



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

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

Property Background:

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

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

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

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

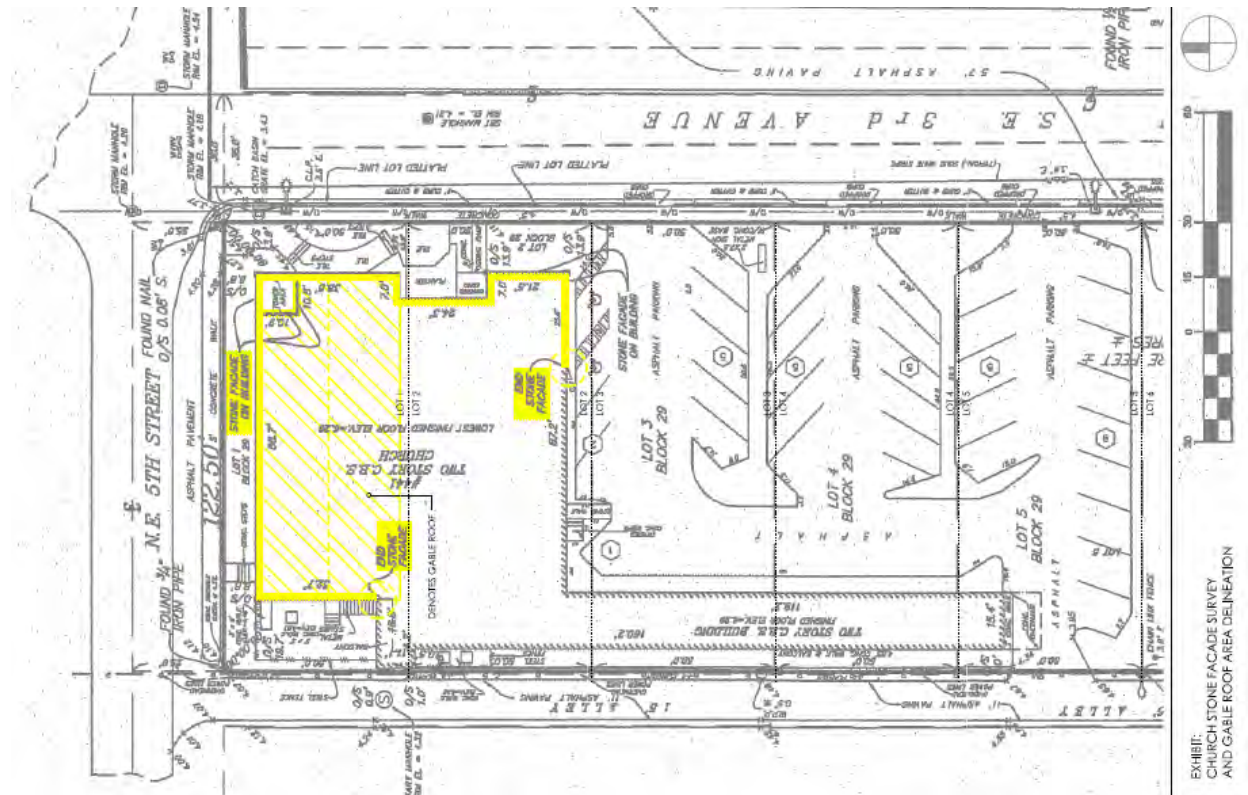


forth on the record and agreed upon by the property owner, developer and applicant, among which is that the no alterations are done to the church with the exception of those need for maintenance, landscaping and upkeep.

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

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

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



Property survey showing designated portions of structure



Description of the Project:

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



Rendering of First Evangelical Lutheran Church and New Development - URBN

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

Review of Potential Adverse Effects

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

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



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

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



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

Summary Conclusion:

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

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



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

HISTORIC PRESERVATION BOARD (HPB) CERTIFICATE OF APPROPRIATENESS APPLICATION

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

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness Application

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

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

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

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

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

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

(No fee required for exterior painting only)

Page 1: HPB - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	
Zoning Review	
Landscape Review	

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

Property Owner's Name	URBN Flagler LLC AND Third Avenue Development, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	441 NE 3rd Avenue
E-mail Address	ccrush@crushlaw.com
Phone Number	954 522 2010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Courtney Crush - Crush Law, P.A.
Applicant / Agent's Signature	<i>Courtney Callahan Crush</i>
Address, City, State, Zip	333 N New River Dr. E, Suite 1500, Fort Lauderdale, FL 33301
E-mail Address	ccrush@crushlaw.com
Phone Number	9545222010
Letter of Consent Submitted	YES

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

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

		Proposed
Lot Size (SF / Acreage)	N/A	73,500 SF/ 1.6872 Acres
Lot Density	N/A	N/A
Lot Width	N/A	112'-6"
Building Height (Feet / Levels)	N/A	209'-7" and 286'-11"
Structure Length	N/A	222'-5"
Floor Area Ratio	N/A	10.37
Lot Coverage	N/A	73,500 SF
Open Space	N/A	16946 SF
Landscape Area	N/A	1892 SF
Parking Spaces	N/A	Phase 1: 232 and Phase 2 348

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

		Proposed
Front [E]	10'; 25' Min Above 7th story	10'-0"
Side [S]	10'; 25' Min Above 7th story	10'-0"
Side [N]	10'; 25' Min Above 7th story	110'-0"
Rear [W]	0'	0'

Page 2: Technical Specifications of Application

TECHNICAL SPECIFICATIONS:

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

BUILDING FEATURES:

Structural System:

Reinforced concrete and masonry

Roof and Roofing:

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

Windows and Doors:

Impact Glass

Materials (Masonry, Wood, etc.):

Masonry, aluminum, steel, glass.

Porches, Porte-Cocheres, Garage and Steps:

N/A

DESCRIPTION OF PROJECT:

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

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

2. Describe what the use of the building will be after the work is completed.

This is a mixed used development, with residential, retail and restaurant space.

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

The new mixed use development will bring a cohesive element to the 3rd Avenue block, by incorporating the church facade into the project and bringing life to the vacant church.

Describe the neighborhood compatibility.

N/A

Page 3 Submittal Checklist

SUBMITTAL CHECKLIST:

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

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

FOR ALL APPLICATIONS:

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

NEW CONSTRUCTION & ALTERATION:

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

FOR NEW CONSTRUCTION ONLY:

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

DEMOLITION:

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

RELOCATION:

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

Applicant's Affidavit

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

Print Name Courtney Callahan Crush

Signature *Courtney Callahan Crush*

Date 10/4/19

Staff Intake Review

For Urban Design & Planning Division use only:

Date _____

Received By _____

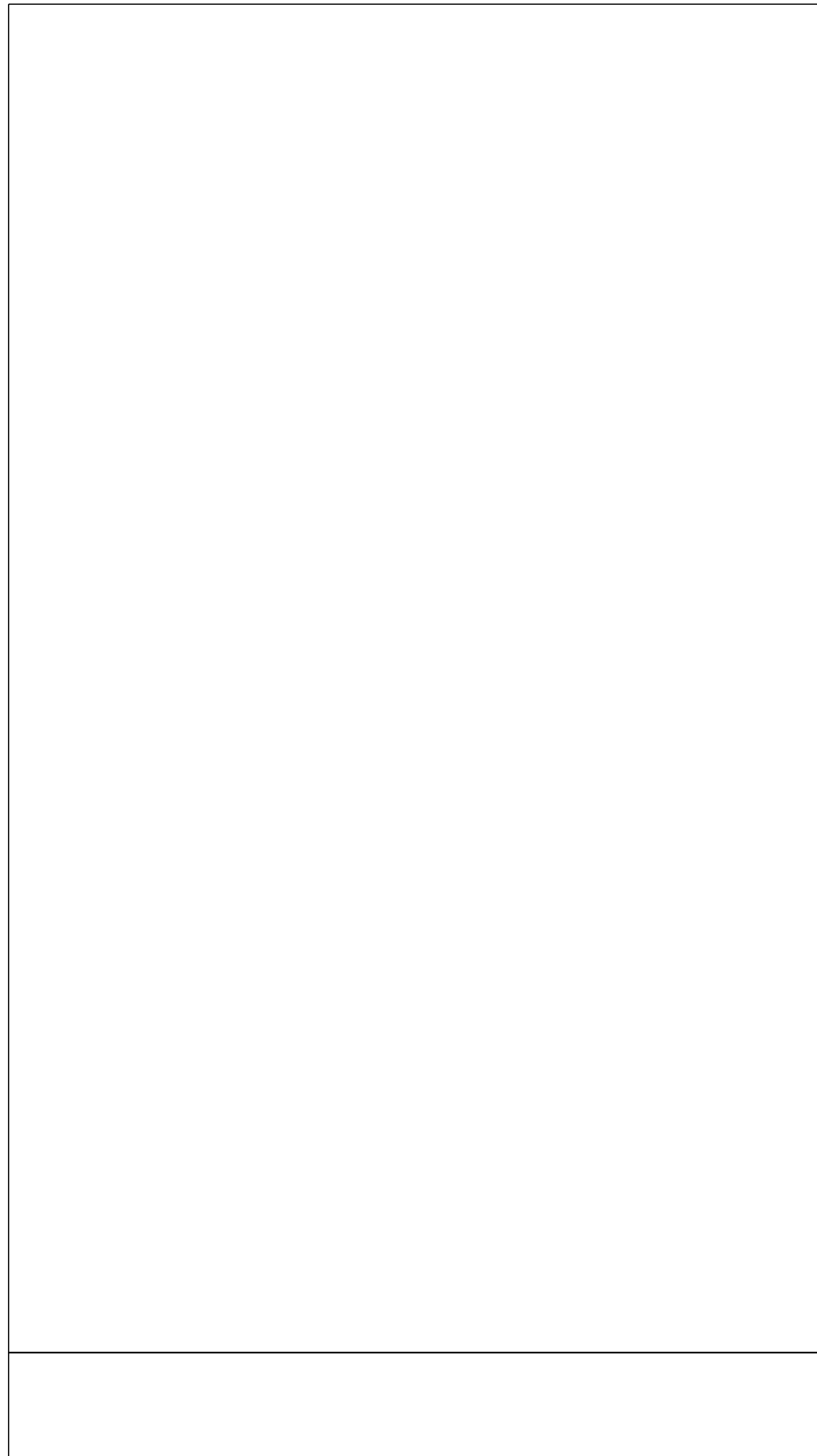
Tech. Specs Reviewed By _____

Case No. _____

URBN FLAGLER

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

Historic Preservation Board - Review & Comment



1 AERIAL IMA



2 GENERAL SI

LOT SIZE	441 421 TO
FULL LEGAL DESCRIPTION	LOTS PLA1 ACC REC BRO LAUT ACR

DESCRIPTION	
ZONING	RAC
CURRENT USE OF PROPERTY	441 421
FLOOD ZONE	Zon
GROSS FLOOR AREA	RES NUR NUR TOTA NON- RETAI RETAI EXIST TOTA
DWELLING UNIT TYPES AND AREAS	MIN ADC STUD

1 BEDROOM		APPROX. 650 SF
2 BEDROOM		APPROX. 860 SF
TOWER MAX FLOOR AREA	FLOORS 8 - 30: 12,500 SF MAX GROSS FLOOR AREA (EXCLUDING VERTICAL PENETRATIONS)	12,500 sf
BUILDING FOOTPRINT	EXISTING RETAIL / RESTAURANT	8096 SF
	BUILDING 1 - PHASE 1	24229 SF
	BUILDING 2 - PHASE 2	24229 SF
	TOTAL	56554 SF
F.A.R.	GROSS AREA EXISTING RETAIL / RESTAURANT - 12053 SF	
	GROSS AREA PHASE 1 - BUILDING 1 - 316024 SF	
	GROSS AREA PHASE 2 - BUILDING 2 - 445877 SF	
	TOTAL GROSS AREA = 761901 SF	761901/73500 = 10.37
MAX PLOT COVERAGE	95%	
PERVIOUS AREA	N/A	
OPEN SPACE	73500 SF (LOT AREA) - 56554 (BLDG FOOTPRINT) =	16946 SF
LANDSCAPE AREA		1892 SF
LINEAR FT OF SIDEWALK PROPOSED		698 LF
VEHICULAR USE AREA		9231 SF

