STREET FRONTAGE: 209'-6"	= 85.5%
35% MIN. GLAZING ON FIRST FLOOR	FIRST FL. GLAZING STREET FRONTAGE: 97'-9"	FIRST FL. GLAZING STREET FRONTAGE: 179'-4"	= 27'-1" / 30'-9" = 87.5%



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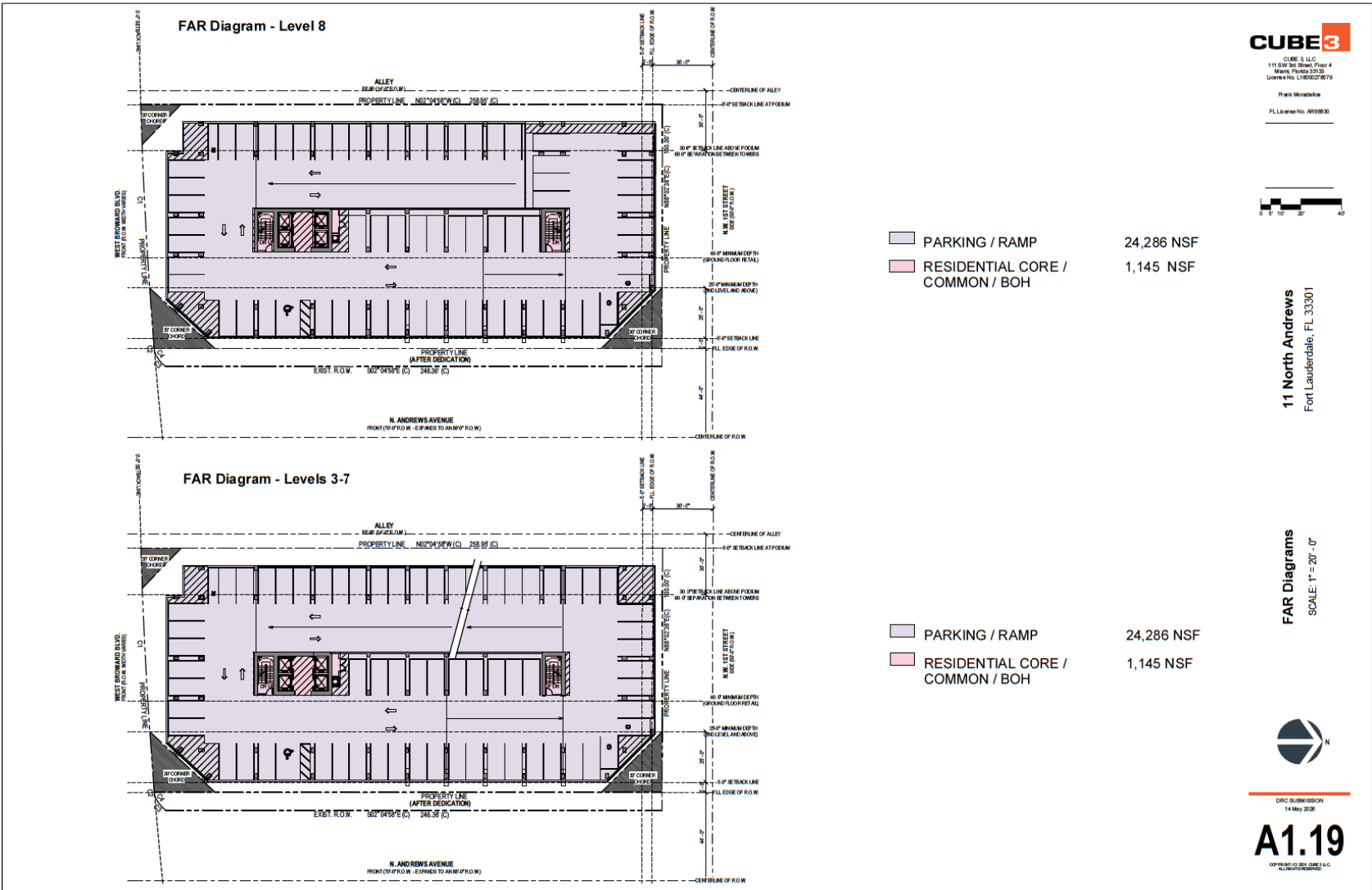
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FAR Diagrams
 SCALE: 1" = 20'-0"



DRG PLUMB DIVISION
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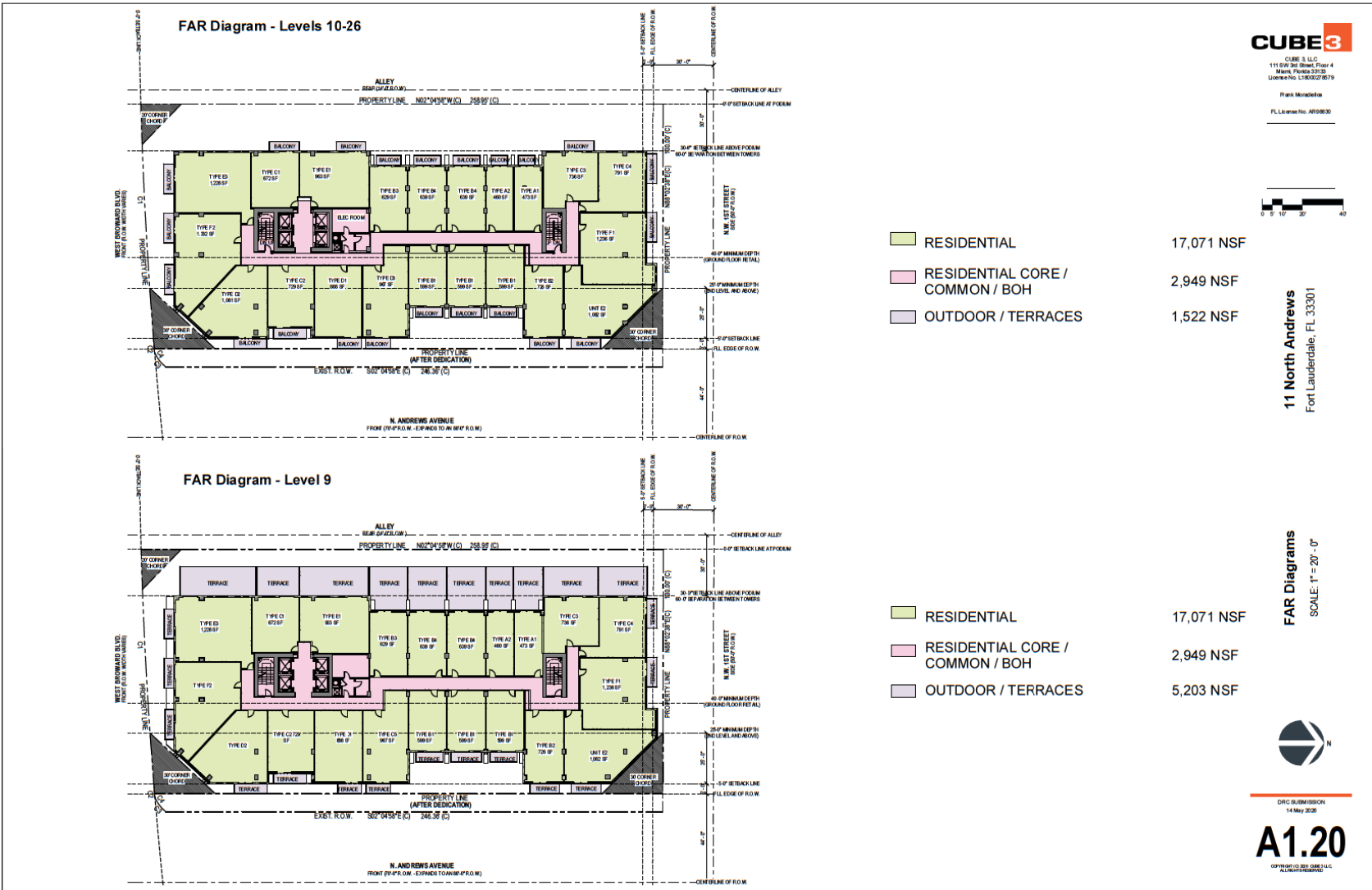
FAR Diagrams
 SCALE: 1" = 20'-0"



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A1.19

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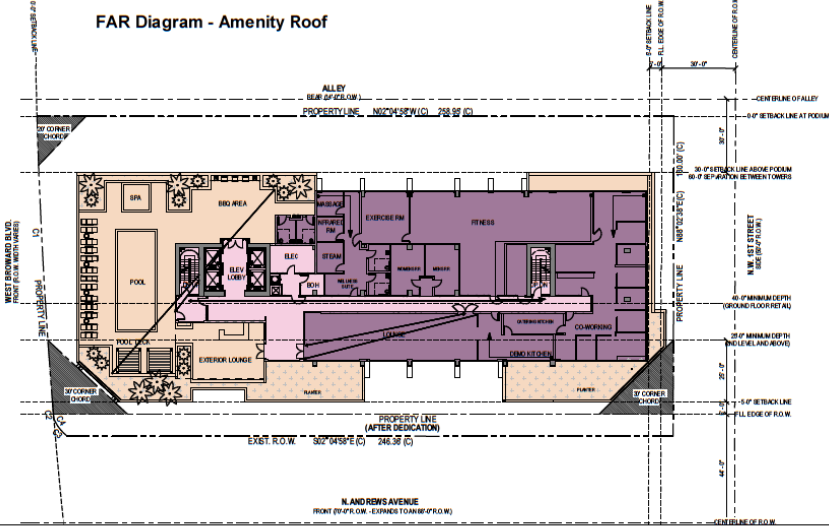
FAR Diagrams
 SCALE: 1" = 20' - 0"



