DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

APPLICATION TYPE AND APPROVAL LEVEL

LEVEL I

ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

New nonresidential less

than 5,000 square feet Change of use (same impact or less than existing Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans)

COMPLETE SECTIONS B, C, D, G

LEVEL II

DEVELOPMENT REVIEW COMMITTEE (DRC)

New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%)

COMPLETE SECTIONS B. C. D. E. F

LEVEL III

PLANNING AND ZONING BOARD (PZB)

Conditional Use

on type from the list I

Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet

COMPLETE SECTIONS B. C. D. E. F

LEVEL IV CITY COMMISSION (CC)

Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way

City Commission Review (review not required by PZB) Vacation of Easement*

COMPLETE SECTIONS B, C, D, E, F

EXTENSION

Request to extend approval date for a previously approved application

COMPLETE SECTIONS B, C, H

DEFERRAL

Request to defer after an application is scheduled for public hearing

COMPLETE SECTIONS B, C, H

APPEAL/DE NOVO

Appeal decision by approving body De Novo hearing items

COMPLETE SECTIONS B, C, H

PROPERTY AND ROW ITEM

> Road closures Construction staging plan Revocable licenses

COMPLETE SECTIONS B, C, E

<u> </u>			
APPLICANT INFORM	ATION If applicant is the business o	operator, complete the agent column	and provide property owner authorization.
Applicant/Property Owner		Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:	#	Agent Signature:	Patelin

PARCEL INFORMATION	LAND USE INFORMATION	
Address/General Location	Existing Use	
Folio Number(s)	Land Use	
	Zoning	
Legal Description (Brief)	Proposed Applications requesting land use amendmen	nts and rezonings.
City Commission District	Proposed Land Use	
Civic Association	Proposed Zoning	

PROJECT INFORM	NOITAN		Provid	de project informa	ntion. Circle yes o	no where noted.	If item is not appli	cable, indicate
Project Name								
Project Description (Describe in detail)								
stimated Project Cost	\$		(Estimate	ed total project co	ost including land	costs for all new a	levelopment app	lications only)
Affordable Housing		30%	50%	60%	80%	100%	120%	140%

Development Application Form Page 1

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

DEVELOPMENT APPLICATION FORM

Waterway Use					
Flex Units Request					
Commercial Flex		 	 	 	
Acreage					
Residential Uses					
Single Family					
Townhouses					
Multifamily					
Cluster/Zero Lot Line					
Other					
Total (dwelling units)					
Unit Mix (dwelling units)	Studio or Efficiency	1- Bedroom	2 - Bedroom	3 + Bedroom	

Traffic Study Required Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	

PROJECT DIMENSIO	NAL STANDARDS Indicate all required and prop	posed standards for the project. Circle yes or no wh	nere indicated.
	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
For projects in Dov	vntown, Northwest, South Andrews, and Uptown Master Plans :	to be completed in conjunction with the applicab	e items above.
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

AMENDED PROJECT INFO	RMATION Provide approved and	proposed amendments for project. Circle yes o	r no where indicate
Project Name			
Proposed Amendment			
Description			
(Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses			
(dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision t	o the traffic statement or traffic study completed	for the project?	

EXTENSION, DEFERRAL, APPE	AL 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 (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request

Development Application Form Page 2

DEVELOPMENT APPLICATION FORM

Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing	
Code Enforcement (Applicant Obtain by Code Compliance Division)		De Novo Hearing Due to City Commission Call-Up	

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist 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.

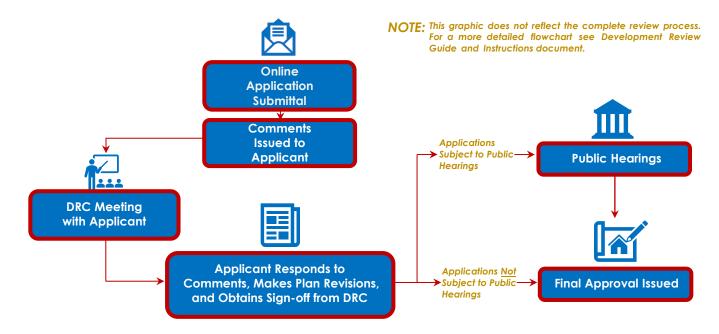
Preliminary Development Meeting completed on the following date:	PROVIDE DATE
· ·	

- **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 applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- 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 the City's online citizen access portal 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 delays 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.