3 SETBACKS

DESCRIPTION	REQUIRED VALUE	CODE SECTION	PROVIDED
FRONT	10 FT. MIN. ; 25 FT. MIN. ABOVE 7TH STORY		TOWER 1 & 2 LEVEL 1-7: 10'-0" LEVEL 8-19: 30'-2" EXISTING RETAIL/REST. - 13'-11"
SECONDARY FRONT	10 FT. MIN. ; 25 FT. MIN. ABOVE 7TH STORY		TOWER 1 & 2 LEVEL 1-7: 10'-0" LEVEL 8-19: 24'-2" EXISTING RETAIL/REST. - 8'-8"
SIDE	10 FT. MIN. ; 25 FT. MIN. ABOVE 7TH STORY		TOWER 1 & 2 LEVEL 1-7: 112'-0" LEVEL 8-19: 126'-2" EXISTING RETAIL/REST. - 507'-0"
REAR	0 FT. MIN.		TOWER 1 & 2 LEVEL 1-7: 0 FT LEVEL 8-19: 0 FT EXISTING RETAIL/REST. - 1'-1"
BETWEEN TOWERS	60 FT MIN.		60 FT

4 HEIGHT RESTRICTION

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
HEIGHT	MAX 30 STORIES			Tower 1 - 19 Stories 209'-7" Tower 2 - 27 Stories 286'-11"

5 PARKING DATA

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
RESIDENTIAL	EXEMPT			TOWER 1: 232 P.S. TOWER 2: 348 P.S. EXISTING RETAIL/REST. - 0
LOADING	N/A			TOWER 1: 1: 12'-0" X 37'-7" TOWER 2: 1: 12'-0" X 37'-7"
NUMBER OF ADA SPACES				TOWER 1: 8 TOWER 2: 12
BICYCLE RACK	RESIDENTIAL - 1 PER 10 DWELLING UNITS	47-20.2 Parking & Loading		TOWER 1: 20 TOWER 2: 31
	NON RESIDENTIAL - 1 PER 20 PARKING SPACES PROVIDED	47-20.2 Parking & Loading	TOWER 1: 3 TOWER 2: 3	TOWER 1: 8 TOWER 2: 8

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
STALL DIMS.	8'-8" x 18'-0" FT. MIN.		8'-8" x 18'-0"	8'-8" x 18'-0"
aisle DIMS.	24'-0" (90 DEGREE PARKING ANGLE)		24'-0"	24'-0"
ADA SPACE	VAN ACCESS PROVIDED ON SITE GROUND FLOOR	Section 208.2 to comply with 502	12'-0" x 18'-0"	12'-0" x 18'-0"

6 APPLICABLE BUILDING CODES

FLORIDA BUILDING CODE 2017 - BUILDING
FLORIDA BUILDING CODE 2017 - TEST PROTOCOL FOR HIGH VELOCITY FOR HURRICANE ZONES
FLORIDA BUILDING CODE 2017 - PLUMBING
FLORIDA BUILDING CODE 2017 - MECHANICAL
FLORIDA BUILDING CODE 2017 - FUEL GAS
FLORIDA BUILDING CODE 2017 - CHAPTER 11, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
FLORIDA BUILDING CODE 2017 - CHAPTER 13, FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION
FLORIDA FIRE PROTECTION CODE 2017 EDITION (2015 NFPA 101 LIFE SAFETY CODE)
FLORIDA ELEVATOR SAFETY CODE - CHAPTER 61C-5 F.A.C.

A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATIONS

1. USE GROUP	CODE SECTION	REQUIRED	PROVIDED
PRIMARY OCCUPANCY	Section 310	Residential Group, R-2	
ACCESSORY USES	Section 304 Section 309	Business Group, B Mercantile Group M	
MIXED OCCUPANCIES - HEIGHT AND AREA	Table 503, 503.1.3	Type I Construction	Phase I - 20 Stories Phase II - 30 Stories

B. CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

1. HIGH RISE BUILDINGS	CODE SECTION
AUTOMATIC SPRINKLER SYSTEM - Building and structures shall be equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and a secondary water supply where required by section 903.3.5.2	403.2
AUTOMATIC FIRE DETECTION - Smoke detection shall be provided in accordance with section 907.2.13.1	403.4.1
FIRE ALARM SYSTEM - A fire alarm shall be provided in accordance with section 907.2.1.3 <i>Group R-2, Section 907.2.8.2 - An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping units. Group b, Section 907.2.2 - Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. Group M, Section 907.2.7 - A manual fire alarm system that activates the occupant notification system under the following conditions: 1. The combined group M occupant load of all floors is 500 or more persons. 2. The group M occupant load is more than 100 persons above or below the lowest level of exit discharge. Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones.</i>	403.4.2
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS - An emergency voice/alarm communication system shall be provided in accordance with section 907.5.2.2	403.4.3
EMERGENCY RESPONDER RADIO COVERAGE - Emergency responder radio coverage shall be provided in accordance with the Florida Fire Prevention Code.	403.4.4
FIRE COMMAND - A fire command center complying with section 911 shall be provided in location approved by the fire department.	403.4.5
SMOKE REMOVAL - Smoke control shall be provided in accordance with section 909	403.4.6
STANDY POWER - A standby power system shall be provided complying with Chapter 27	403.4.7
EMERGENCY POWER SYSTEMS - An emergency power system complying with Chapter 27 shall be provided for the following emergency power loads: 1. Exit signs and means of egress illumination, 2. Elevator car lighting, 3. Emergency Voice/alarm communication systems, 4. Automatic fire detection systems, 5. Fire Alarm systems, 6. Electrically powered fire pump.	403.4.8 403.8.1
2. Enclosed Parking Garage	CODE SECTION
HEIGHTS AND AREAS - Enclosed vehicle parking garages and portions thereof that do not meet the definition of open parking garages shall be limited to the allowable height and areas specified in Table 503 as modified by Section 504, 506, and 507. Roof parking is permitted. Parking garage satisfy F	406.6.1
VENTILATION - No mechanical ventilation system is required in accordance with the Florida Building Code - Mechanical. Provided openings in exterior walls are more than 40 percent of the perimeter of the tier.	406.5.2
AUTOMATIC SPRINKLER SYSTEM - An enclosed parking garage shall be equipped with an automatic sprinkler system in accordance with Section 903.2.10	406.6.3