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FAR Diagram - Amenity Roof



RESIDENTIAL AMENITY	8,697 NSF
RESIDENTIAL CORE / COMMON / BOH	3,067 NSF
OUTDOOR	8,221 NSF

FAR Analysis - 11 North Andrews | Fort Lauderdale, FL

	FAR Areas - Parking Included	Residential Habitable	Residential Amenity / Lobby	Residential Core / Common / BOH	Commercial / Cold Dark Shell Habitable	Parking
	<i>Excludes Balconies</i>					
Level 01 - Lobby Retail Parking Loading	22,646 FLR GSF	-	6,410	9,254	4,821	2,161
Level 02 - Parking	24,022 FLR GSF	-	-	2,542	-	21,480
Level 03 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 04 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 05 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 06 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 07 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 08 - Parking	25,431 FLR GSF	-	0	1,145	-	24,286
Level 09 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 10 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 11 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 12 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 13 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 14 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 15 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 16 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 17 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 18 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 19 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 20 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 21 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 22 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 23 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 24 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 25 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 26 - Residences	20,020 FLR GSF	17,071	0	2,949	-	-
Level 27 - Roof Amenity	11,764 FLR GSF	-	8,697	3,067	-	-
Roof Mechanical	540 FLR GSF	-	-	540	-	-
Building Area Totals	571,918 FLR GSF	307,278	15,107	75,355	4,821	169,357

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FAR Analysis
SCALE: N.T.S.

DRC RUBINSON
14 May 2024

A1.22

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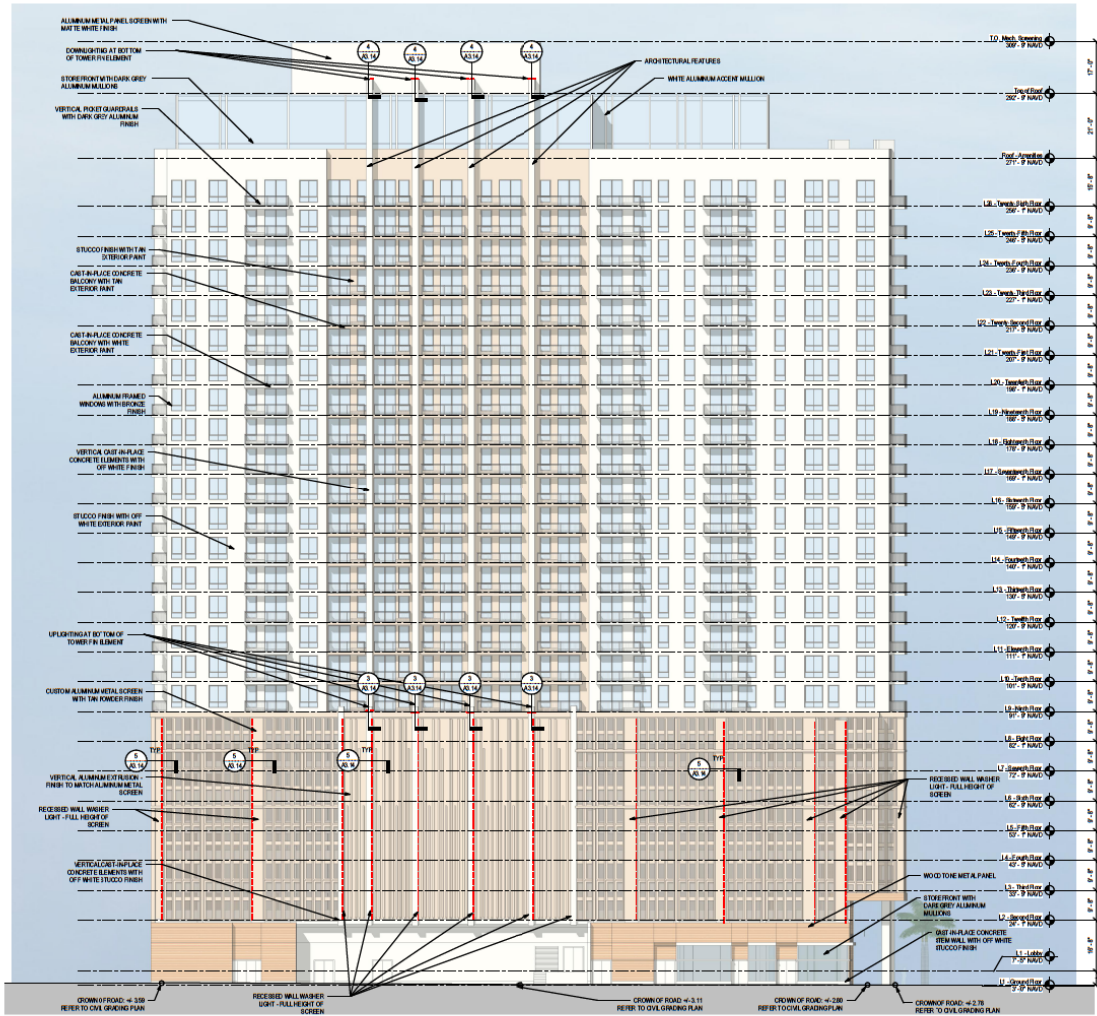
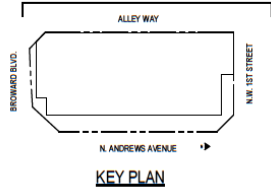


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Outline of Adjacent Buildings
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A1.23
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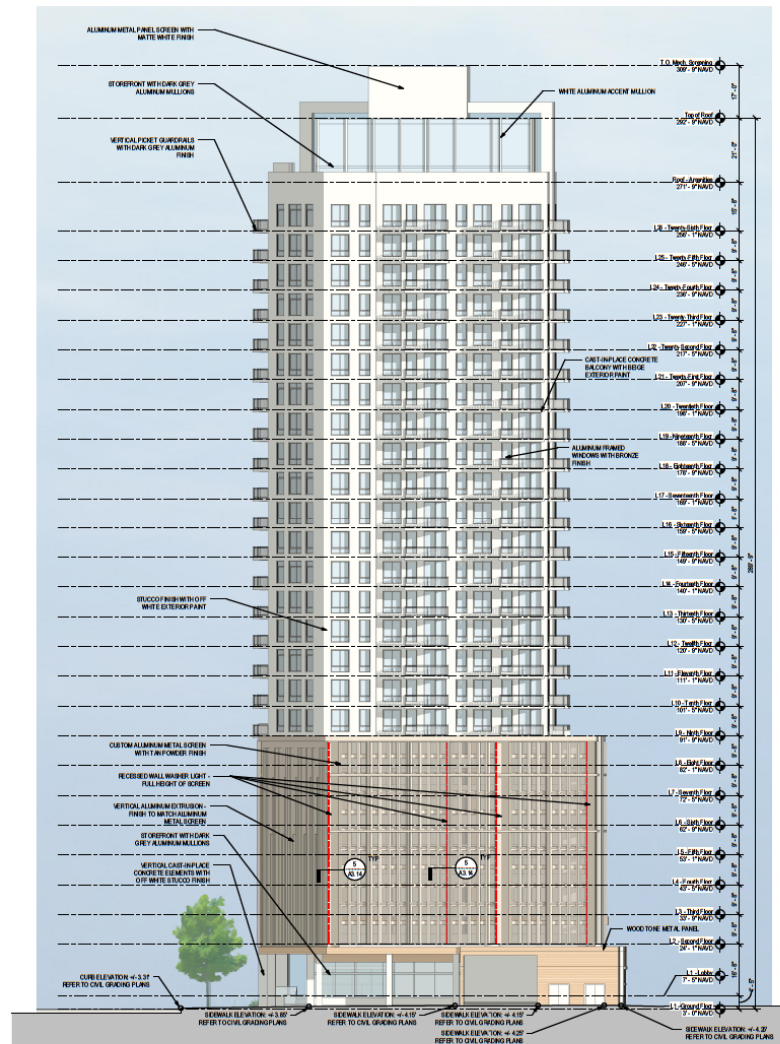
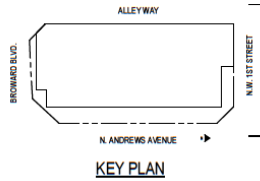
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West Elevation
SCALE: 1/16" = 1'-0"