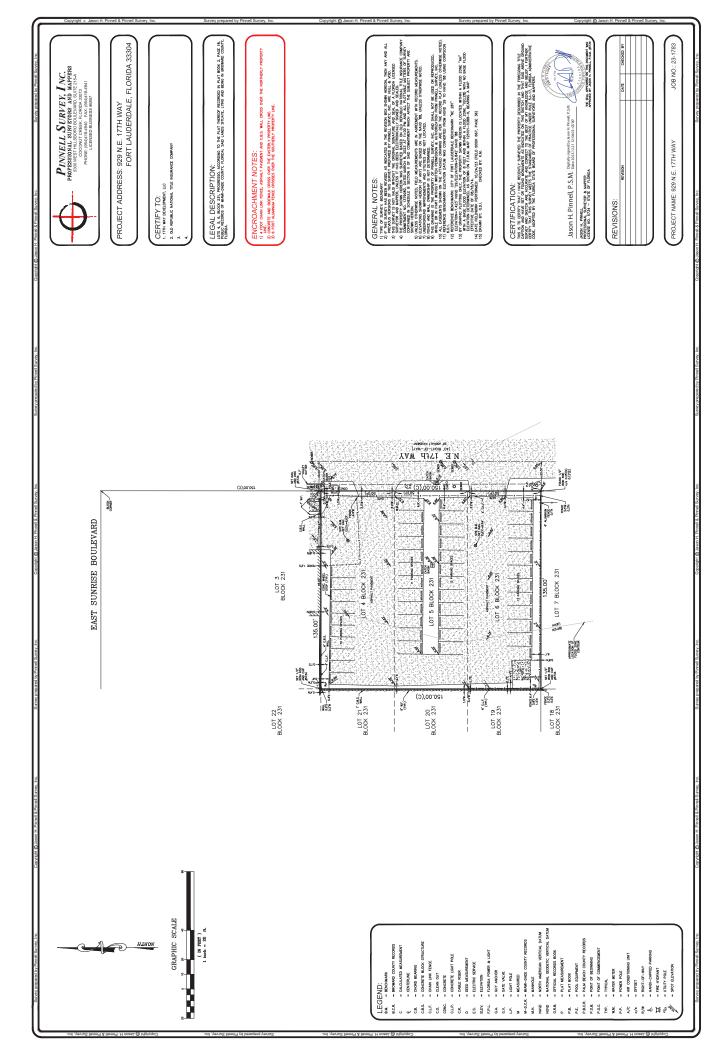
DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the <u>Development Application</u> <u>Guide and Instructions</u> document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service
 954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



THE NINE AT PROGRESSO

DRC SUBMITTAL FOR NEW TOWNHOUSE PROJECT 929 NE 17TH WAY, FORT LAUDERDALE, FL 33304



PROJECT TEAM

ARCHITECT: STUDIOPATRICKSOARES

4911W SAMPLE RD SUITE 308 COCONUT CREEK FL 33073 PHONE: 561.603.8395

E-MAIL: studio@patrickosoares.com

LANDSCAPE ARCHITECT

CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC.

80 NE 5TH AVE DELRAY BEACH, FL 33483

PHONE 561.596.6771

STUDIO@CABEZASALVAREZ.COM

CIVIL ENGINEER

GATOR ENGINEERING ASSOCIATES, INC.