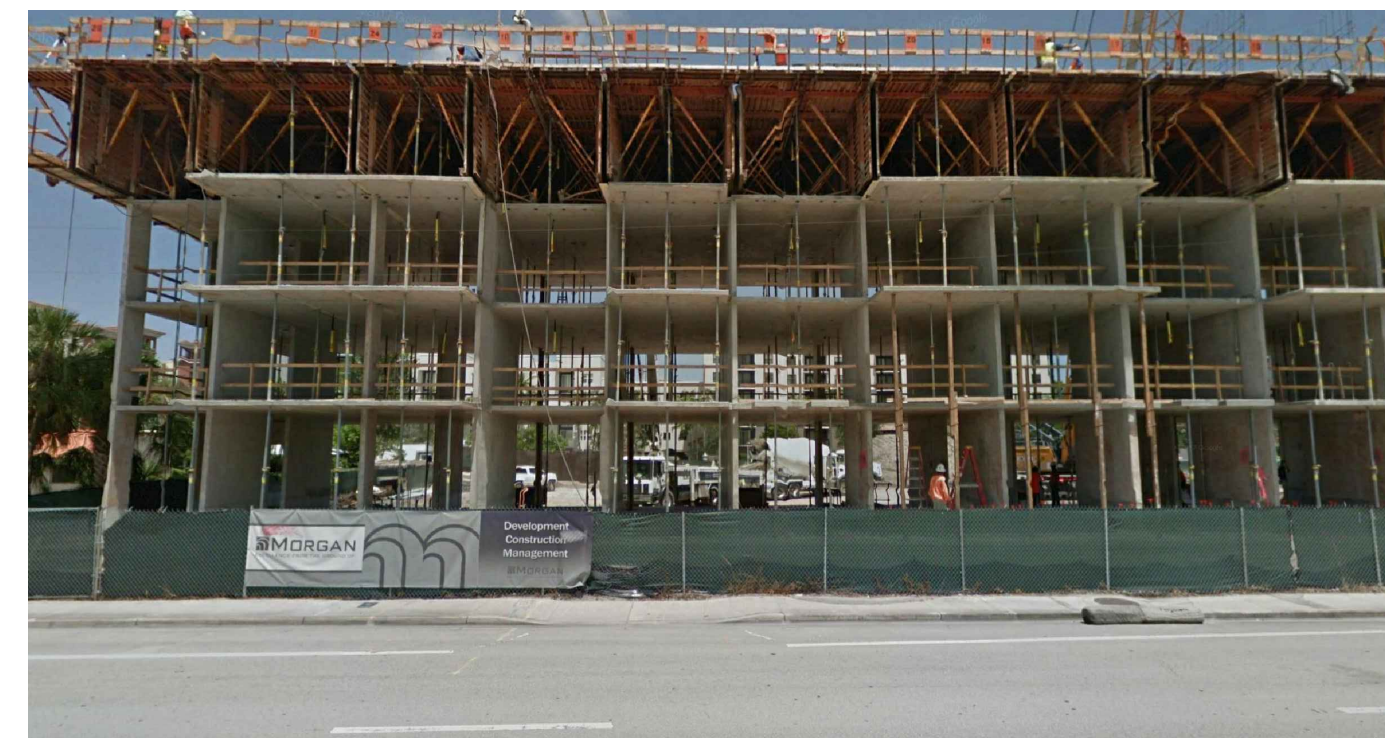


SITE ON NE 3RD AVE

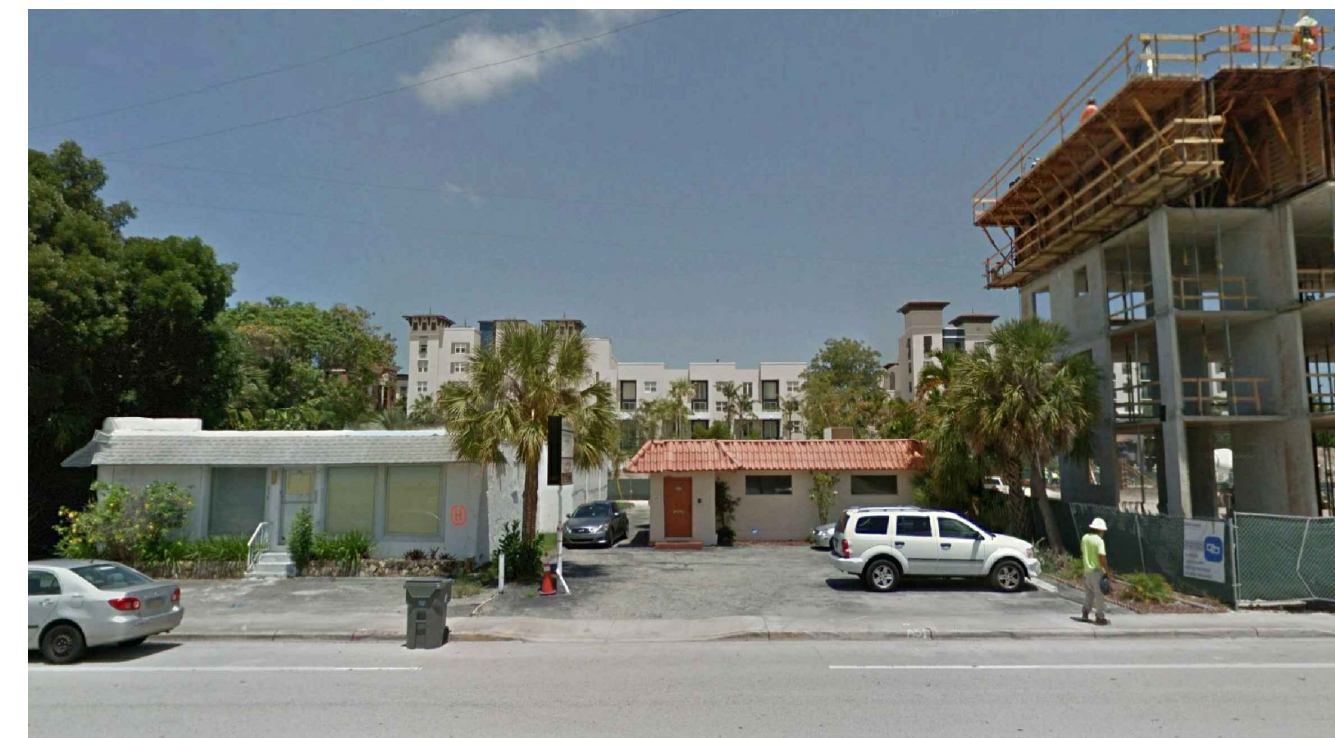
SITE ON NE 3RD AVE

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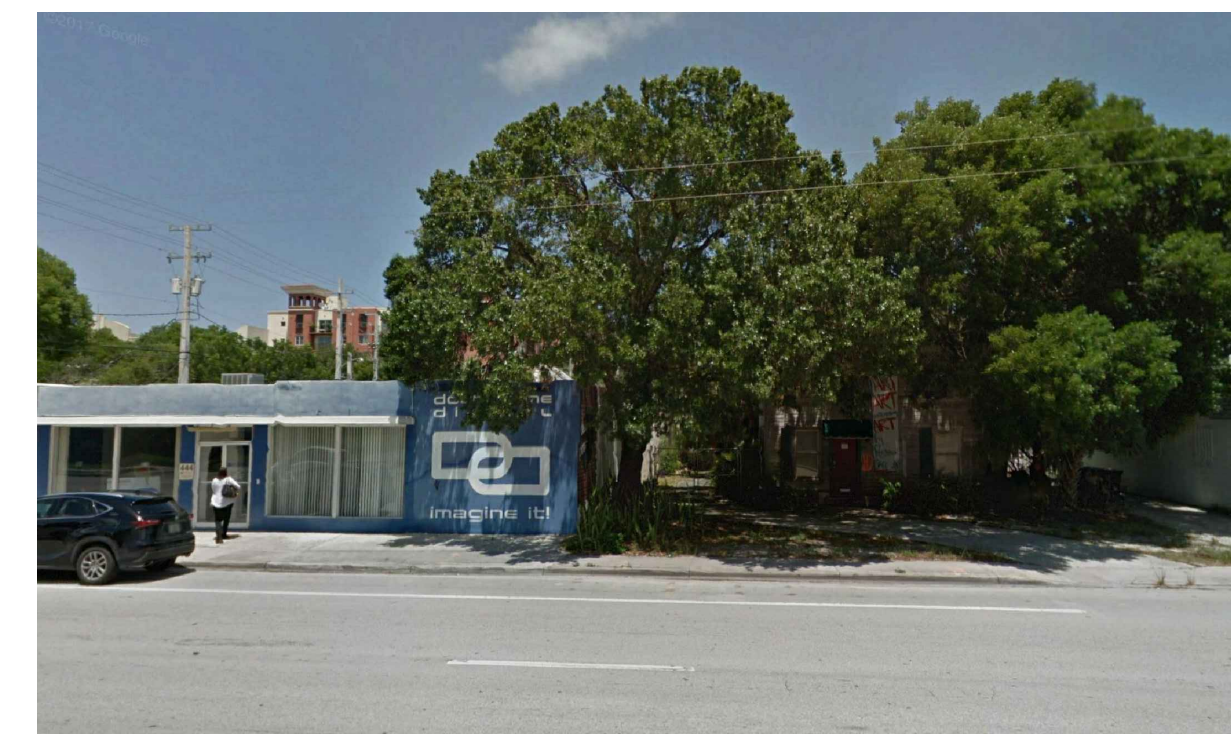
NORTH OF SITE ON NE 3RD AVE



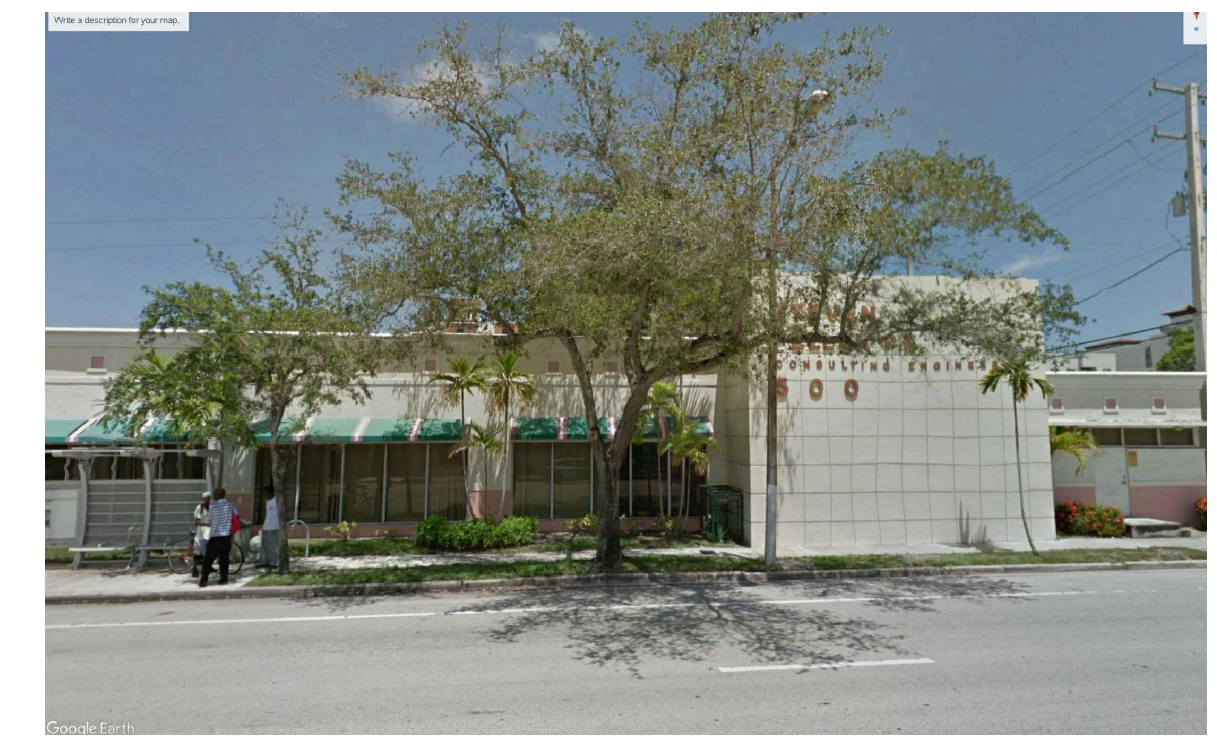
DIRECTLY ACROSS OF SITE ON NE 3RD AVE



DIRECTLY ACROSS OF SITE ON NE 3RD AVE



DIRECTLY ACROSS OF SITE ON NE 3RD AVE



NORTH OF SITE ACROSS ON NE 3RD AVE

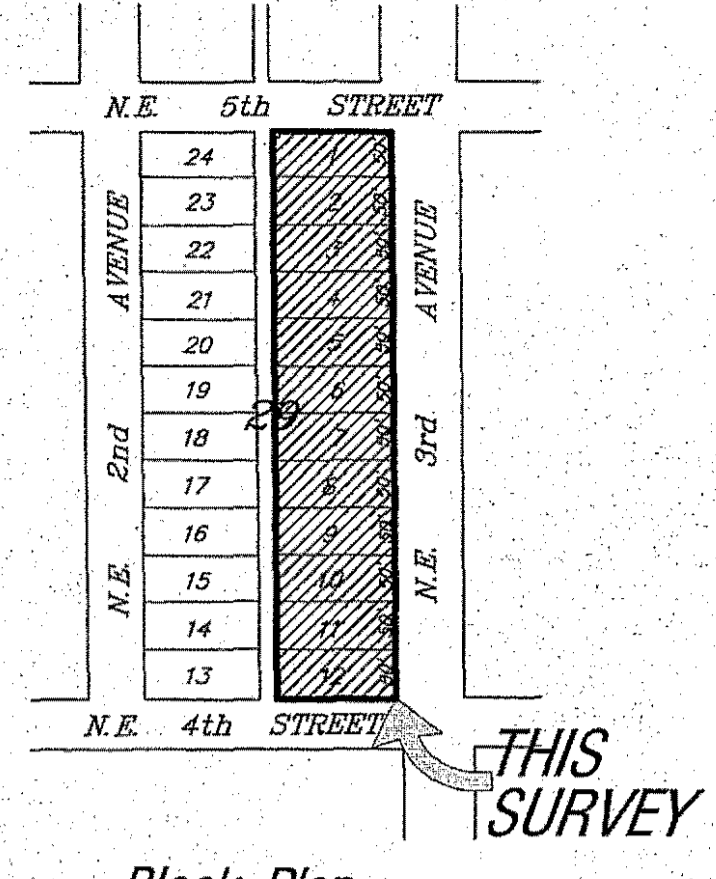
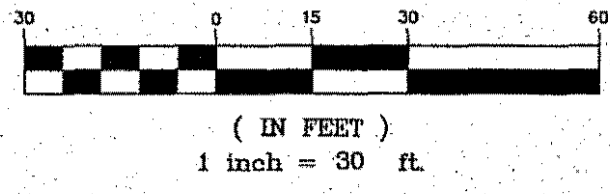


prepared by:
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 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

RECORD LAND SURVEY

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, BLOCK 29, NORTH LAUDERDALE PLAT BOOK 1, PAGE 182, D.C.R.

GRAPHIC SCALE



Block Plan
 Not To Scale

Legal Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, LESS the East (5.0) feet thereof, Block 29, AMENDED PLATS OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 and 33 of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 182, of the public records of Miami-Dade County, Florida;

Said lands now situate, lying and being in Broward County, Florida;

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 73,466 square feet or 1.6873 acres, more or less.

Title Notes:

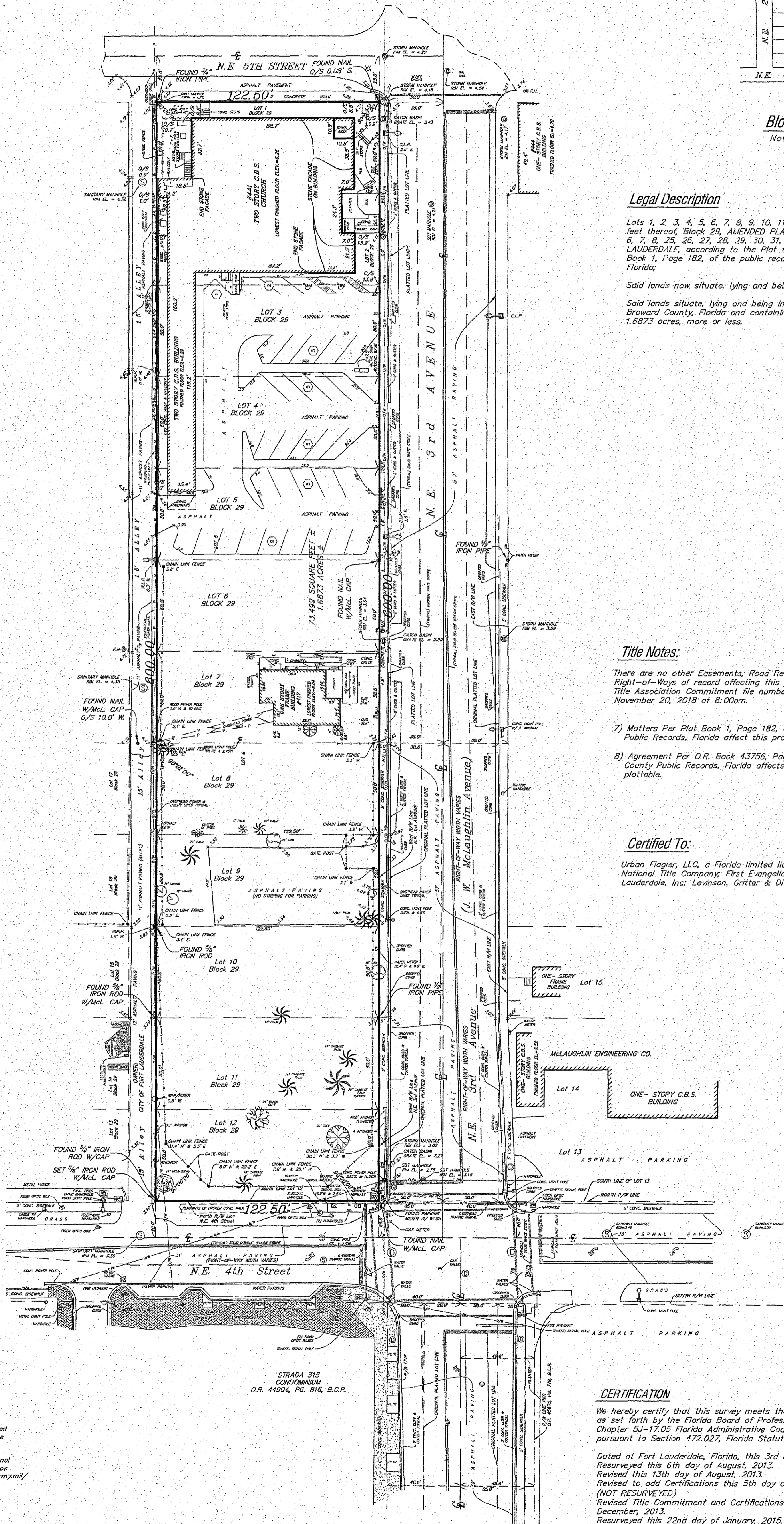
There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per American Land Title Association Commitment file number 18-1207, dated November 20, 2018 at 8:00am.