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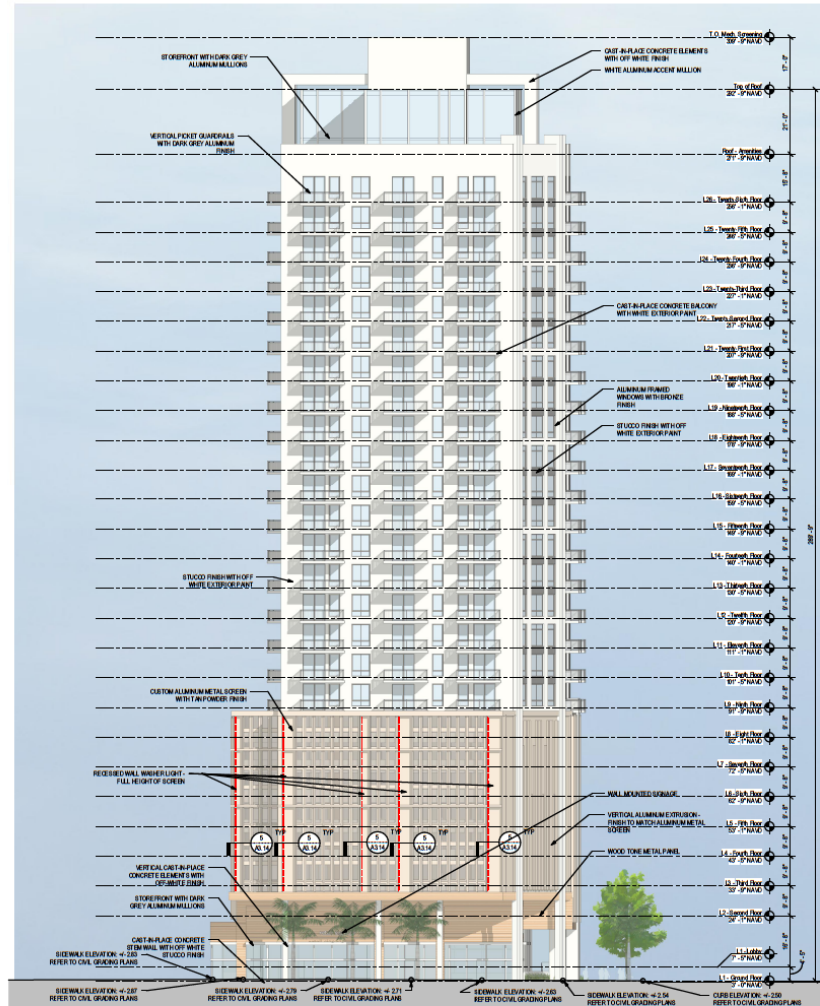
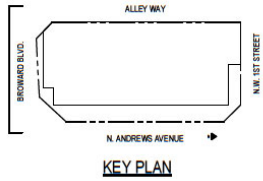
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North Elevation
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South Elevation
SCALE: 1/16" = 1' - 0"

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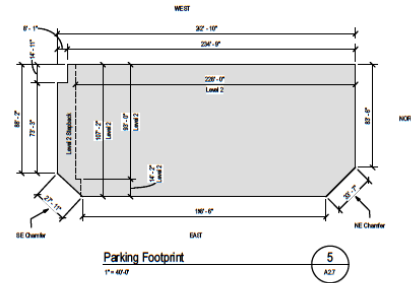
PARKING GARAGE OPEN AREA							
	North Open Area	East Open Area	South Open Area	West Open Area	Total Open Area	Total Wall Area	Required Open Area
Level 2	200 SF	400 SF	400 SF	400 SF	1400 SF	400 SF	20%
Level 3	120 SF	400 SF	200 SF	400 SF	1120 SF	400 SF	28%
Level 4	200 SF	400 SF	200 SF	400 SF	1200 SF	400 SF	30%
Level 5	200 SF	400 SF	200 SF	400 SF	1200 SF	400 SF	30%
Level 6	200 SF	400 SF	200 SF	400 SF	1200 SF	400 SF	30%
Level 7	200 SF	400 SF	200 SF	400 SF	1200 SF	400 SF	30%
Level 8	200 SF	400 SF	200 SF	400 SF	1200 SF	400 SF	30%

PARKING GARAGE OPEN PERIMETER							
	North Open Perim.	East Open Perim.	South Open Perim.	West Open Perim.	Total Open Perim.	Total Wall Perim.	Required Open Perim.
Level 2	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 3	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 4	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 5	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 6	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 7	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%
Level 8	50 FT	83.3 FT	83.3 FT	83.3 FT	280 FT	400 FT	40%

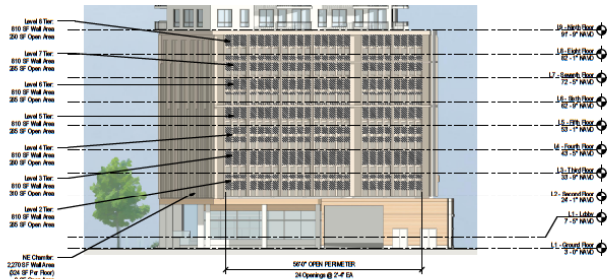
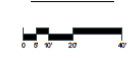
Open Parking Garages
2023 FBC Section 406.5.2: Openings

For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall be not less than 40 percent of the perimeter of the tier, interior walls shall be not less than 20 percent open with uniformly distributed openings.

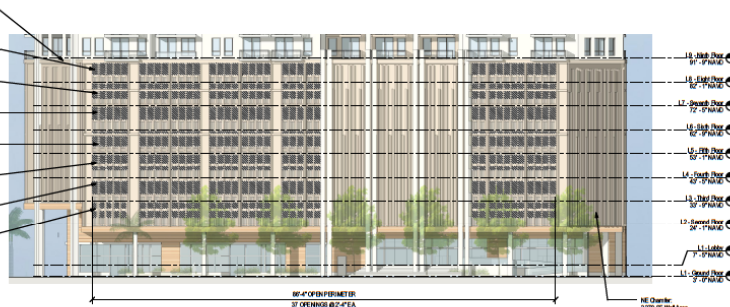
Exception: Openings are not required to be distributed over 40 percent of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.



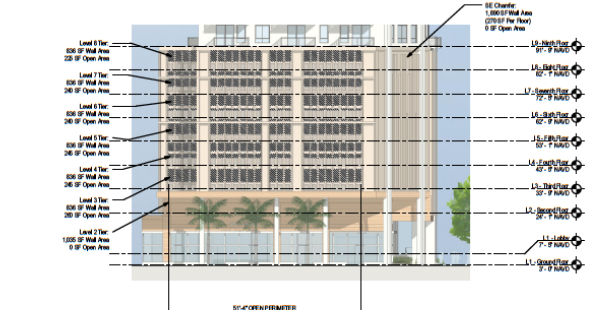
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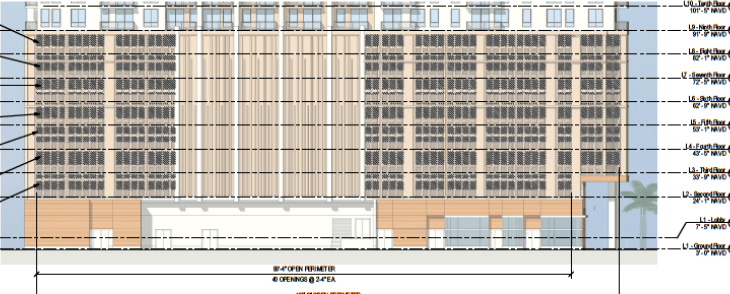
North - Garage Openness Diagram
1" = 20'-0"
2
A2.7



East - Garage Openness Diagram
1" = 20'-0"
1
A2.7



South - Garage Openness Diagram
1" = 20'-0"
3
A2.7



West - Garage Openness Diagram
1" = 20'-0"
4
A2.7

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Garage Openness Calculations
SCALE: 1/16" = 1'-0"

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14 May 2024
A2.7
OPENING AND AREA CALCULATIONS



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Aerial Overview - Daytime

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A3.1

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Corner of Broward Boulevard
& Alley

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A3.3

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Residential Entry on North
Andrews

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14 May 2026
A3.6
OPINION OF ARCHITECTURE



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Aerial View of Amenity Deck

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Retail at Corner of Broward &
North Andrews - Daytime

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Aerial Overview - Nighttime

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OPINION OF THE BOARD OF ARCHITECTS

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Corner of North Andrews
Avenue & Broward Boulevard -
Nighttime

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Building Base from Corner of
Broward & North Andrews -
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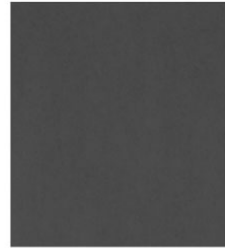
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Stucco Smooth
 Color: Off-White



Stucco Smooth
 Color: Tan



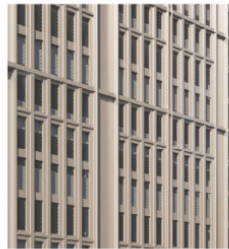
Stucco Smooth
 Color: Dark Grey



Aluminum
 Color: Dark Grey



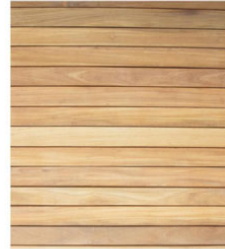
ACM Smooth Panel
 Color: White



Custom Aluminum Screen
 Color: Tan



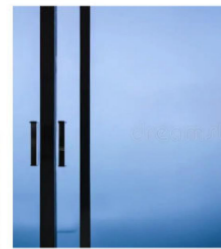
Aluminum Batten Screen
 Color: Tan



Metal Panel System
 Color: Wood-Tone



Glazing
 Color: Blue Grey



Opaque Accent Wall
 Color: Blue Grey



Typical Window
 Color: Bronze



Typical Storefront
 Color: Dark Grey Aluminum



Vertical Picket Railing
 Color: Dark Gray

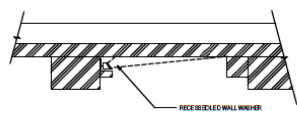
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Materials Board