PHONE: (954) 434-5905

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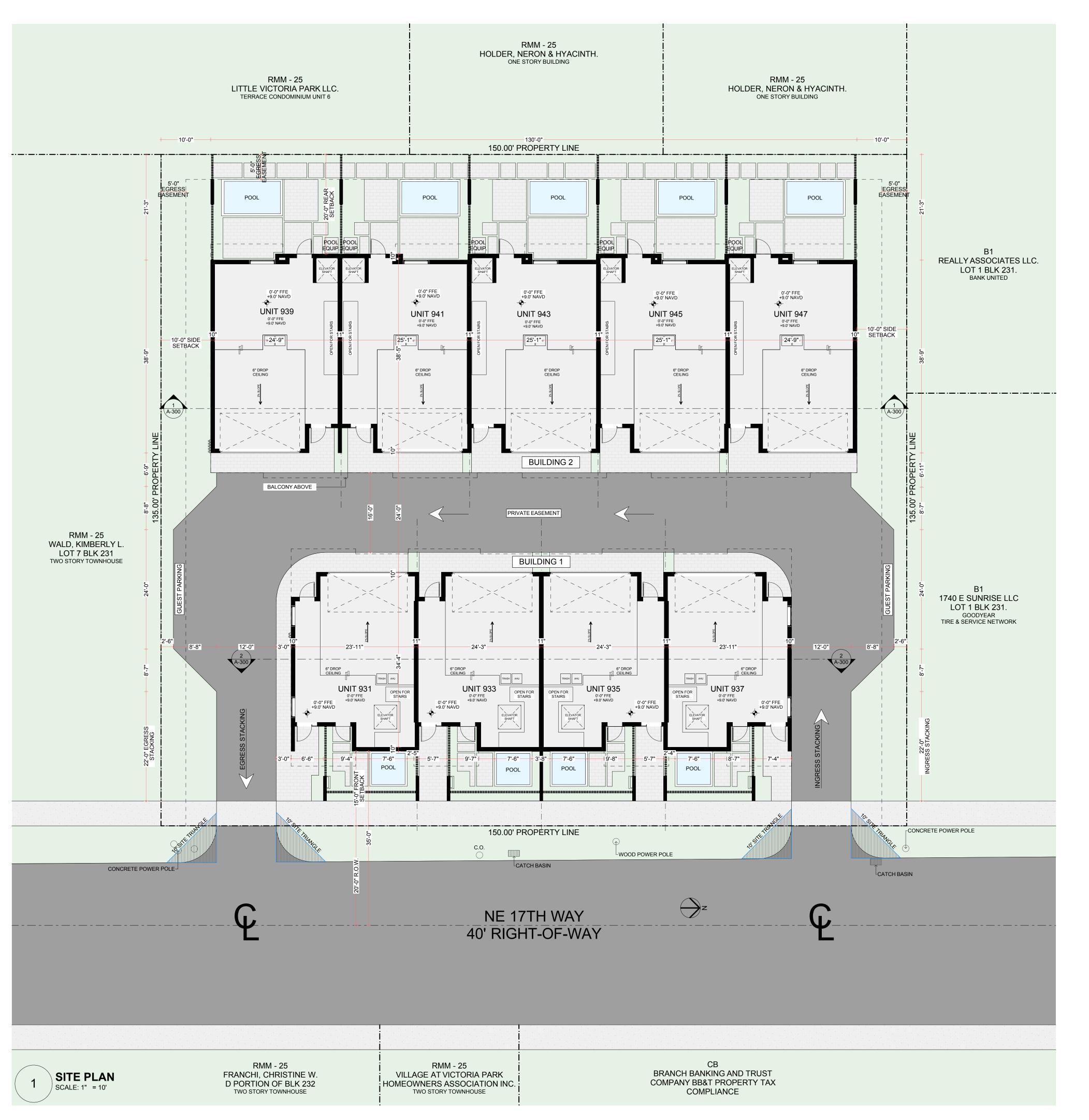
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STUDIOPATRICKSOARES

ARCHITECT LICENSE NO. AR99203 4911 W. SAMPLE RD., # 308, COCONUT CREEK, FL PHONE: 561.603.8395 | STUDIO@PATRICKOSOARES.COM WWW.PATRICKOSOARES.COM



SITE PLAN INFORMATION

PROPERTY ADDRES 929 NE 17TH WAY FORT LAUDERDALE FL 33304

LEGAL DESCRIPTION PROGRESSO 2-18 D LOT 4,5,6 BLK 231

SITE PLAN DATA TABLE

A.	CURRENT USE OF PROPERTY AN	ID INTENSITY	(3) SINGLE FAMILY RESIDENCES (3 UNITS)
В.	LAND USE DESIGNATION		38 MEDIUM-HIGH (25) RESIDENCIAL
C.	ZONING DESIGNATION		RMM-25
D.	WATER/WASTEWATER SERVICE F	PROVIDER	CITY OF FORT LAUDARDALE
E.	SITE AREA		20,250 SQ. FT. / 0.464 ACRES
F.	BUILDING FOOT PRINT COVERAGE BUILDING 1 BUILDING 2	3,297.24 SQ. FT.	8 265 77 SO FT - 40 83% LOT COVERAGE

8,265.77 SQ. FT. - 40.83% LOT COVERAGE

RESIDENTIAL DEVELOPMENT RESIDENTIAL UNITS REFER TO SCHEDULE BELOW: SITE DENSITY NET - 20,250FT. / 43,560 = 0.464 X 25 UNITS PER ACRE = 11.62 UNITS

H. NONRESIDENTIAL DEVELOPMENT

N/A

PARKING DATA - MULTIFAMILY - Sec. 47-20.2.