7) Matters Per Plat Book 1, Page 182, of the Miami-Dade County Public Records, Florida affect this property and as shown.

8) Agreement Per O.R. Book 43756, Page 1606, of the Broward County Public Records, Florida affects this property nothing platable.

Certified To:

Urban Flagler, LLC, a Florida limited liability company; Old Republic National Title Company; First Evangelical Lutheran Church of Fort Lauderdale, Inc; Levinson, Gritter & DiGiore, LLP.



LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.M. = PERMANENT REFERENCE MONUMENT
- P.C.D. = POLLUTION CONTROL DEVICE
- CONG. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- W.V. = WATER VALVE
- GV = GAS VALVE
- VB = VALVE BOX
- L.P. = LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- B.F.P. = BACK FLOW PREVENTOR
- S.V. = SEWER VALVE
- W.V. = WATER VALVE
- M.W. = MONITORING WELL
- L.B. = LICENSE BUSINESS
- F.H. = FIRE HYDRANT
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEV. OR EL. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C = CENTERLINE OF RIGHT-OF-WAY
- ± = MORE AND LESS
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- M.D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- P.V.C. = POLYVINYL CHLORIDE
- O.R.B. = OFFICIAL RECORDS BOOK
- U.A. = UNITS
- F.G. = FACE
- P.L.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- H.H. = HAND HOLE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- L.F.F. = LOWEST FINISHED FLOOR
- W.F. = WET FACE & BULKHEAD
- W.M.C. = WITH WITNESS CAP
- O.W. = OVERHEAD UTILITY LINES
- COMP. = COMPANY
- N.O. = NUMBER
- INT. = INTERIOR
- MISC. = MISCELLANEOUS
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD83 = NORTH AMERICA VERTICAL DATUM (1983)
- M.H.W. = MEAN HIGH WATER
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- Ⓟ = PARKING SPACES
- ♿ = HANDICAPPED PARKING SPACE

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- = OAK TREE
- = PALM
- = BLACK OLIVE
- = UMBRELLA
- = UNKNOWN TREE
- = MANCO
- = MELALEUCA TREE
- = CLUSTER OF TREE

- ### NOTES:
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground Improvements if any not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Reference Bench Mark: City of Fort Lauderdale, Bench Mark # NW 80, Elevation = 5.681 (NGVD29) converted to 4.091 (NAVD83)
 - 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: N^A , Elev. = 4.71.
 - 8) This property lies in Flood Zone "AH", Elev.=5.0', Per Flood Insurance Rate Map No. 12011C0369 H, Dated: August 18, 2014, Community Panel No. 125105.
 - 9) The real property legally described herein has access to and from a paved and dedicated public road(s) known as NE 4th Street and NE 3rd Avenue (JW McLaughlin Ave)
 - 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. TDS Print, LB# 24331, 984/15, 1083/46, PRINT, TDS, PRINT
 JOB ORDER NO. U-8140, U-8426, U-8776, U-9804, V1479, V2386
 CHECKED BY: DRP, RDR, KTY
 DRAWN BY: DRP, RDR, KTY
 REFERENCE DRAWING: 87-1-001A, 03-1-159

FILE NO. **13-3-030 (18)**

McLAUGHLIN ENGINEERING COMPANY
 SCOTT A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5842
 State of Florida.



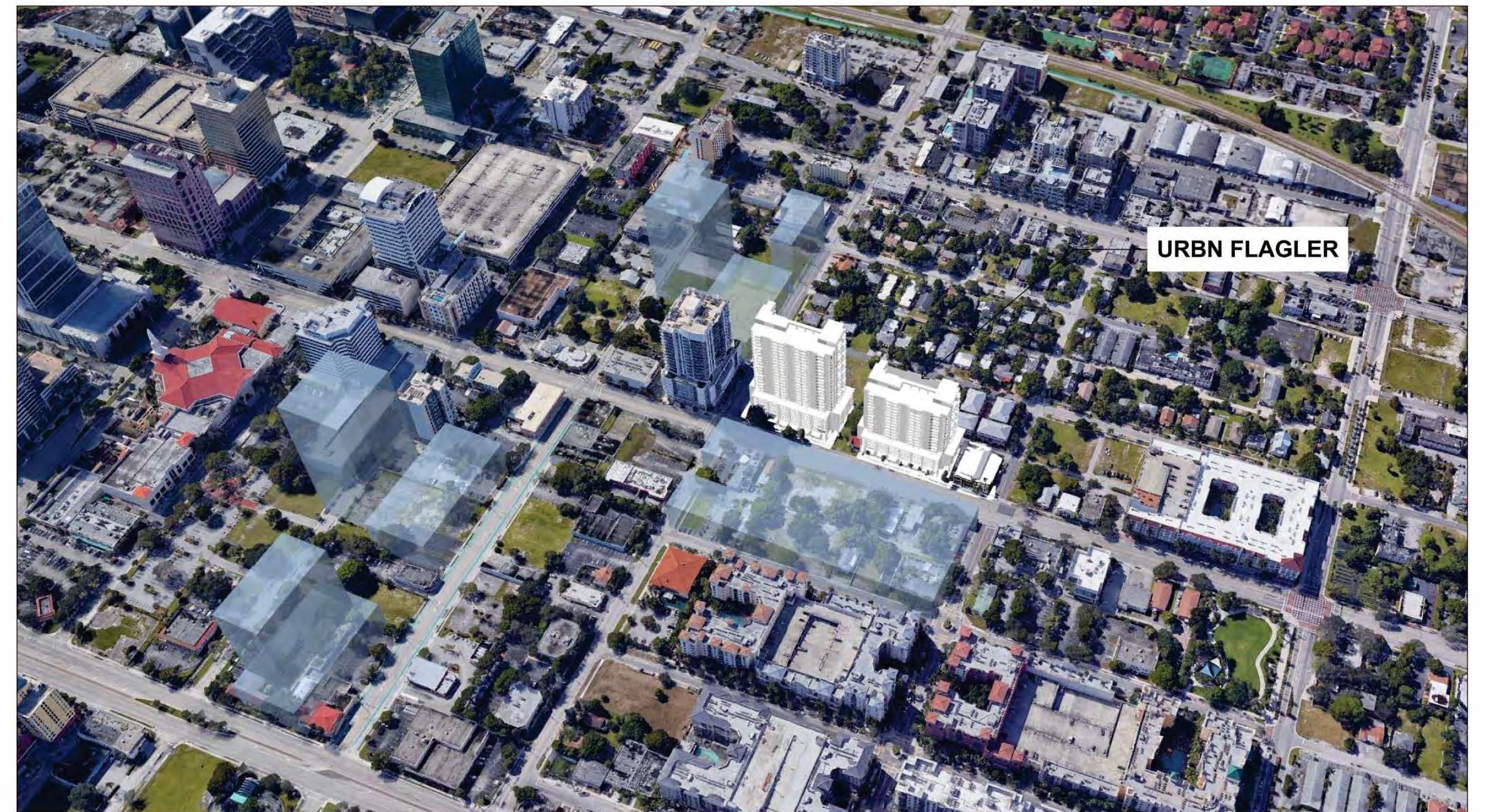
CONTEXT VIEW SOUTH



CONTEXT VIEW SOUTHWEST



CONTEXT VIEW WEST



CONTEXT VIEW AERIAL



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SITE CONTEXT

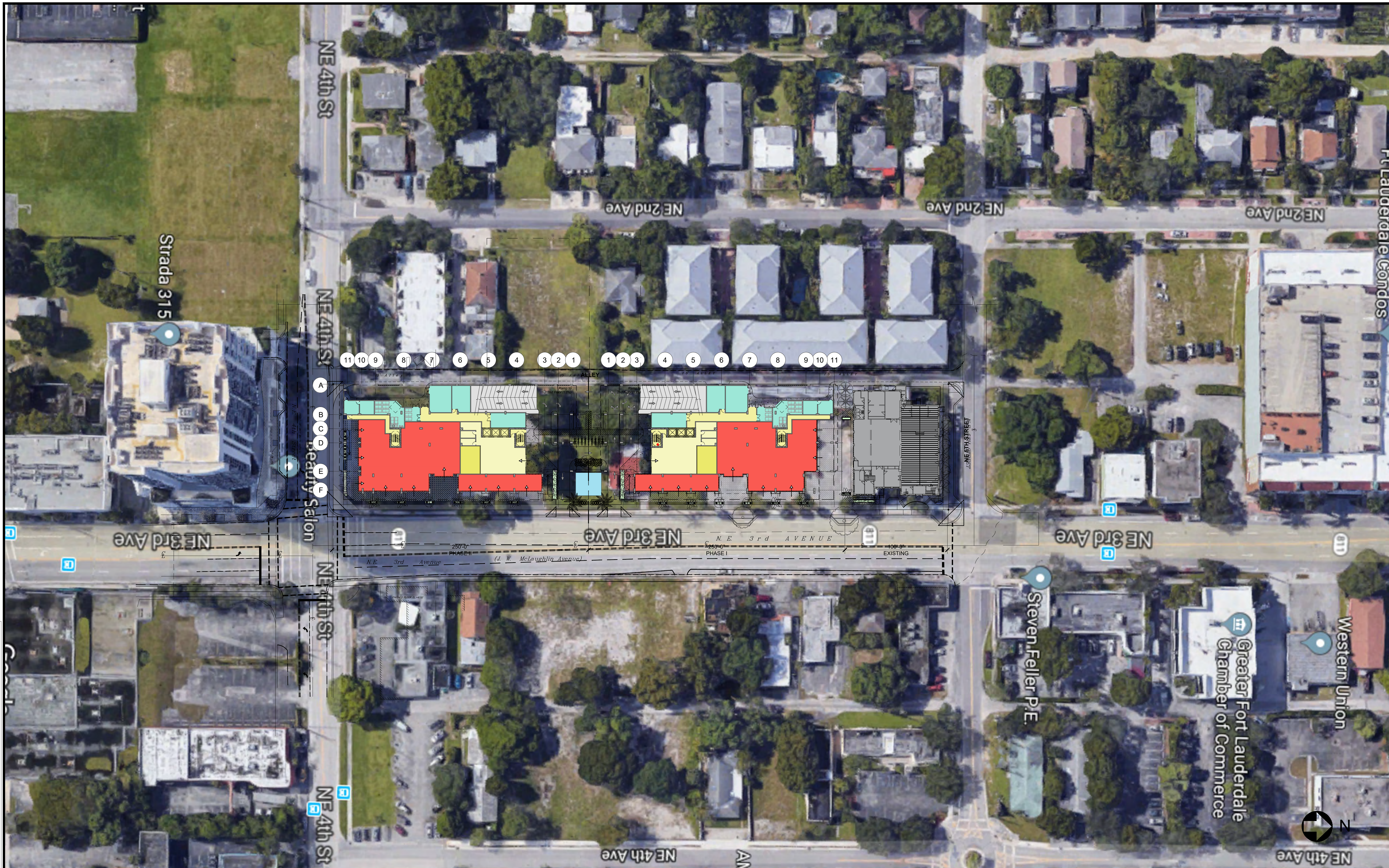


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Aventura, FL 33180
Tel.: (305) 792-0015
Fax: (305) 931-0279
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Scale: 20"=1'-0"