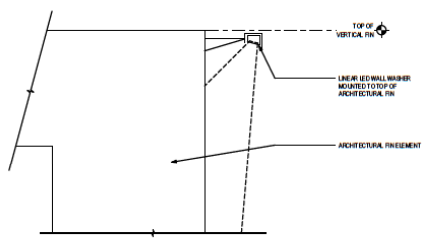
DWG NUMBER
 14 May 2026

A3.13

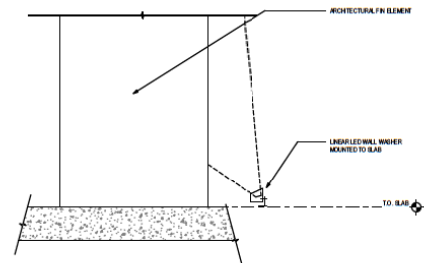
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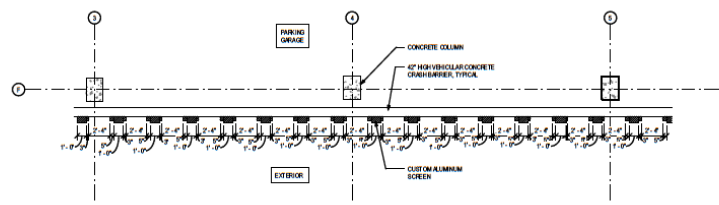
GARAGE SCREEN LIGHTING DTL. PLAN 5
 1" = 1'-0"



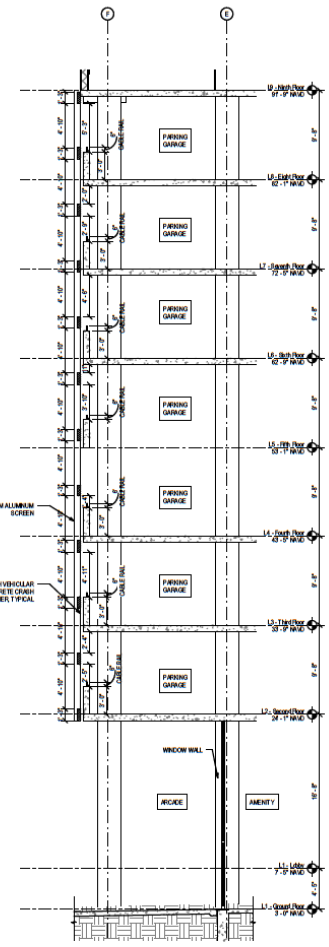
FIN ELEMENT LIGHTING DTL. SECTION - TOP 4
 1" = 1'-0"



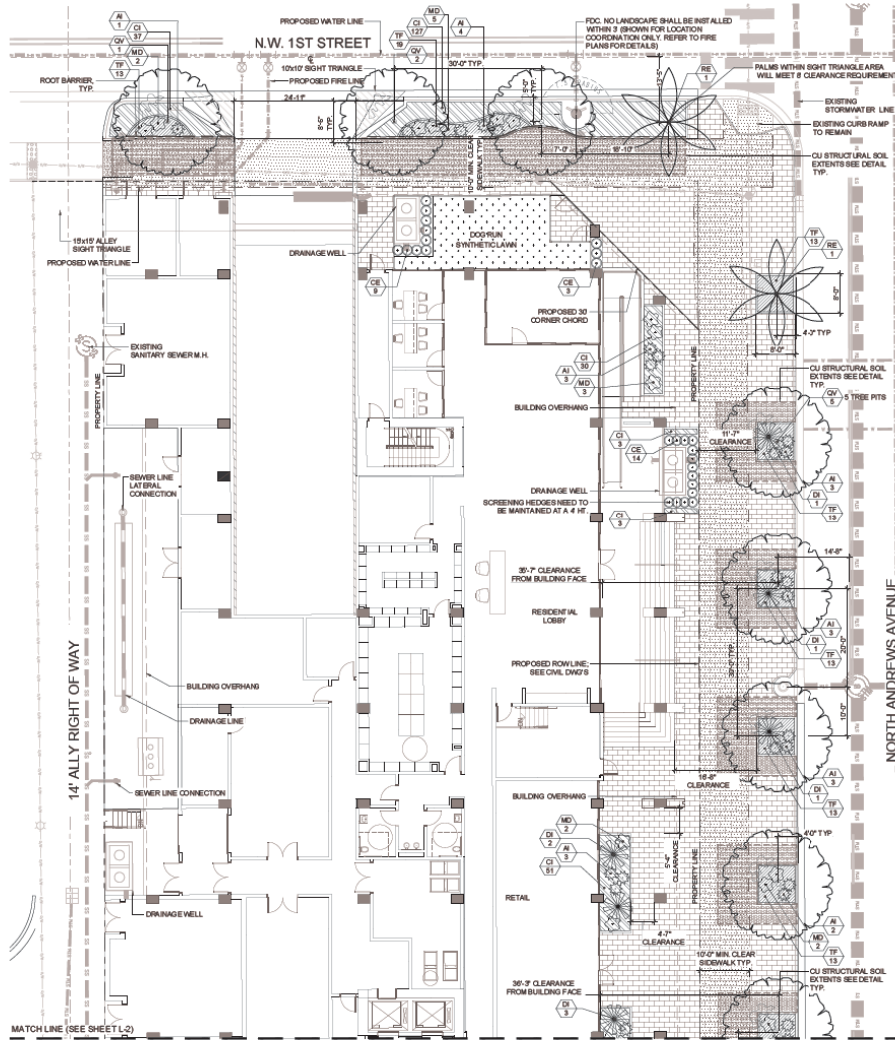
FIN ELEMENT LIGHTING DTL. SECTION - BTM. 3
 1" = 1'-0"



PLAN DETAIL 2
 3/8" = 1'-0"



WALL SECTION 1
 3/8" = 1'-0"



LANDSCAPE LIST AT GROUND FLOOR

TREES & PALMS			
SYMBOL	LABEL	QUANTITY	PROPOSED MATERIAL / DESCRIPTION
QV	8		*Quercus virginiana (STREET TREE) 26' O.A. HT.
			LIVE OAK F.G. 10 C.T. MIN.
RE	6		*Royalties sals (STREET TREE) 30' O.A. HT.
			ROYAL PALM F.G. 12' G.W. MIN.

SHRUBS AND GROUNDCOVERS			
SYMBOL	LABEL	QUANTITY	PROPOSED MATERIAL / DESCRIPTION
AI	35		Abutilon hybrids IMPERIAL BROMELIAD 3' O.A. HT.
CE	48		*Conocarpus erectus 48" HT. X 24" SPR. / 24" G.C.
			GREEN BUTTWOOD TO BE MAINTAINED AT 4' HT.
CI	350		*Chrysobalanus icaco 'Hotantak' HORIZONTAL COCOPLUM 18" HT. X 18" SPR. / 18" G.C.
DI	16		Dioon spinulosum 44" O.A. HT.
MD	24		Manisuris delicata 24" HT. X 24" SPR. 30" G.C.
			SWISS CHEESE PLANT
TF	152		*T. spaeum floridana 24" HT. X 24" SPR. / 24" G.C.
			ORNAMENTAL GRASS

* DENOTES NATIVE SPECIES

Replacement Chart

Tree Type	Date Value	CAL Replacement (in)	Replacement Trees
Non-Specimen	\$48,400.44	34.30	9
Palms	\$71,525.00		17

LANDSCAPE LEGEND

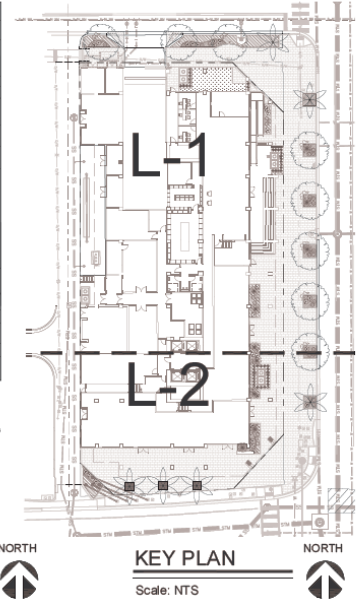
ZONE DISTRICT: RAC-CC
 Total Parcel Area: 33,228 (s.f.) = 0.76 ac
 Water Bodies: 0

DESCRIPTION	REQ.	PROV.
Lot Tree Requirement 33,228 s.f. Parcel Area (1 TREE PER 1,000)	NA	NA
Lot Shrub Requirement (10 PER 1,000 SF)	NA	100+
Maximum Lawn Area 20% of Landscape Area:	NA	NA
Street trees (30' O.C.): NW 1st St. 50 lines (each - 24' driveway) / 30 = 3 trees	3	4
N Andrews Ave. 192 lineal foot / 30 = 7 trees	7	7
W Rowland Blvd. 70 lineal foot / 30 = 3 trees	3	3
Total Street trees (30' O.C.):	13	14

SITE TOTALS		
Total Number of Shrubs	NA	100+
Total Number of Trees (Palms count 5:1)	NA	6
60% Shrubs / Hedge / To Be Native	NA	100+
50% of Trees Shall Be Native & / or Drought Tolerant	NA	25

Note: All parking areas must be landscaped with lawn, grass-down, and/or shrubbery.
 This landscape plan was prepared using the principles of Florida's Healthy Landscaping in order to reduce the environmental water demand. The lawn areas are less than 20% of landscaped area. Shrubs will be on separate zones from lawn areas. The placement of all landscape on the site shall be subject to the final site plan and shall be subject to the final site plan and shall be subject to the final site plan.