TOTAL PARKING REQUIRED: Sec. 47-20.0 TABLE 1 RESIDENTIAL USES: 2 BEDROOM = DEN OR 3 BEDROOM DWELLING UNITS = 2.1 PARKING NUMBER OF 3 BEDROOM DWELLING UNITS 9 X 2.1 SPACES PER UNIT = 18.9 SPACES TOTAL PARKING PROVIDED - ON SITE NOTE: HANDICAPPED PARKING PROVIDED IN INDIVIDUAL GARAGES

LOADING ZONE: Sec. 47-20.2. TABLE 2 - LOADING ZONE NOT REQUIRED

NOTE: PARKING SPACES FOR EACH DWELLING UNIT ARE ENCLOSED IN GARAGES FLOOR AREA RATIO: 1.4 TOTAL BUILDING GROSS SQUARE FOOTAGE: 12,384.93 SQ. FT. **BUILDING 1**

BUILDING 2 16,255,84 SQ. FT.

TOTAL SQUARE FOOTAGE 28,640.77 SQ. FT. BUILDING HEIGHT: ULDR 47-5.36 MAXIMUM 35' -0" BUILDING ROOF 35' -0" PROVIDED PARAPETS 38' -6" ROOF TOP DECK ACCESS STAIRS 45' -0"

L. STRUCTURE LENGTH: 130' -0" AT GROUND FLOOR

M. NUMBER OF STORIES: 3 STORIES + ROOF DECK

N. SETBACK TABLE REQUIRED VS. PROVIDED - ULDR 47-5.36 - MULTIFAMILY

DESCRIPTION	REQUIRED	BUILDING PROVIDED
NORTH - FRONT	15'-0"	15'-0"
SOUTH - REAR	20'-0"	20'-0"
SIDE	10'-0"	10'-0"

REQUIRES YARD MODIFICATION PER ULDR 47-23.11 SOUTH SIDE SETBACK PROVIDED ON GROUND FLOOR SOUTH SIDE SETBACK PROVIDED ON SECOND FLOOR

MINUMUM DISTANCE BETWEEN BUILDINGS:

REQUIRED - 10'-0" PROVIDED - GROUND FLOOR 24'-0" SECOND/THIRD FLOOR - 14'-4"

- O. VEHICULAR USE AREA: NOT ENCLOSED OR COVERED 4,546 SQ. FT. (DRIVEWAY AND PARKING)
- P. OPEN SPACE: 11,984.23 SQ. FT. TOTAL PROVIDED
- LANDSCAPE AREA: 35% OF COMMON AREA ULDR 47-21.13 COMMON AREA - 3,245 SQ. FT. X 35% = 1,135 SQ. FT. LANDSCAPE REQUIRED LANDSCAPE AREA PROVIDED - 2,396 SQ. FT. TOTAL LANDSCAPE PROVIDED
- LINEAR/SQUARE FEET OF SIDEWALK PROPOSED IN RIGHT OF WAY: ALONG 929 NE 17TH WAY - 150'-0" (LINEAR FEET) OR 750 SQ. FT. (NEW SIDEWALK)

FLOOD ZONE AND FINISH FLOOR ELEVATIONS NOTE: CURRENT BROWARD COUNTY FLOOD MAP NAVD - BFE 8'

FINISH FLOOR ELEVATION: BUILDING 1: 9.00' NAVD BUILDING 2: 9.00' NAVD

NOTE: ALL ELEVATIONS ON PLANS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 SOLID WASTE:

- GARBAGE, RECYCLING AND BULK TRASH SHALL BE PROVIDED BY THE CITY.
- SERVICE DAYS SHALL BE: SCHEDULE SERVICE DAYS WILL BE SET BY THE CITY. CONTAINERS SHALL BE PLACED NE 17TH WAY FOR COLLECTION ON SCHEDULED DAYS.
- CONTAINERS SHALL NOT BE STORES IN PUBLIC VIEW ON NON-COLLECTION DAYS.