Date: 2018-07-13

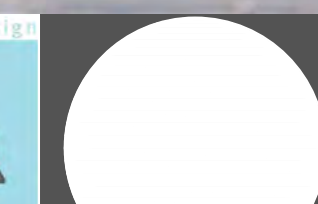
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GROUND FLOOR PLAN PHASE I & II WITH CONTEXT



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Scale: 1"=40'-0"

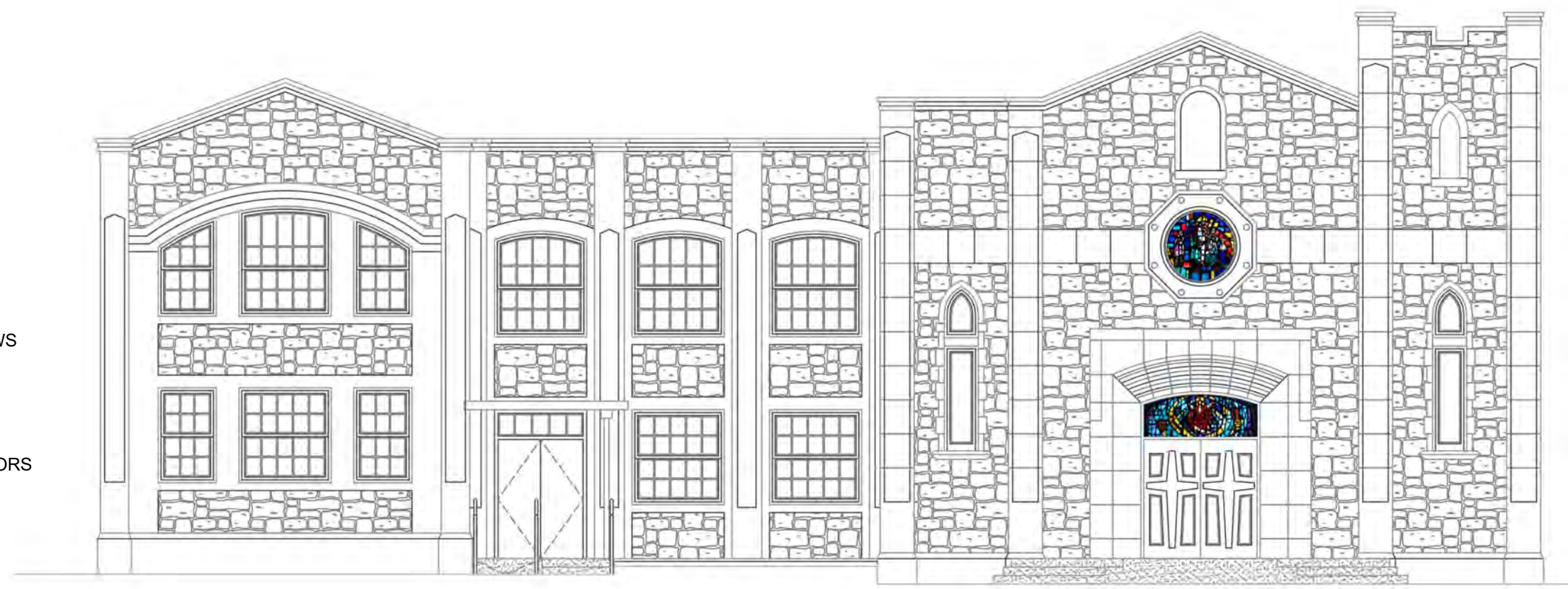
Date: 2018-09-21

Sheet: A4

REPLACE EXISTING
WINDOWS WITH CLEAR
IMPACT GLASS WINDOWS

WINDOW FRAME TO BE
PEWTER FINISH

REPLACE EXISTING DOORS
WITH IMPACT GLASS
PANELS



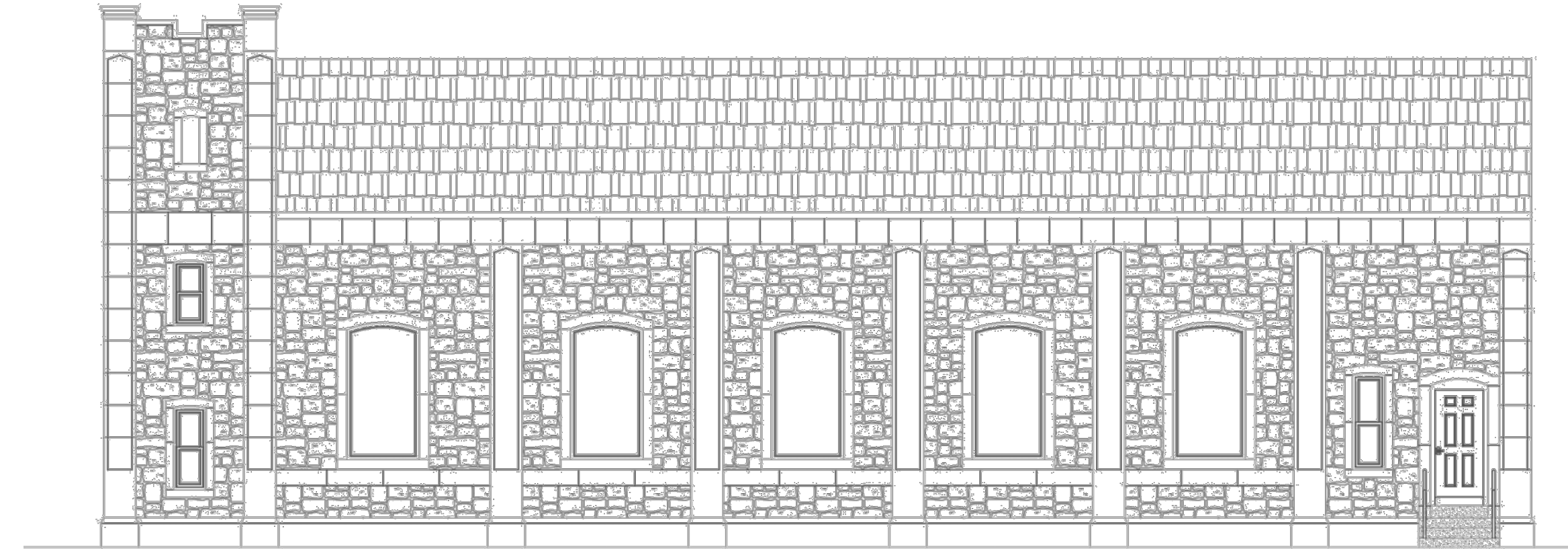
PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

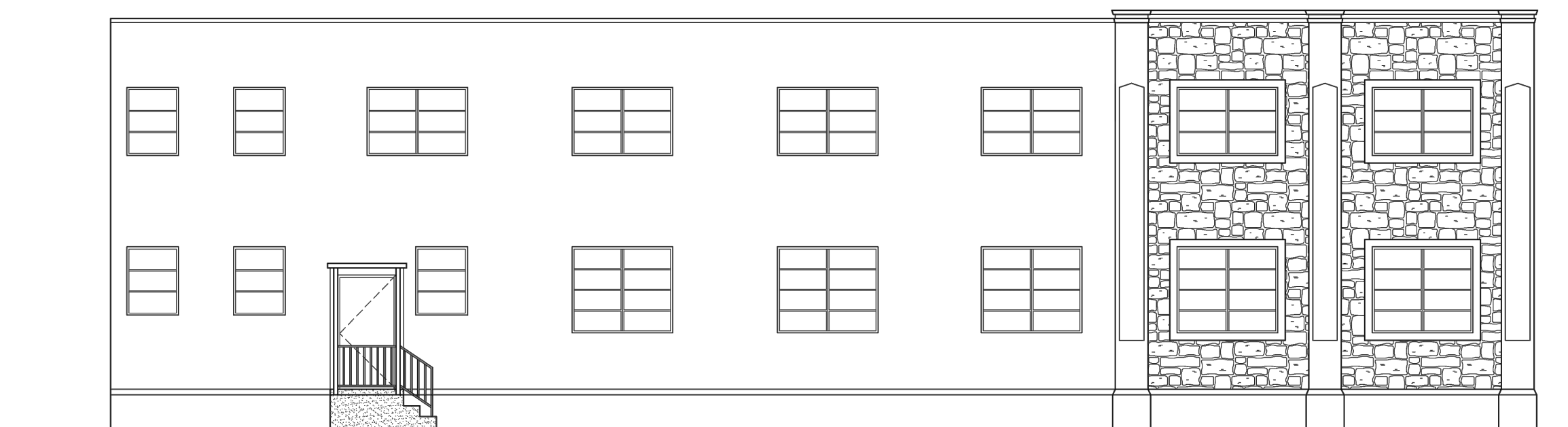
WINDOW FRAME TO BE
PEWTER FINISH

CLEAR GLASS

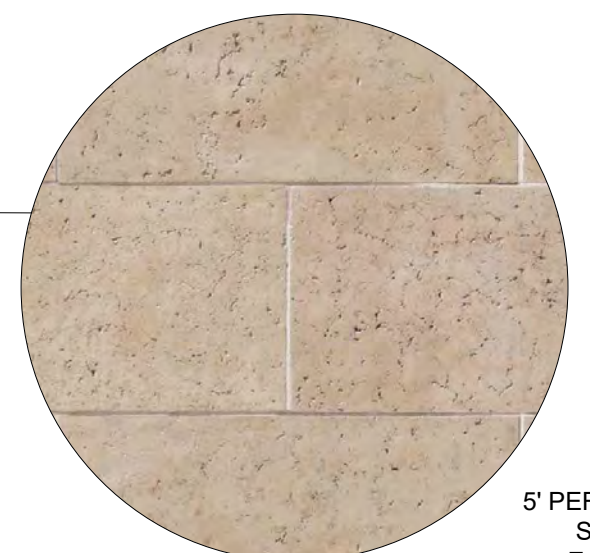
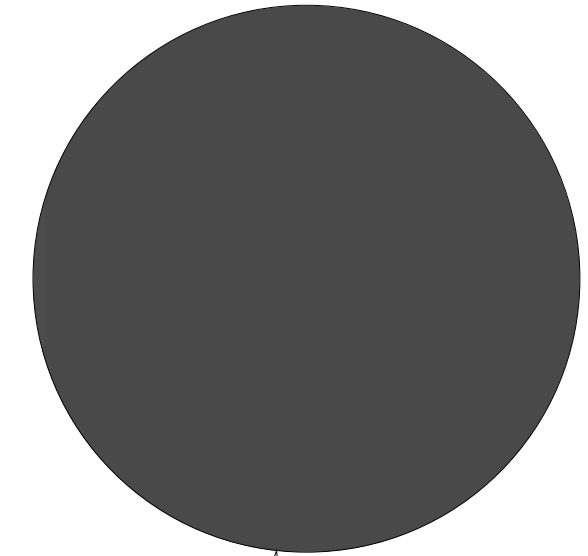
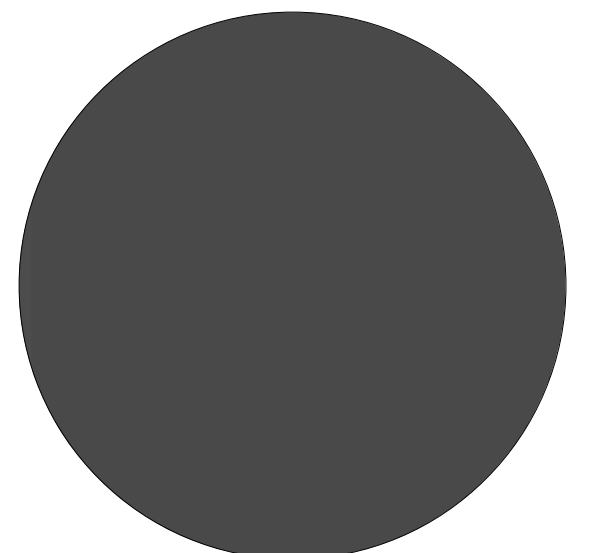
NANA WALL SYSTEM