LANDSCAPE PLAN
 GROUND FLOOR
 Scale: 1" = 10'



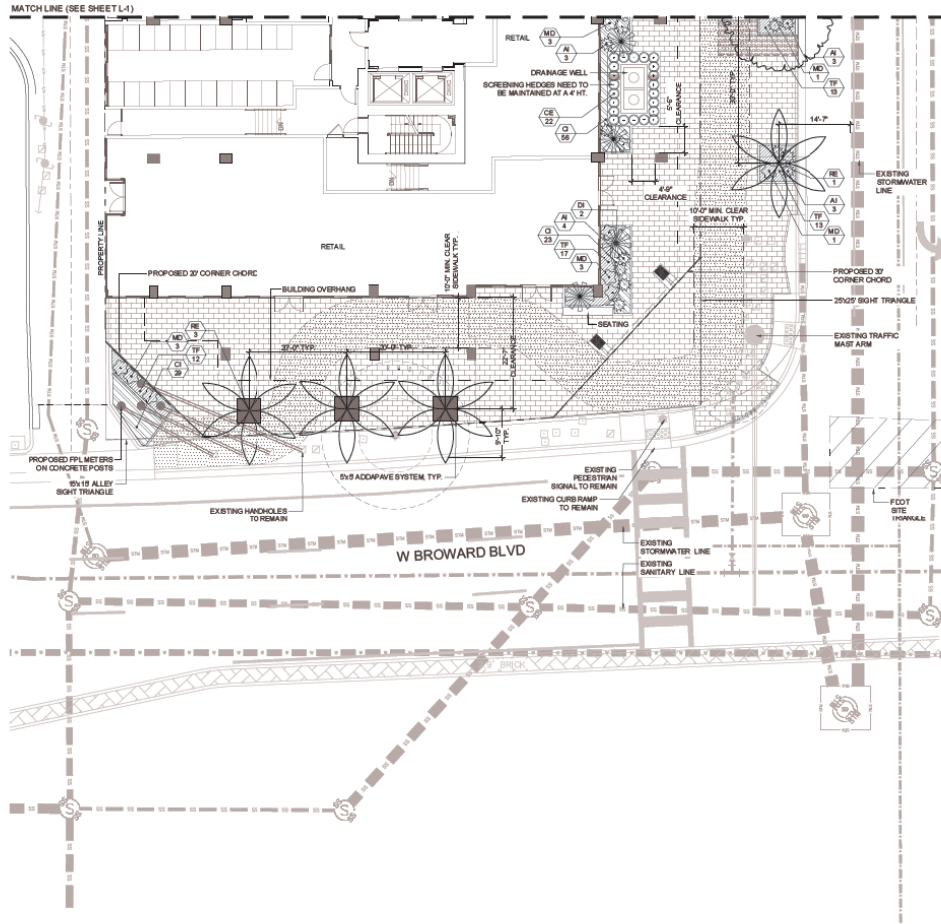
KEY PLAN
 Scale: NTS

CUBE3
 CUBE3, LLC
 111 NW 5th Street, Floor 4
 Miami, Florida 33135
 License No. LB000270579
 Jonathan W. Gaskins, AIA
 FL License No. AR92891

11 North Andrews
 Fort Lauderdale, FL 33301

LANDSCAPE PLAN
 GROUND FLOOR

DRG Submission
 28 SEPTEMBER 2025
L-1
 CUBES3 LANDSCAPE ARCHITECTS



LANDSCAPE PLAN
GROUND FLOOR

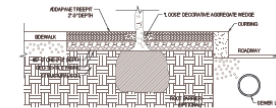
NORTH

Scale: 1"= 10'

LANDSCAPE LIST AT GROUND FLOOR

TREES & PALMS			
SYMBOL	LABEL	QUAN.	PROPOSED MATERIAL DESCRIPTION
	QV	8	*Quercus virginiana (BT REEB TREE) 24" O.A. HT. 1" D.B. 10' C.T. MIN.
	RE	6	*Roystonea elata (BT REEB TREE) 30" O.A. HT. F.G. 12" O.W. MIN.
SHRUBS AND GROUNDCOVERS			
SYMBOL	LABEL	QUAN.	PROPOSED MATERIAL DESCRIPTION
	AI	35	Aspidistra filigata IMPERIAL BROMELIAD 3' O.A. HT.
	CE	48	*Coccoloba erecta GREEN BUTTONWOOD 48" HT. X 24" SP.R. / 24" O.G. TO BE MAINTAINED AT A 4' HT.
	CI	359	*Cordyline sp. 'horizontalis' HORIZONTAL COCCOLUBUM 18" HT. X 18" SP.R. / 18" O.G.
	DI	16	Dianella sp. GIANT DICON 44" O.A. HT.
	MD	24	Manisotia sp. SWISS CHEESE PLANT 24" HT. X 24" SP.R., 30" O.G.
	TF	152	*Tipsova sp. DWARF FAKHATCHEE GRASS 24" HT. X 24" SP.R., 24" O.G.

* DENOTES NATIVE SPECIES



NOTE:
 1. REBAR STEEL, WOOD, BRICK, OR STONE OF ADEQUATE HEIGHT IS PROVIDED TO BELIEVE A NEW EDGE CURB.
 2. ALL AGGREGATE UNDERLAYS SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 3. ALL AGGREGATE UNDERLAYS SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 4. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 5. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 6. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 7. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 8. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 9. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.
 10. THE CURB SHALL BE 10" MINIMUM THICKNESS UNLESS OTHERWISE SPECIFIED IN THIS SPECIFICATION.

ADDAPAVE TREE PIT SYSTEM

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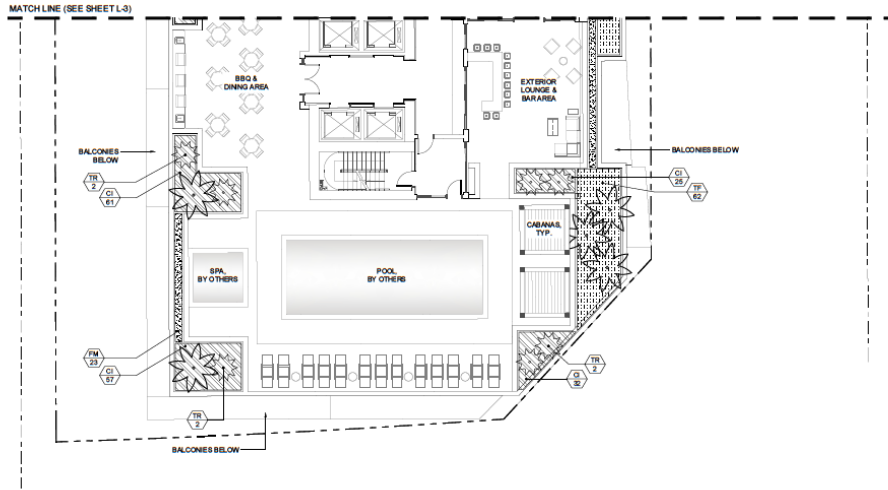
11 North Andrews
 Fort Lauderdale, FL 33301

LANDSCAPE PLAN
GROUND FLOOR

DRG Submission
 26 SEPTEMBER 2025

L-2

CONTRACT NUMBER: CUBE3-LLC-
 111-NW-5TH-ST-04



W BROWARD BLVD

LANDSCAPE PLAN
AMENITY DECK

NORTH

Scale: 1"= 10'

LANDSCAPE LIST AT GROUND FLOOR

TREES & PALMS			
SYMBOL	LABEL	QUAN.	PROPOSED MATERIAL / DESCRIPTION
	TR	9	**Palms include FLORIDA THATCH PALM 4" O.A. HT.
	VM1	6	Vakilia rostrata SINGLE MONTGOMERY PALM 18" O.A. HT. MIN. 12" C.T. MIN. P.G. BT ADJERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	LABEL	QUAN.	PROPOSED MATERIAL / DESCRIPTION
	CC	3	Chamaelirium ciliatum CAT PALM 4" O.A. HT.
	CI	250	Chrysobalanus icaco 'Montanensis' HORIZONTAL COCOPLUM 18" HT. X 18" SPL. / 18" O.G.
	FM	367	Ficus microcarpa 'Green Island' GREEN ISLAND FIG 18" HT. X 18" SPL. / 18" O.G.
	TF	182	Taxodium radicans Dwarf Florida Falahakthee Grass 24" HT. X 24" SPL. / 24" O.G.