PATRICKS OARE

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to

the Architect. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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REVISION HISTORY:

SITE PLAN

DETAILS

THE NINE AT PROGRESSO

DRC SUBMITTAL FOR NEW TOWNHOUSE PROJECT 929 NE 17TH WAY, FORT LAUDERDALE, FL 33304



CEMENT PAVERS

NON-COMBUSTISBLE

ALUMINUM SLATS

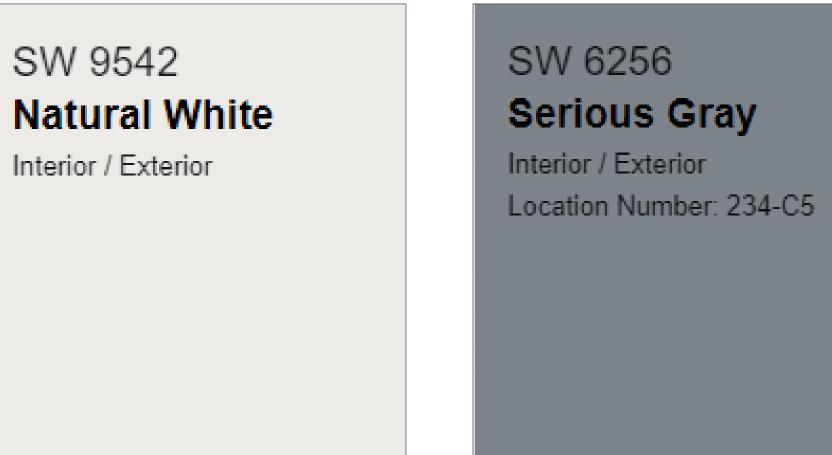


BRONZE





FLORIDA KEYSTONE



WHITE SMOTH STUCCO GRAY SMOTH STUCCO



GLASS RAILING



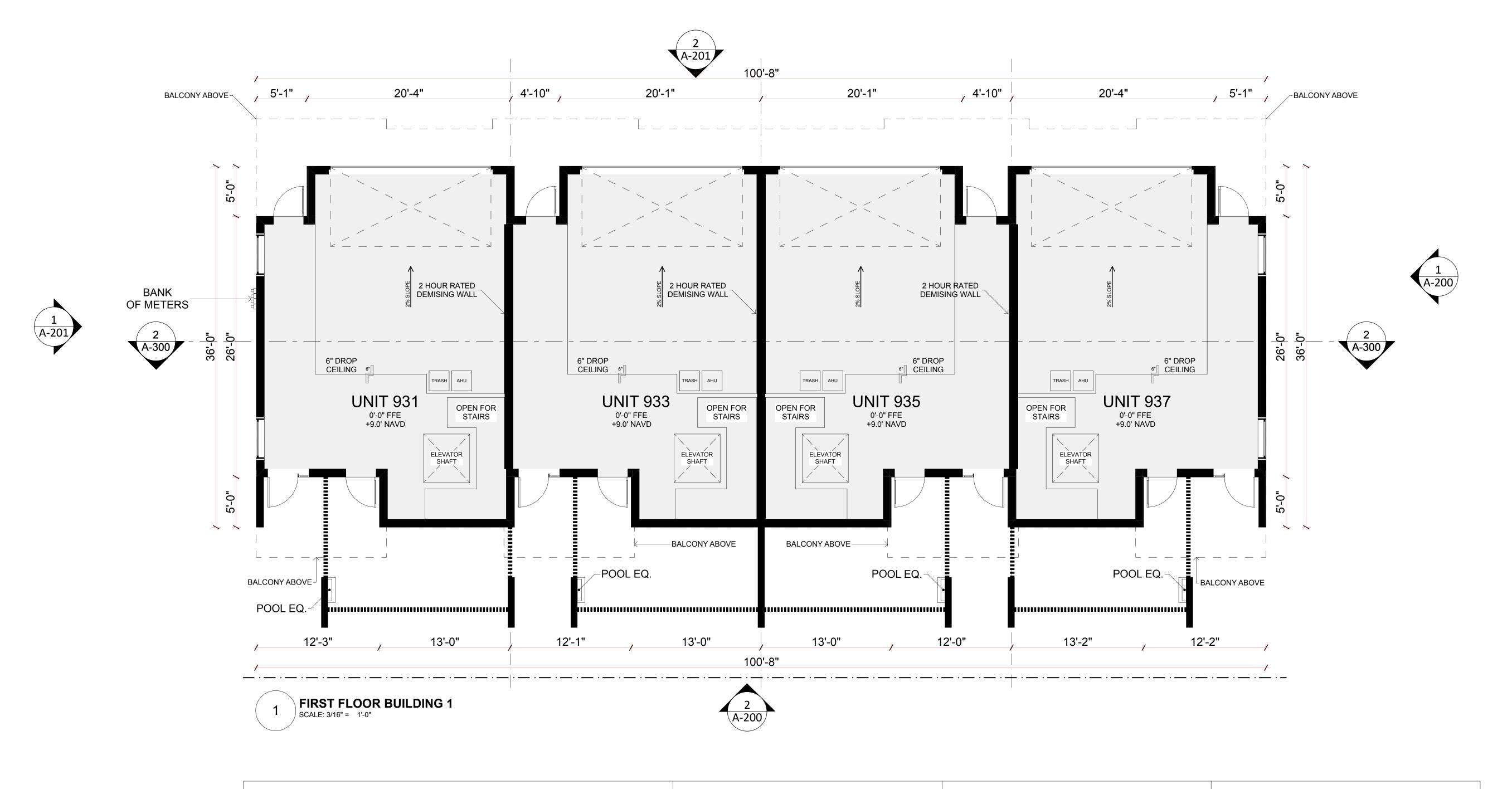
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confirming and correlating dimensions at the job site. The Architect will not be