PROPOSED SOUTH ELEVATION

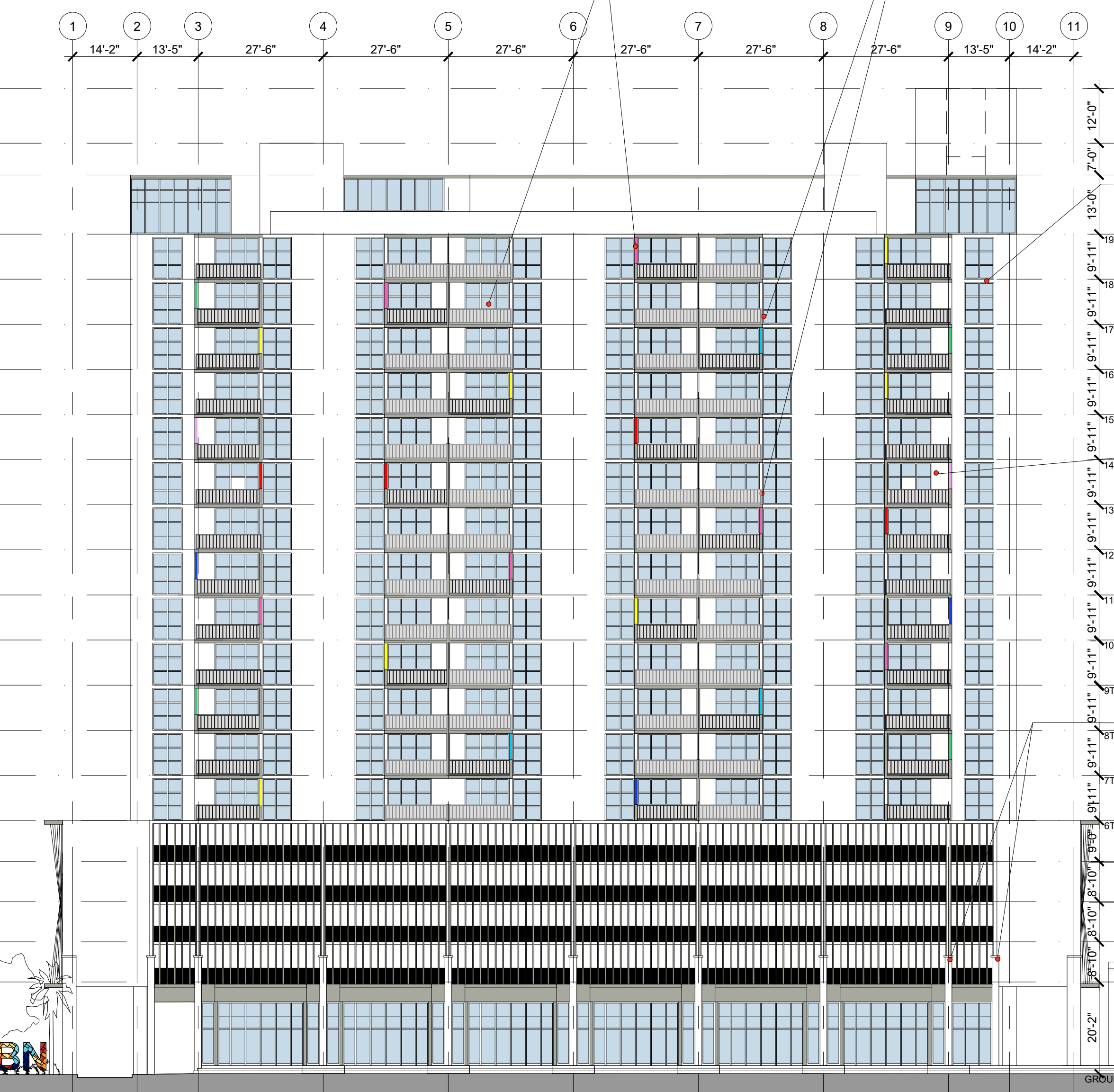
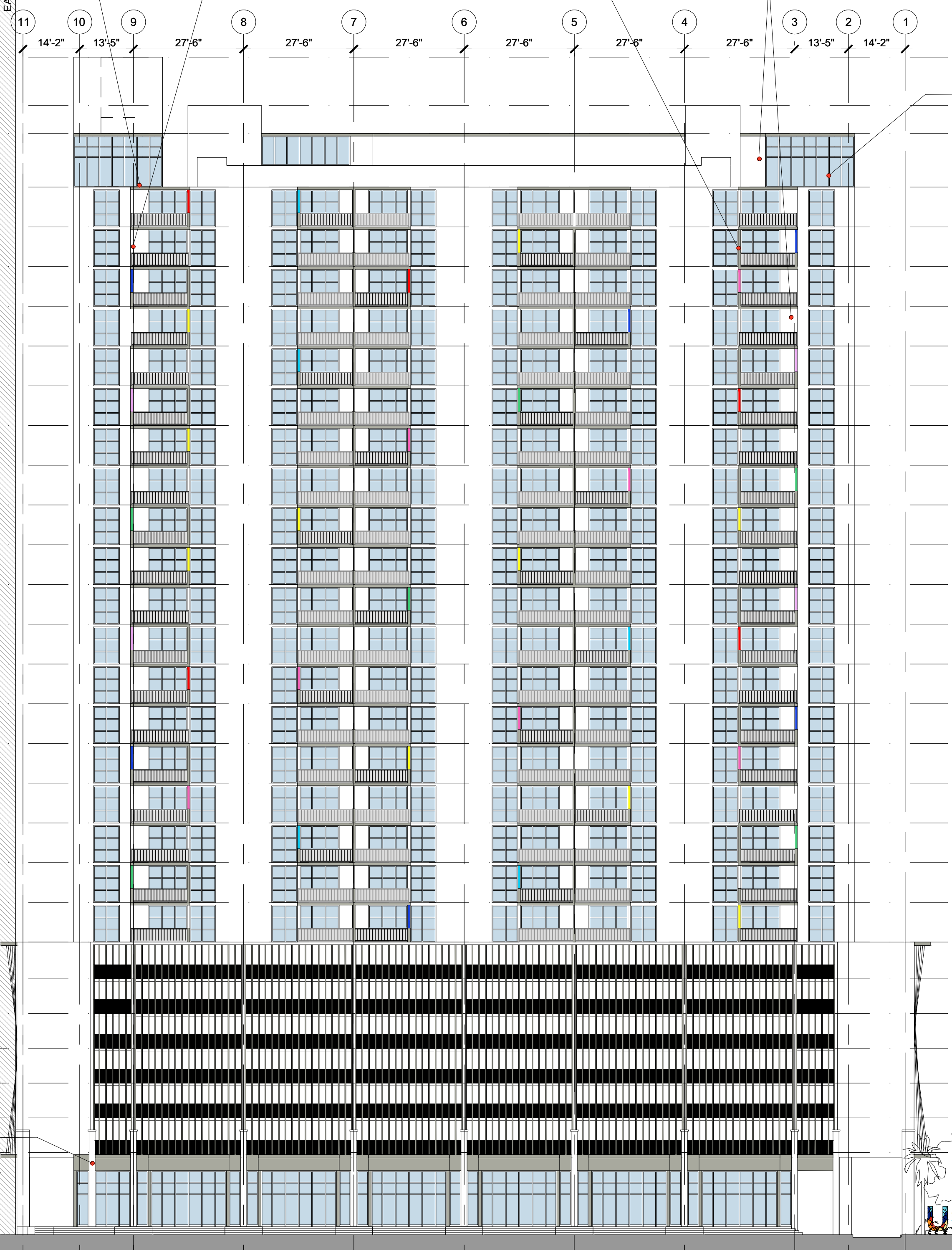


EXISTING SOUTH ELEVATION

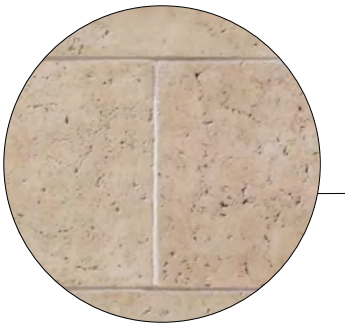


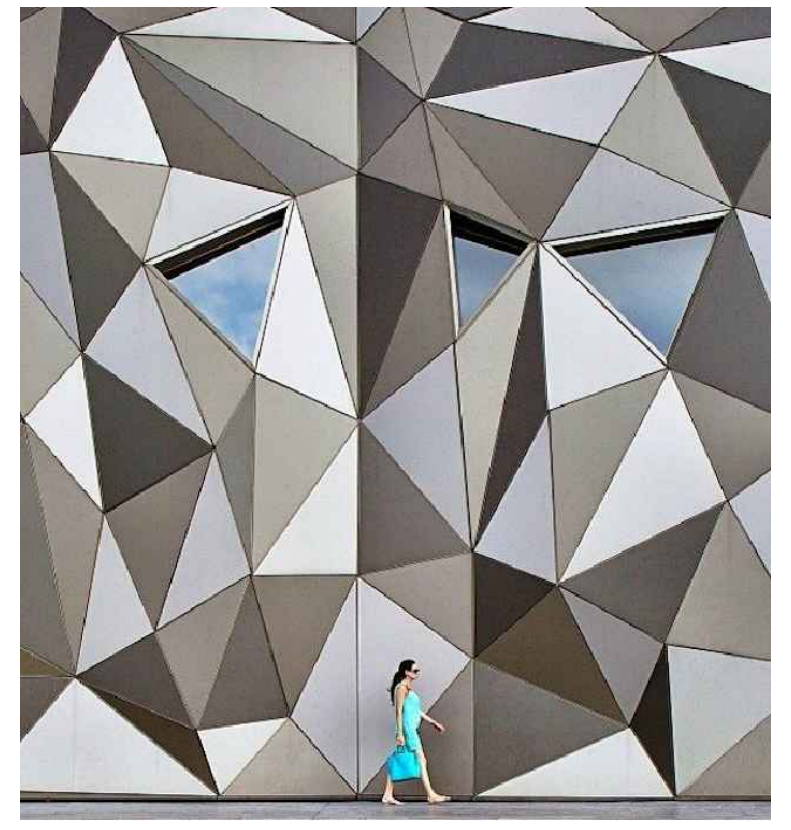
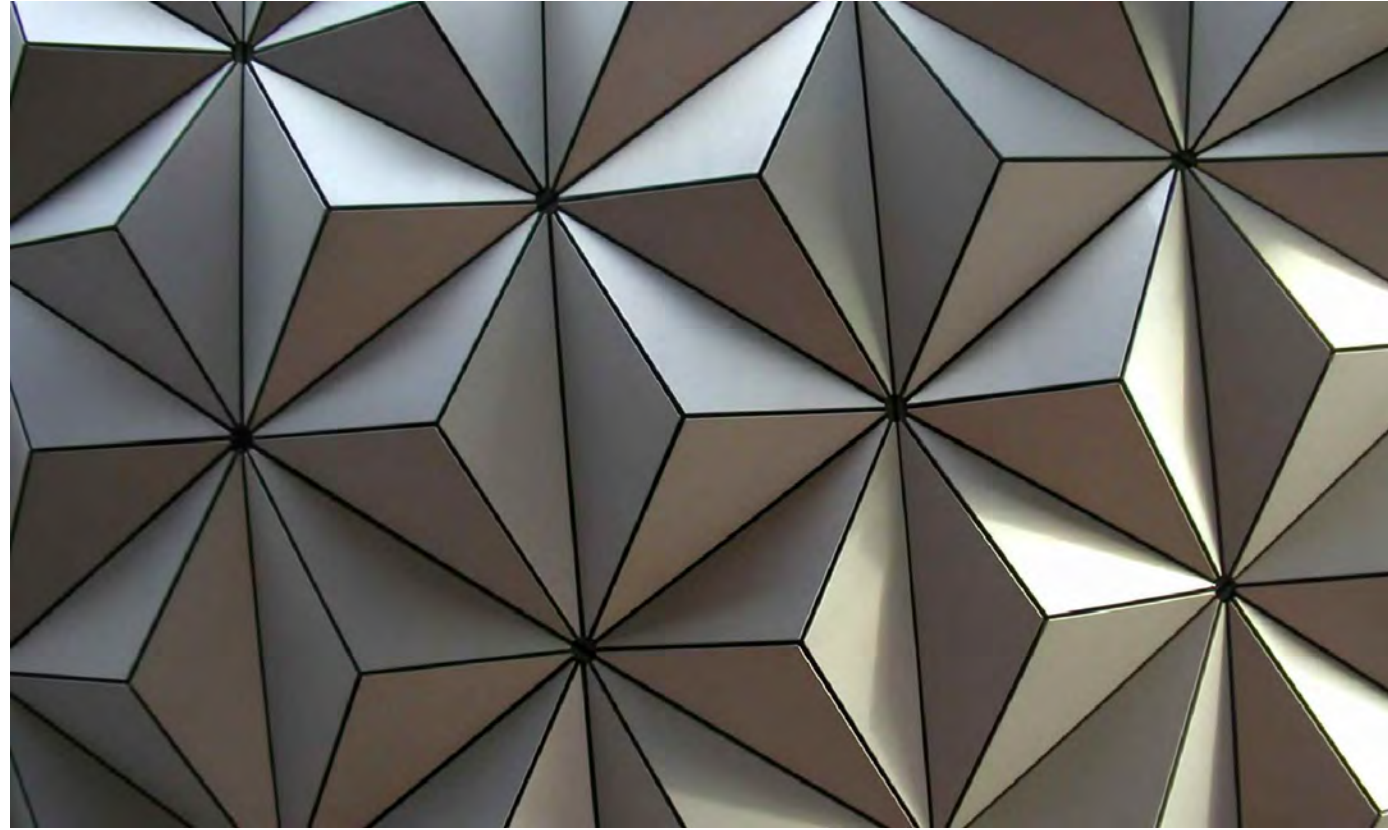
PROPERTY LINE
EASEMENT LINE