* DENOTES NATIVE SPECIES

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LANDSCAPE PLAN
AMENITY DECK

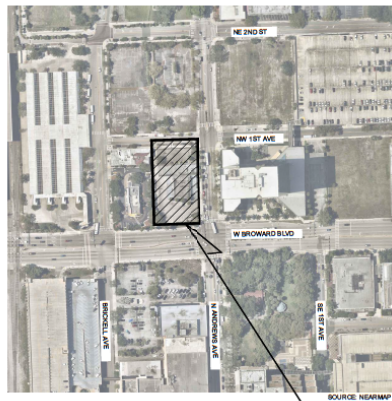
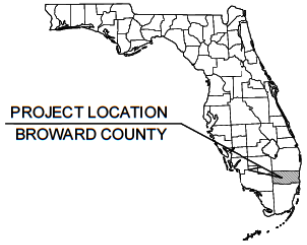
DRC Submission
26 SEPTEMBER 2025

L-4

CONTRACT (CUBES) CUBES 3, LLC
111 NW 24th Street, Floor 4
Miami, Florida 33135

CIVIL ENGINEERING PLANS
FOR
**Bachow Fam OZ Fund LLC &
IRE Andrews Ave LLC**

11 N. ANDREWS AVE, FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	GENERAL NOTES
C-101	EROSION AND SEDIMENT CONTROL NOTES
C-102	EROSION AND SEDIMENT CONTROL PLAN
C-103	EROSION AND SEDIMENT CONTROL DETAILS
C-104	EROSION AND SEDIMENT CONTROL DETAILS
C-105	DEMOLITION PLAN AND NOTES
C-106	GEOMETRY SIGNAGE AND STRIPING PLAN
C-107	SIGNAGE AND STRIPING DETAILS
C-200	PAVING AND GRADING PLAN
C-201	TYPICAL SECTIONS
C-202	DRAINAGE PLAN
C-204	PAVING GRADING AND DRAINAGE DETAILS
C-205	PAVING GRADING AND DRAINAGE DETAILS
C-206	PAVING GRADING AND DRAINAGE DETAILS
C-207	PAVING GRADING AND DRAINAGE DETAILS
C-208	PAVING GRADING AND DRAINAGE DETAILS
C-209	DRAINAGE WELL DETAILS
C-300	WATER AND SEWER PLAN
C-301	WATER AND SEWER DETAILS
C-302	WATER AND SEWER DETAILS
C-303	WATER AND SEWER DETAILS
C-304	WATER AND SEWER DETAILS
C-305	WATER AND SEWER DETAILS
C-306	WATER AND SEWER DETAILS
C-307	OFFSITE WATER PLAN AND PROFILE

PROJECT TEAM

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CONTACT: NIGEL BACHOW

CIVIL ENGINEER
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PHONE: (954) 828-4423
CONTACT: AUSTIN BOUGHARD, P.E.

ARCHITECT
CLUSE
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PROTECTION, NPDES STORMWATER
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ENGINEERING DIVISION
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PLANNING AND ZONING
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PLANNING AND ZONING DIVISION
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BUILDING DIVISION
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BUILDING SERVICE CENTER
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WATER AND SEWER
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WORKS AND ENGINEERING
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ELECTRIC PROVIDER
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NATURAL GAS PROVIDER
TECO PEOPLE'S GAS
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CABLE PROVIDER
CONTACT CABLE
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SUNRISE, FL 33025
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CONTACT: RICARDO DAVIDSON

TELEPHONE PROVIDER
ATTI
8001 WILSHIRE BLVD
PLANTATION, FL 33322
PHONE: (954) 478-2343
CONTACT: TIM RICHARDS

FIRE PROTECTION
CITY OF FORT LAUDERDALE
FIRE RESCUE
528 NW 2ND STREET
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PHONE: (954) 628-6811



Kimley-Horn

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PHONE: 954.456.1100 FAX: 954.466.1101
WWW.KIMLEY-HORN.COM REGISTRY NO. 36106

Sheet Number	Sheet Title
EX-100	GARBAGE TRUCK MANEUVERABILITY EXHIBIT
EX-200	MAINTENANCE AREA



PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.509 = (MGVD 1929)



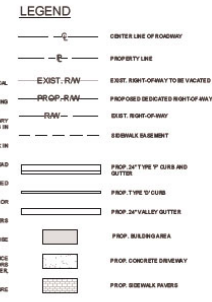
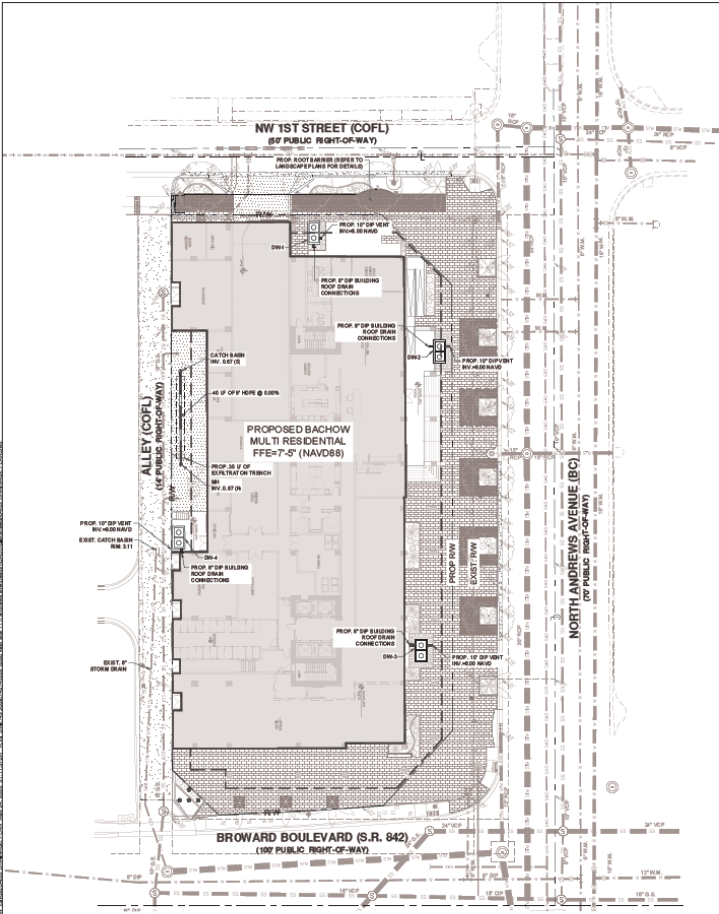
11 North Andrews
Fort Lauderdale, FL 33301
EX-100
Bachow Fam OZ Fund LLC
& IRE Andrews Ave LLC

COVER SHEET

DATE: 28 SEPTEMBER 2023

C-000

PREPARED BY: CUBES3, INC.



- GENERAL NOTES**
- ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85).
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER OF ANY CONFLICTS.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO BRACKET PIPES SAFELY AND WORKSHOPS WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH PA, OR ANY WORK IN THE VICINITY OF EXISTING OR UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL VERIFY PROPER CLEARANCE BEFORE EXISTING OVERSIZED HOLES FROM TRENCHES WITHIN THE VICINITY OF THE WORK AREA.
 - CONTRACTOR TO REPAIR ANY HOLES AND MAKE SURE TO MATCH PROPOSED GRADES.
 - CONTRACTOR TO REFER TO CITY OF FORT LAUDERDALE STANDARD DETAILS FOR UTILITY PAYMENT RESTORATION DETAILS.
 - CONTRACTOR SHALL FILL LOCAL SAND PROVIDE FITTINGS FOR MANHOLE GRASSES AS NECESSARY.
 - STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
 - IF ANY EXISTING STORM DRAINAGE STRUCTURES ARE FOUND TO REMAIN IN PLACE AND DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, ON BEHALF OF THE LOCAL AGENCY, IF NECESSARY.
 - ALL STORM PIPES EXHIBING STRUCTURES SHALL BE GROUTED TO ENSURE COMPLETE STRUCTURE INTEGRITY.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FURNISH WITH PAVEMENT, AND SHALL BE FINISHED TO EXISTING FINISH AND CORNER.
 - ROOT SEWER TO BE INSTALLED AT ALL LANDSCAPING ISLAND LOCATIONS THAT ENDOCHORD INTO THE CITY GARDEN. REFER TO LANDSCAPE PLAN.
 - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TO CONFORM TO LANDSCAPE AND PROPOSED HEALTHY ON ALL NATURAL AND PAVED AREAS.
 - OWNER IS RESPONSIBLE FOR CLEARANCE OF ALL EXISTING DRAINAGE STRUCTURES AFFECTED BY THE CONSTRUCTION WITHIN THE RIGHT-OF-WAY UPON COMPLETION OF THE PROJECT.
 - THE COURSE OF ALL MAINTENANCE ACCESS STRUCTURES IN BROWARD COUNTY SHALL BE SHOWN COUNTY STREET OR BROWARD COUNTY STREET, AS APPLICABLE.