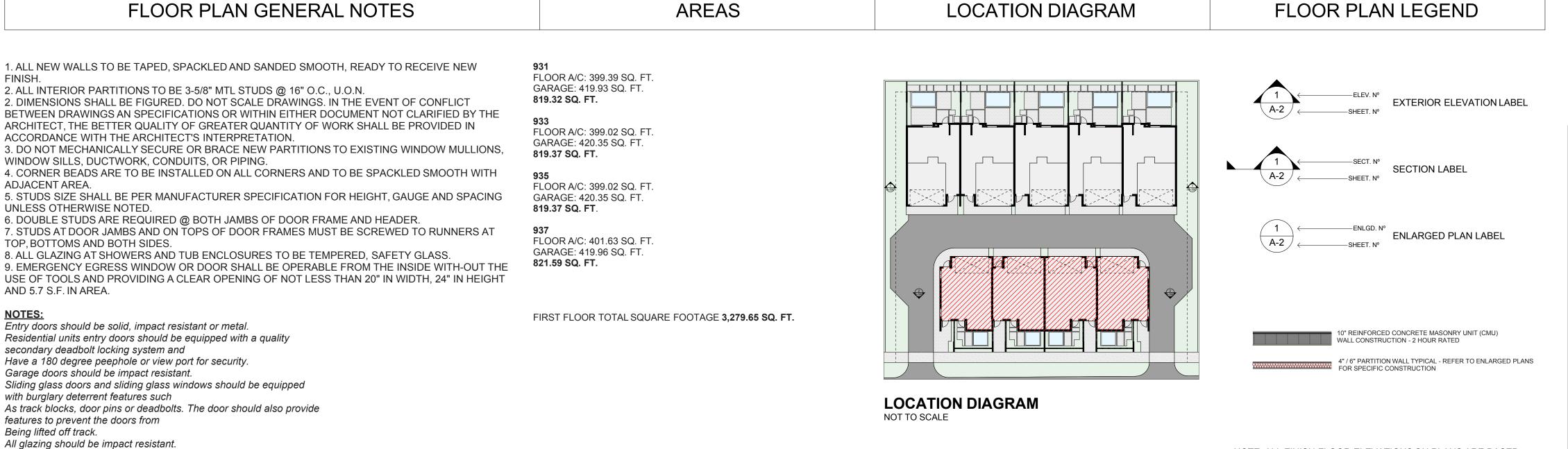
THE NINE AT PROGRES

MATERIALS DETAIL

A-002



Units should be pre-wired for an alarm system.