293'-10" 12'-0" 274'-10" ROOF 13'-5" 261'-5" 27TH FLOOR 9'-11" 251'-6" 26TH FLOOR 9'-11" 241'-7" 25TH FLOOR 9'-11" 231'-8" 24TH FLOOR 9'-11" 221'-9" 23TH FLOOR 9'-11" 211'-10" 22TH FLOOR 9'-11" 201'-11" 21TH FLOOR 9'-11" 192'-0" 20TH FLOOR 9'-11" 182'-1" 19TH FLOOR 9'-11" 172'-2" 18TH FLOOR 9'-11" 162'-3" 17TH FLOOR 9'-11" 152'-4" 16TH FLOOR 9'-11" 142'-5" 15TH FLOOR 9'-11" 132'-6" 14TH FLOOR 9'-11" 122'-7" 13TH FLOOR 9'-11" 112'-8" 12TH FLOOR 9'-11" 102'-9" 11TH FLOOR 9'-11" 92'-10" 10TH FLOOR 9'-11" 82'-11" 9TH FLOOR 9'-11" 73'-0" 8TH FLOOR 9'-11" 63'-10" 7TH FLOOR 9'-11" 55'-2" 6TH FLOOR 8'-9" 46'-8" 5C FLOOR 8'-9" 37'-10" 4C FLOOR 8'-9" 29'-2" 3C FLOOR 8'-9" 20'-8" 2C FLOOR 8'-9" 0'-0" 1C FLOOR 20'-5" 10' PERMANENT RIGHT-OF-WAY EASEMENT 0'-0" GROUND FLOOR



216'-7" 197'-7" ROOF 13'-0" 184'-7" 19TH FLOOR 9'-11" 174'-8" 18TH FLOOR 9'-11" 164'-9" 17TH FLOOR 9'-11" 154'-10" 16TH FLOOR 9'-11" 144'-11" 15TH FLOOR 9'-11" 135'-0" 14TH FLOOR 9'-11" 125'-1" 13TH FLOOR 9'-11" 115'-2" 12TH FLOOR 9'-11" 105'-3" 11TH FLOOR 9'-11" 95'-4" 10TH FLOOR 9'-11" 85'-5" 9TH FLOOR 9'-11" 76'-6" 8TH FLOOR 9'-11" 66'-7" 7TH FLOOR 9'-11" 56'-8" 6TH FLOOR 9'-11" 46'-8" 5C FLOOR 9'-11" 37'-10" 4C FLOOR 9'-11" 29'-0" 3C FLOOR 9'-11" 20'-2" 2C FLOOR 9'-11" 0'-0" 1C FLOOR 20'-2" 5' PERMANENT SIDEWALK EASEMENT 0'-0" GROUND FLOOR





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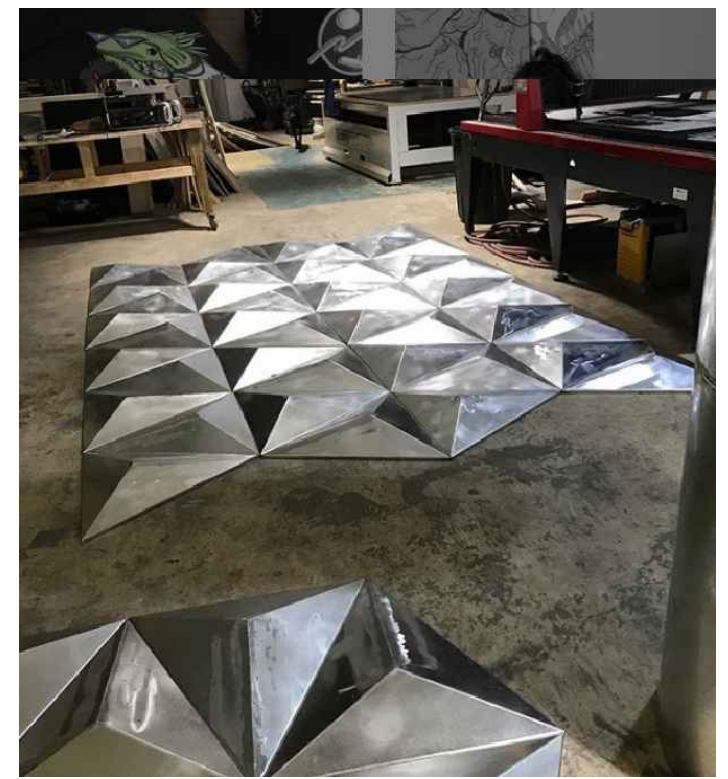
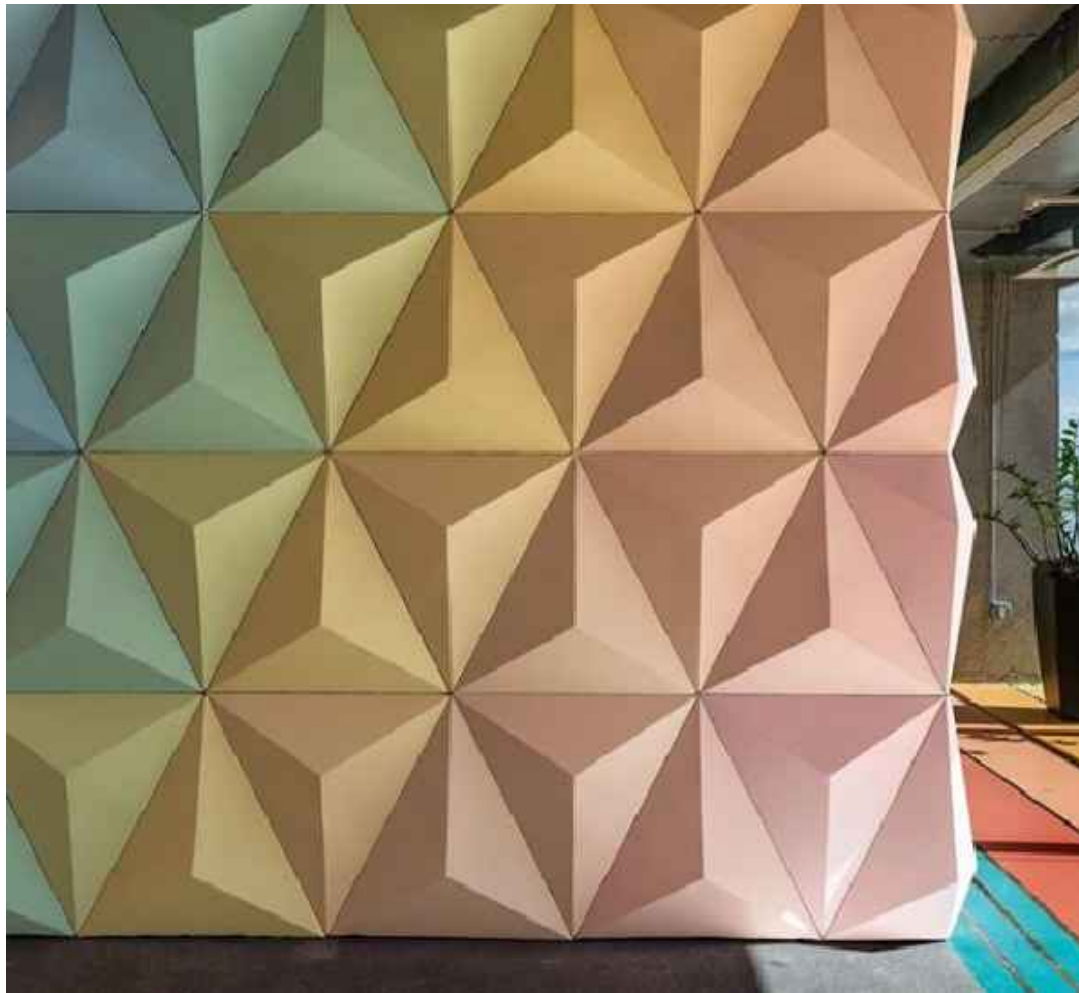
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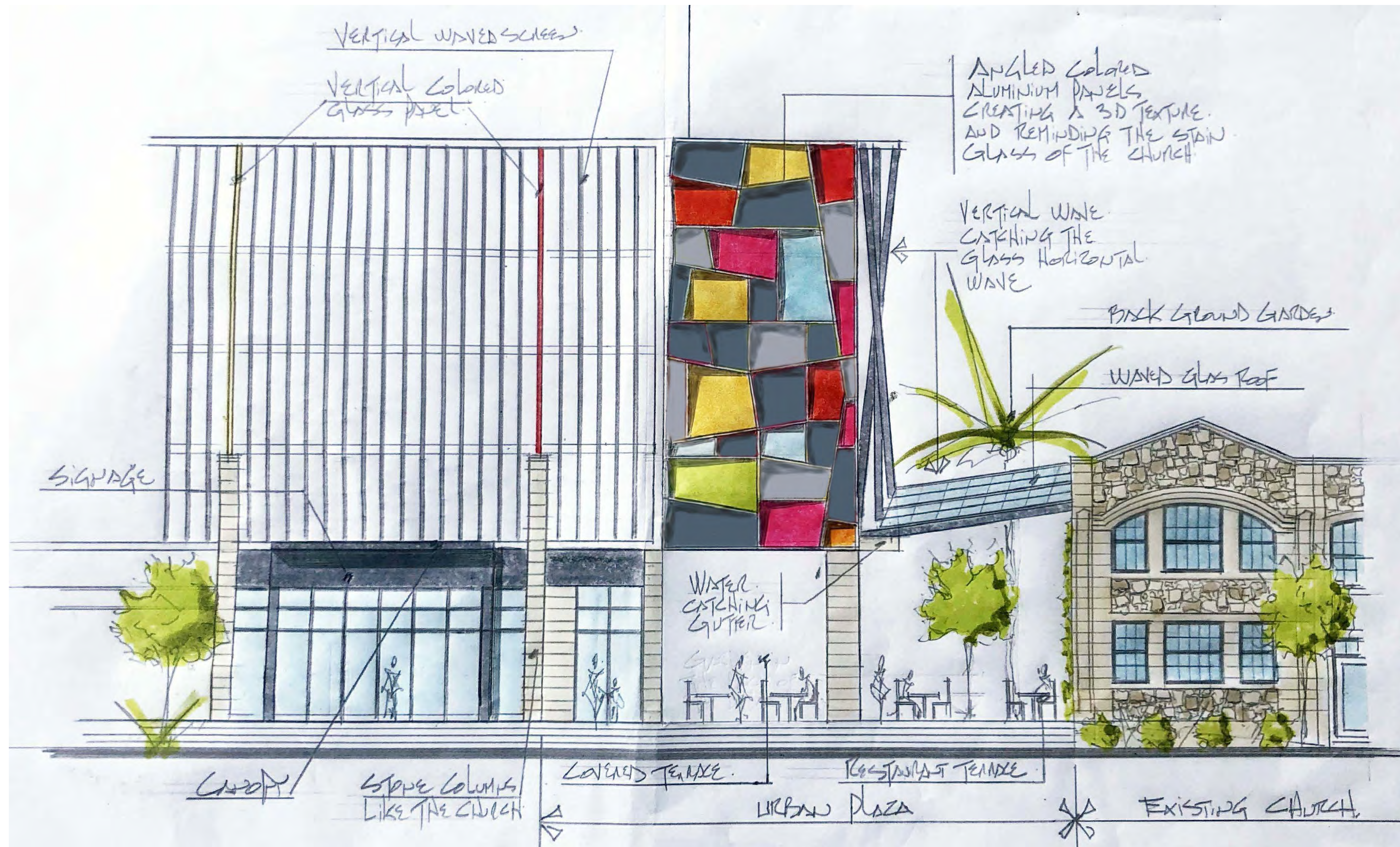