- DRAINAGE NOTES**
- DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED. THE USE OF RCP PIPE FOR PUBLIC STREET CROSSINGS IS NOT PERMITTED.
 - UNLESS SHOWN, RIGID AND ANNUAL RIGID SHALL NOT BE INSTALLED IN BROWARD COUNTY.
 - PIECE TO BACKFILL EXISTING TRENCHES, DRAINAGE SLEETS OR MANHOLES. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING INSPECTOR FOR AN INSPECTION.
 - DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY CITY.
 - ALL PIPES SHALL BE NEW UNLESS NOTED. ALL EXISTING OR DAMAGED STRUCTURES IN TRENCHES OR MANHOLES SHALL BE REMOVED AND BACKFILLED WITH SELECTED MATERIAL APPROVED BY THE ENGINEER.
 - BRUSHING COVER FOR HOPE PIPE UNDER ASPHALT SHALL BE 24-INCH COMPACTED SAND. BRUSHING COVER FOR PIPE UNDER GRADE SHALL BE 18" COMPACTED SAND.
 - THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PRESENT ADVISE FLOODING OF THE MANHOLE DURING CONSTRUCTION.
 - MAINTENANCE ACCESS SHALL BE PROVIDED ON BOTH SIDES OF EXISTING TRENCHES AT THE POINT OF MANHOLES OR CURB CUTS. THE MANHOLE LOCATIONS AT THESE POINTS SHALL NOT BE LESS THAN 10 FEET APART.
 - ALL EXISTING EXISTING SHALL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DOCUMENT TITLED "DRAINAGE DESIGN LATEST EDITION".
 - GRAVELLY MATERIALS USED IN THE CONSTRUCTION OF EXISTING TRENCHES SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARD LATEST EDITION AND CITY OF FORT LAUDERDALE SPECIFICATIONS.

- BROWARD COUNTY NOTES:**
- ALL MANHOLES WITHIN THE APPROVED RIGHT-OF-WAY ARE TO BE AN 18" CONCRETE, 18" DIA. MANHOLE. ALL OTHERS SHALL BE PROVIDED PER FOOT STANDARD 18" DIA.
 - ANY DAMAGED SIDEWALK OR CURB AND GUTTER WITHIN THE APPROVED RIGHT-OF-WAY IS TO BE REPAIRED AND REFINISHED IN ACCORDANCE WITH BROWARD COUNTY STANDARD THROUGHOUT THE DISTRICT.
 - ANY PAVEMENT WITHIN THE APPROVED RIGHT-OF-WAY DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED IN ACCORDANCE WITH BROWARD COUNTY STANDARD THROUGHOUT THE DISTRICT.



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 WWW.KIMLEY-HORN.COM MEMBER NO. 3446
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11 North Andrews
 Fort Lauderdale, FL 33301
 EX-100
 Bachow Farm OZ Fund LLC
 & IRE Andrews And LLC

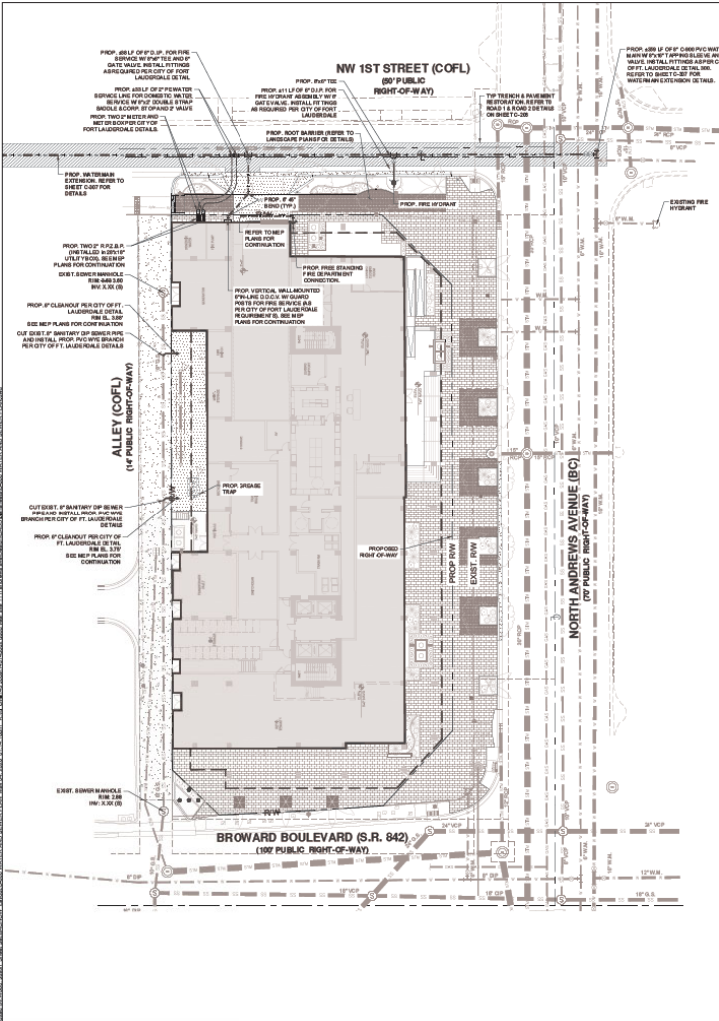
DRAINAGE PLAN

DATE: 26 SEPTEMBER 2025

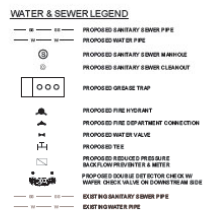
C-202

PLANS ARE IN NAVD 1985 DATUM
 CONVERSION EQUATION IS BELOW:
 (NAVD 1985) + 1.609 = (MVD 1929)

DESIGNED BY: J. J. GIBLIN, P.E.
 LICENSE NO. 12489



- NOTES**
1. ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY'S ORDINANCE AND/OR REQUIREMENTS.
 2. THE CONTRACTOR MUST NOTIFY THE CITY OF THE LOCATION AND ELEVATION OF EXISTING WATER MAINS AND SANITARY SEWER MAINS BEFORE ANY TIE-IN CONNECTIONS.
 3. THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO EXISTING UTILITIES, SERVICES OR WORK ON THE SITE OR ANY OF ALL PLANS LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO CONFIRM EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL NOTIFY THE CITY OF ANY DISCREPANCIES AS SOON AS POSSIBLE TO CORRECT ANY DISCREPANCIES OF EXISTING UTILITIES AND SERVICES.
 4. THE CONTRACTOR MUST NOTIFY THE CITY OF AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. IN THE EVENT OF AN EMERGENCY, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY BY TELEPHONE OR IN WRITING.
 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY OF ANY DISCREPANCIES OF EXISTING UTILITIES AND SERVICES BEFORE ANY CONSTRUCTION TO BE PERFORMED BY THE CONTRACTOR.
 6. ALL EXISTING FIRE HYDRANTS OR VALVES OUTSIDE OF THE STREET RIGHT-OF-WAY SHALL BE RESTORED TO FULL LANE WIDTH AND BE REINSTALLED WITHIN THE CITY OF BROWARD COUNTY JURISDICTION.
 7. ALL INSTALLATION WITHIN BROWARD COUNTY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY RIGHT-OF-WAY CONSTRUCTION AND ENGINEERING DEPARTMENT "MINIMUM STANDARDS" FOR CONSTRUCTION.
 8. ALL SANITARY SEWER MAINS SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR SHALL BE INSTALLED WITHIN THE CITY OF BROWARD COUNTY JURISDICTION.
 9. ALL SANITARY SEWER MAINS SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR SHALL BE INSTALLED WITHIN THE CITY OF BROWARD COUNTY JURISDICTION.
 10. REFER TO CITY OF PORT LAUDERDALE SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE AND REFER TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE.
 11. THE CITY OF PORT LAUDERDALE SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE AND REFER TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE.
 12. SANITARY SEWER MAINS LOCATED WITHIN PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE OWNER. AN ACCESS AGREEMENT SHALL BE PROVIDED TO THE CITY ENGINEER WITHIN PRIVATE PROPERTY PRIOR TO SIGN-OFF FROM THE CITY ENGINEER FOR COMPLETE OF OCCUPANCY.
 13. ALL EXISTING SANITARY CONNECTIONS TO BE ABANDONED MUST BE ABANDONED IN ACCORDANCE WITH THE CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE.
 14. ALL NEW UTILITIES TO BE TESTED AFTER INSTALLATION & COMPLETE TESTING RESULTS SHALL BE SUBMITTED TO THE CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE FOR REVIEW AND APPROVAL.
 15. IF EXISTING SEWER MAIN HAS CIP LINER, A DOUBLE MANHOLE SHALL BE USED FOR SANITARY SEWER LATERAL CONNECTION. THE CONTRACTOR TO COORDINATE WITH THE CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE FOR REVIEW AND APPROVAL.
 16. CONTRACTOR TO COORDINATE WITH THE CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE OR SCALE TO CONFORM TO CITY OF BROWARD COUNTY SANITARY RESTORATION SCALE FOR REVIEW AND APPROVAL.
 17. A MINIMUM 6" AND 12" HORIZONTAL SEPARATION IS REQUIRED BETWEEN CITY UTILITIES AND SUBSTRUCTURE AND PROPOSED MAINS AND LINES TRAILS, RESPECTIVELY.



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 Barchow Farm OZ Fund LLC
 & 11RE Andrews Ave LLC

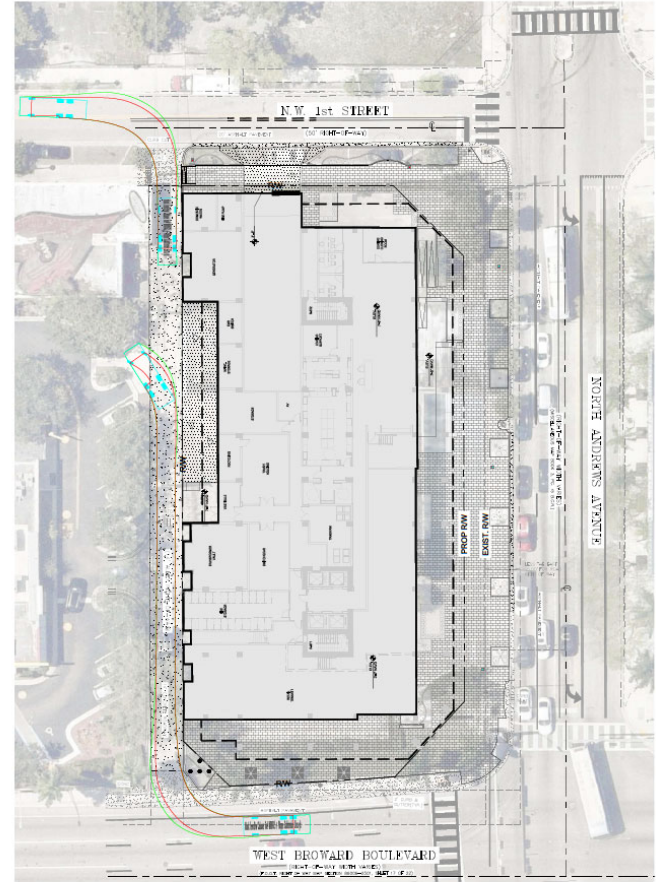
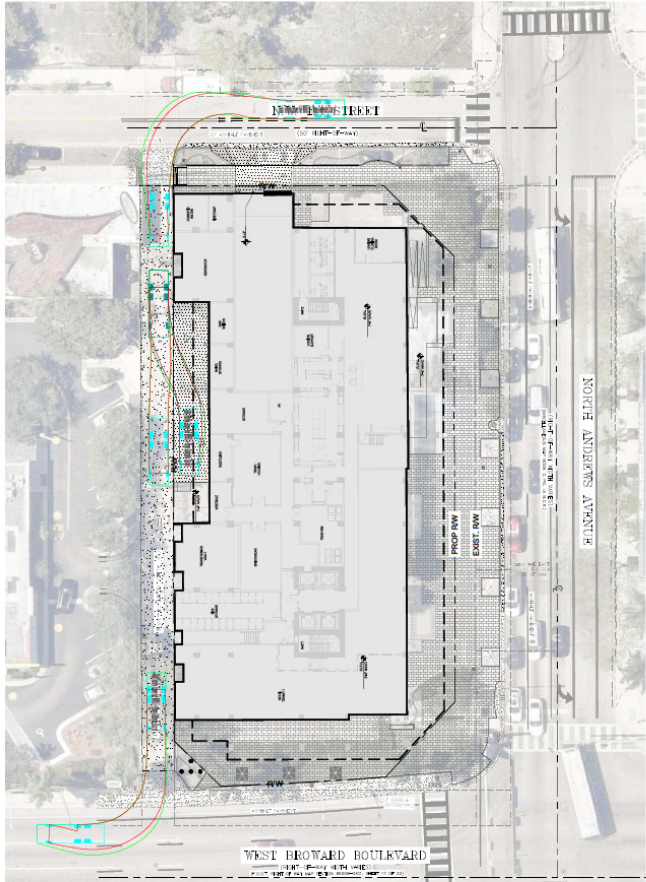
WATER AND SEWER PLAN

DATE: 28 SEPTEMBER 2023

PLANS ARE IN NAVD 1988 DATUM
 CONVERSION TO ECLATION IS BELOW:
 (NAVD 1988) + 1.609 = (NAD 1929)

C-300

DESIGNED BY: J. J. GIBLIN, INC.
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 EX-100
 Beachway Farm OZ Fund LLC
 & IRE Andrews Ave LLC

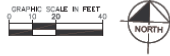
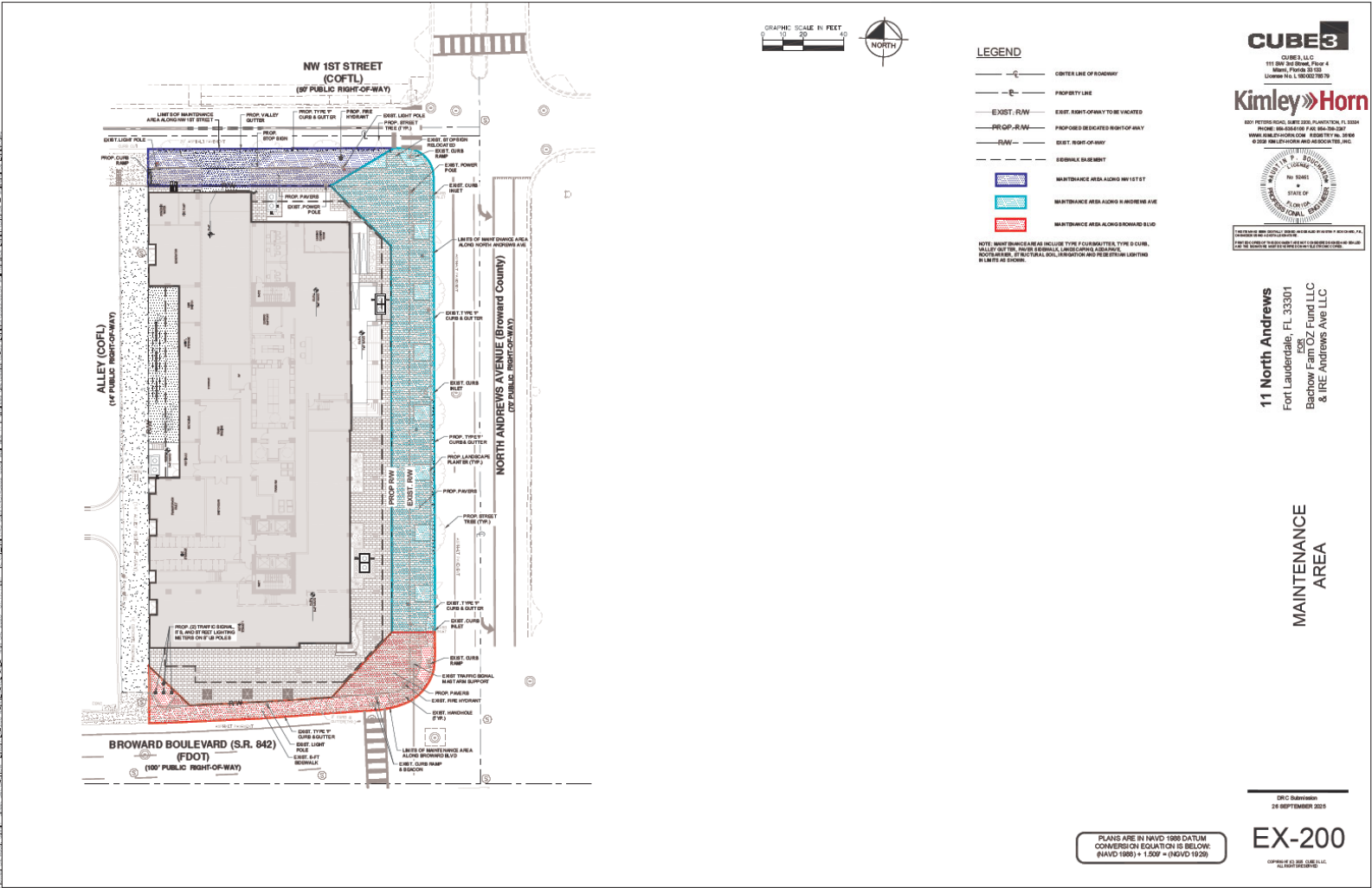
**GARBAGE TRUCK
 MANEUVERABILITY
 EXHIBIT**

DATE: 28 SEPTEMBER 2023

EX-100



PLANS ARE IN NAVD 1988 DATUM
 CONVERSION EQUATION IS BELOW:
 (NAVD 1988) + 1.609 = (MVD 1929)



LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE
- EXIST. R.W.
- PROP. DESIGNATED R.W.
- EXIST. R.O.W.
- EASEMENT
- MAINTENANCE AREA ALONG NW 1ST ST
- MAINTENANCE AREA ALONG N ANDREWS AVE
- MAINTENANCE AREA ALONG S BROWARD BLVD

NOTE: MAINTENANCE AREAS INCLUDE TYPE F CURBS/OUTLET, TYPE S CURB, VALLEY, OUTLET, PAVERS & GRANULES, LANDSCAPING & SIGNATURE, BOWLS/BIKE, 2" TO 4" CEMENT, 4" TO 6" SAND, AND 18" TO 24" LIGHTING IN LAYOUT AS SHOWN.

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 EX-200
 Beachway Farm OZ Fund LLC
 & IRE Andrews and LLC

MAINTENANCE AREA

PLANS ARE IN NAD83 DATUM
 CONVERSION EQUATION IS BELOW:
 (NAD83) + 1.500 = (NAD83)

DATE: 28 SEPTEMBER 2023
EX-200