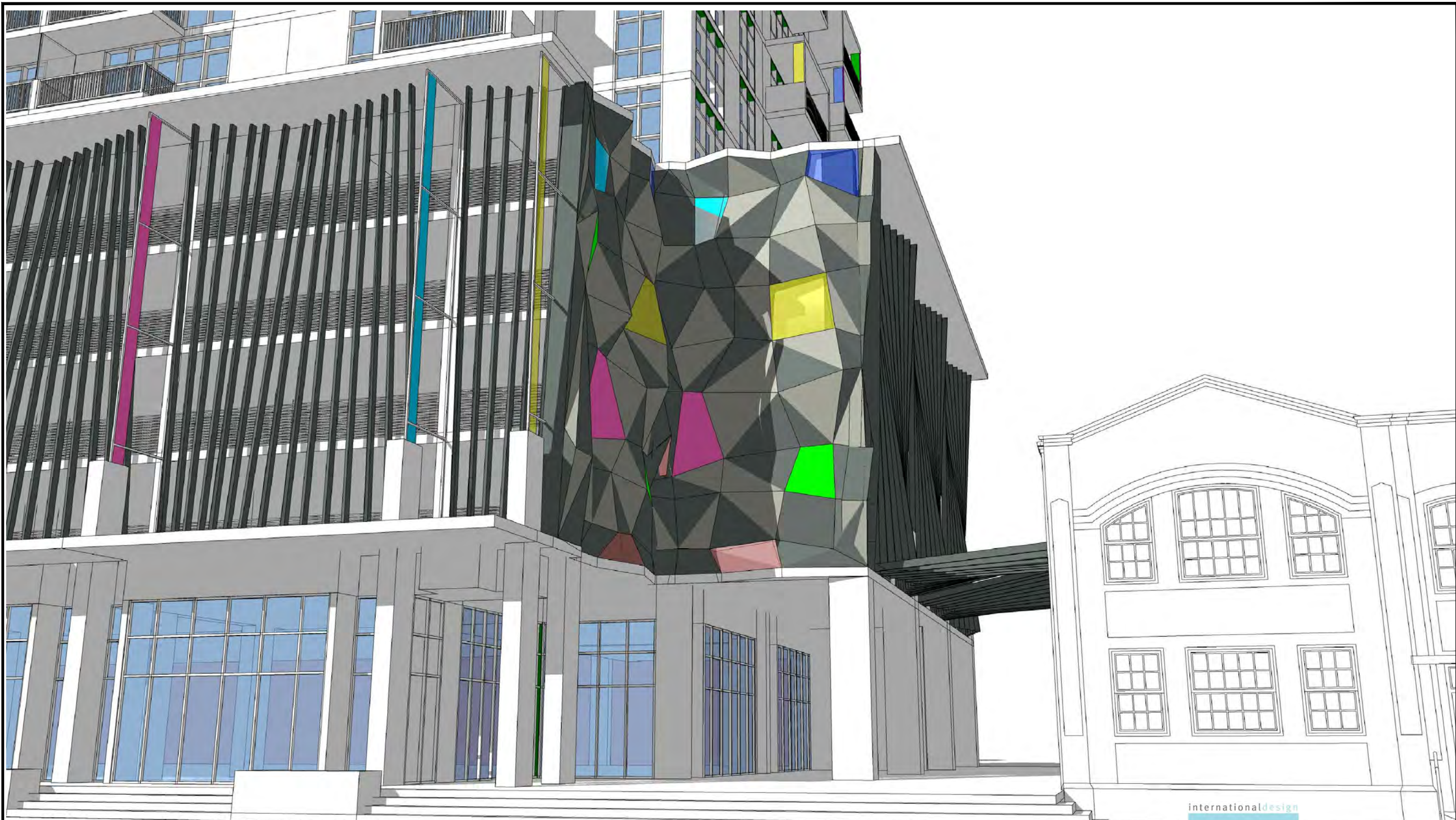
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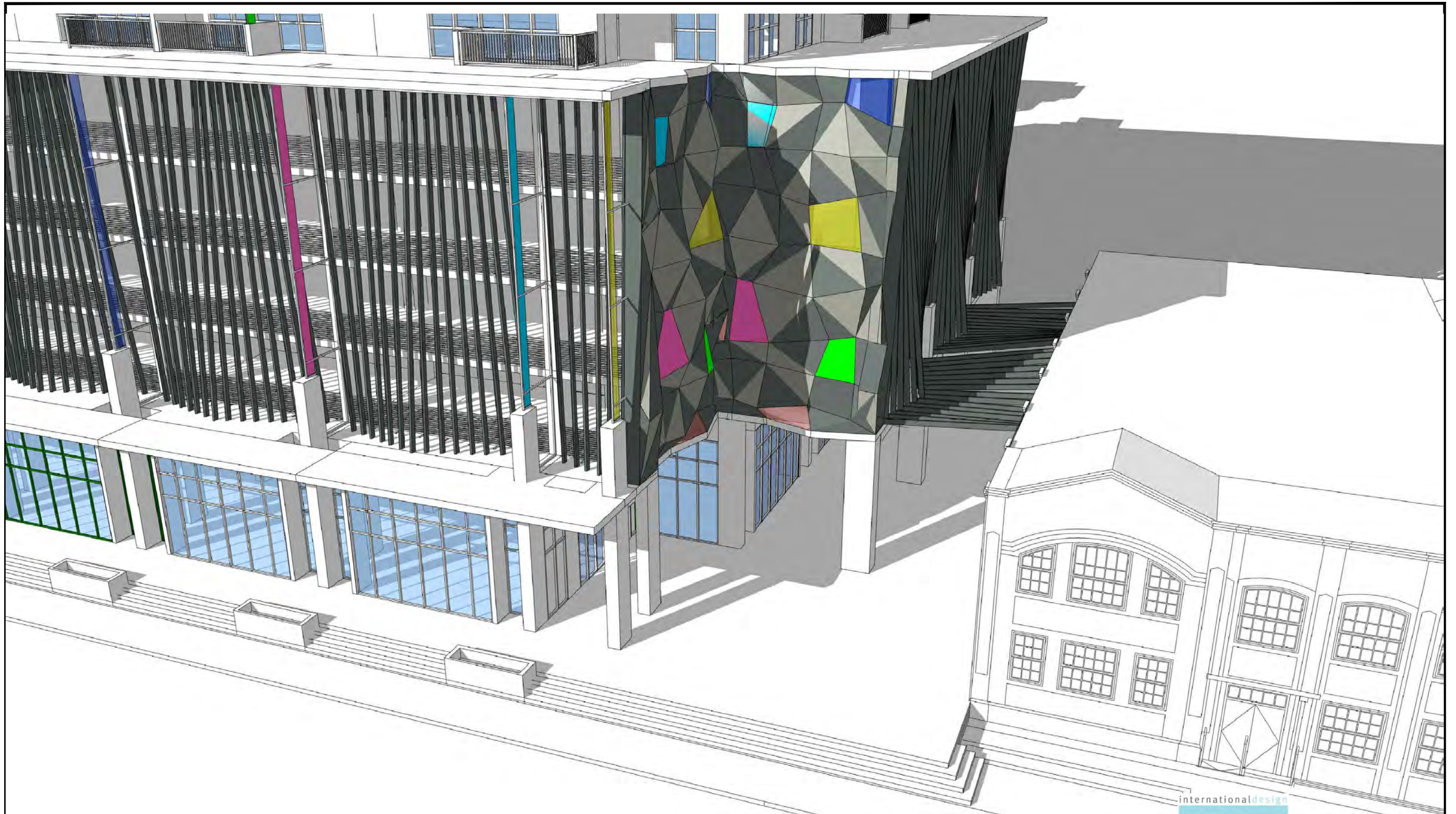
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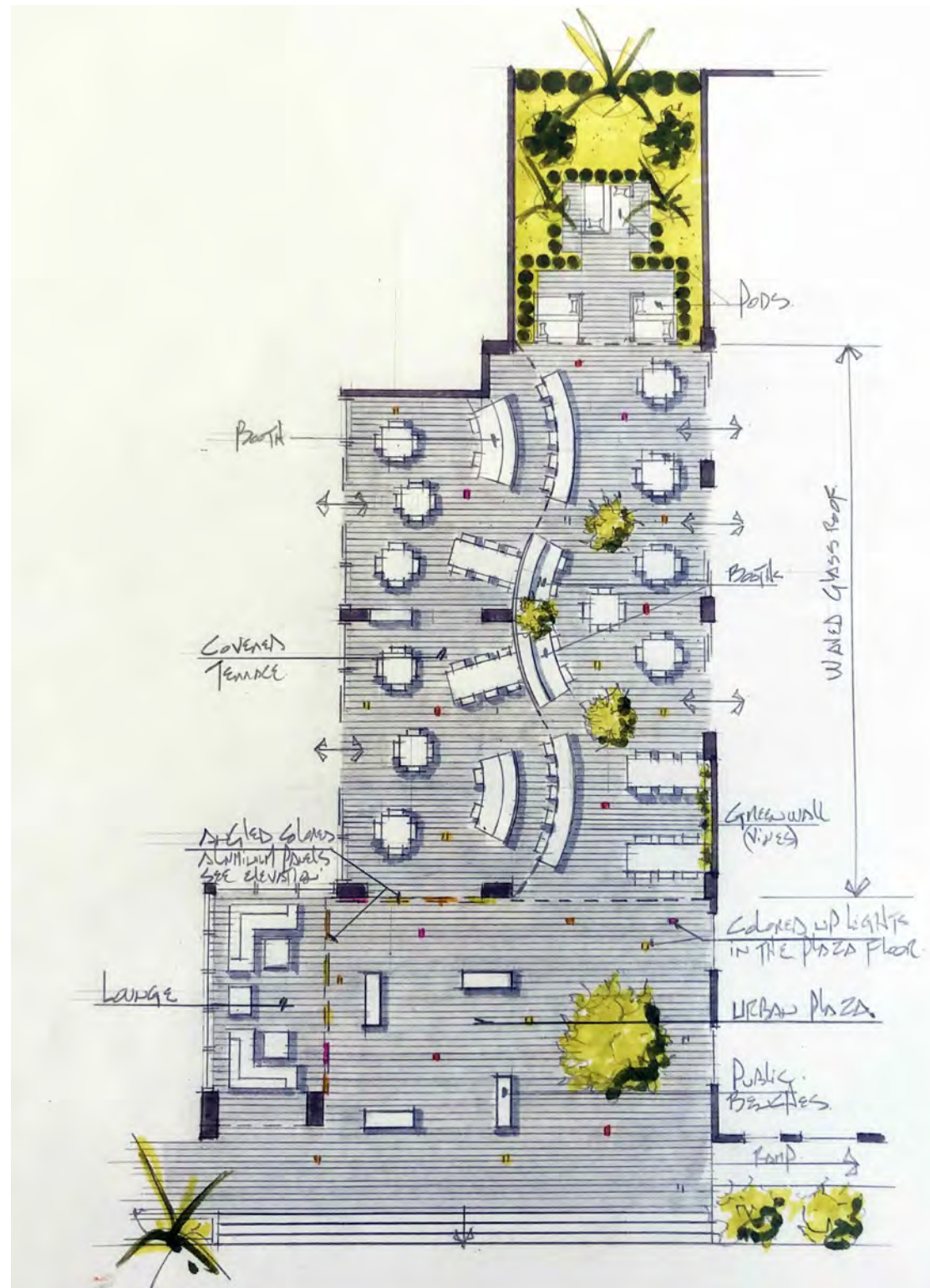


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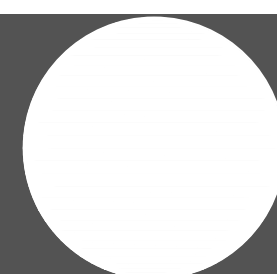
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