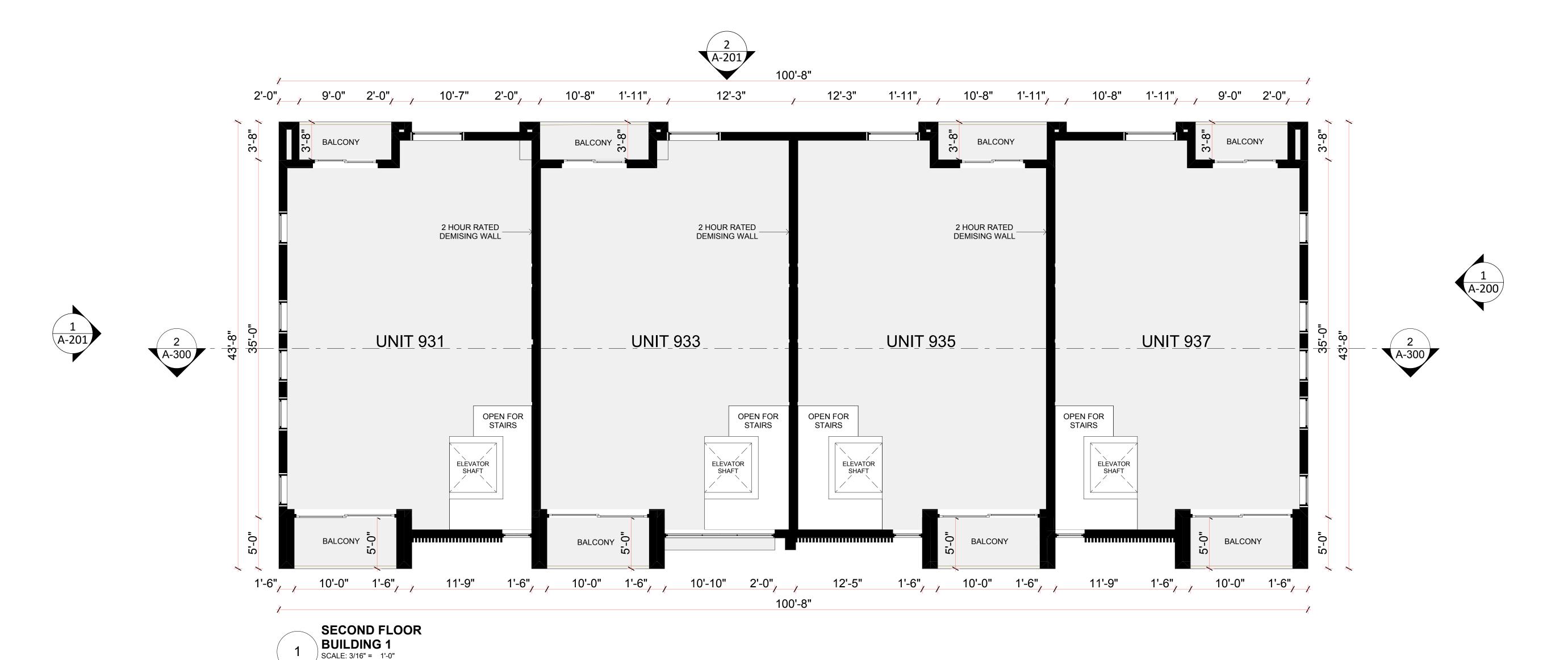


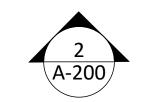
STUDIOPATRICKSOARES.COM
AR99203
AA26003846 Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project. © STUDIOPATRICKSOARES **SSO** 33 **PROGRE** NE UDE 뽀 REVISION HISTORY: SEAL: FIRST FLOOR PLAN **BUILDING 1**

Printed: 12/27/2023

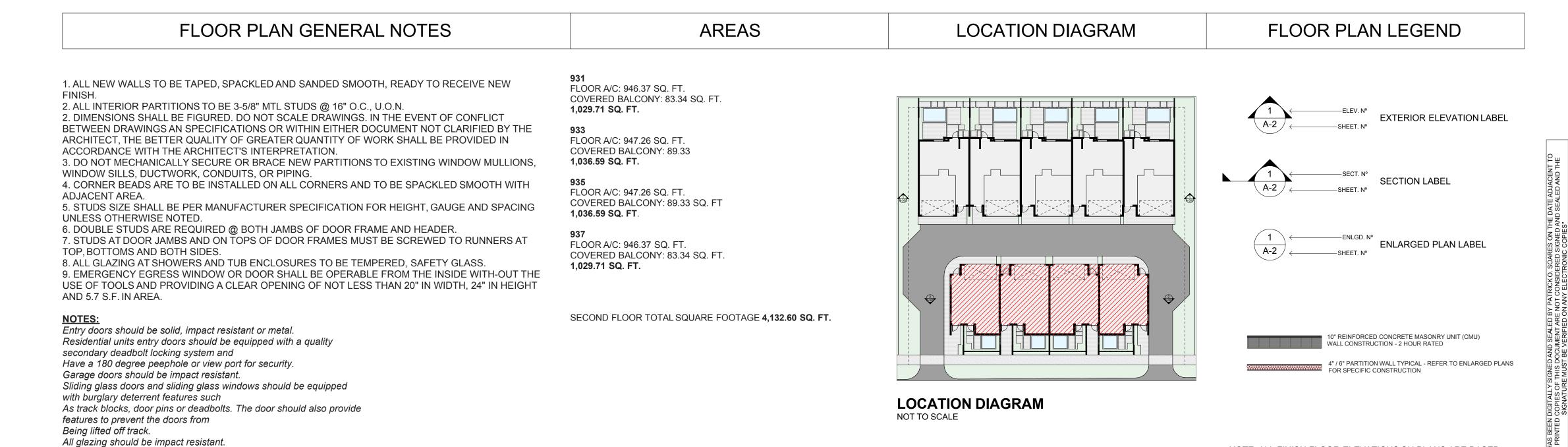
NOTE: ALL FINISH FLOOR ELEVATIONS ON PLANS ARE BASED

ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988





Units should be pre-wired for an alarm system.



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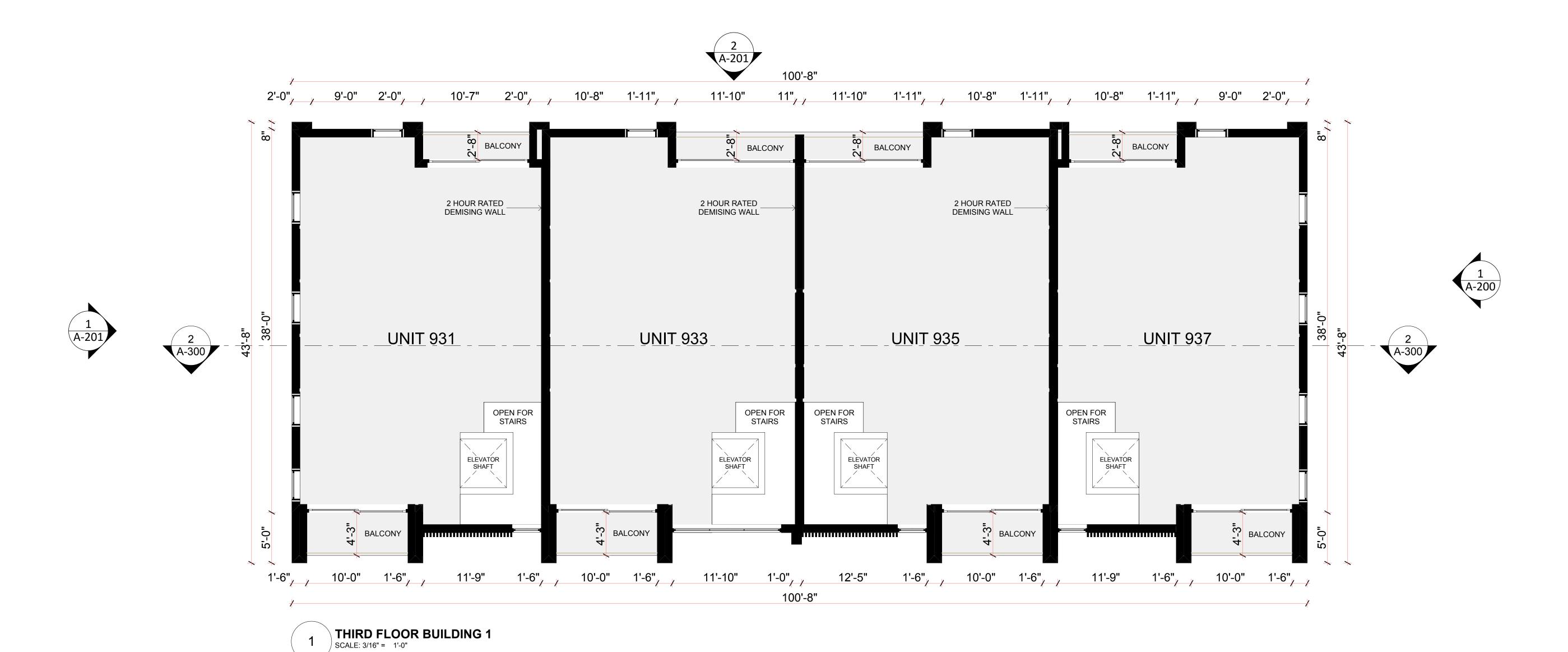
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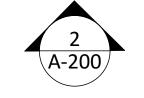
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NOTE: ALL FINISH FLOOR ELEVATIONS ON PLANS ARE BASED

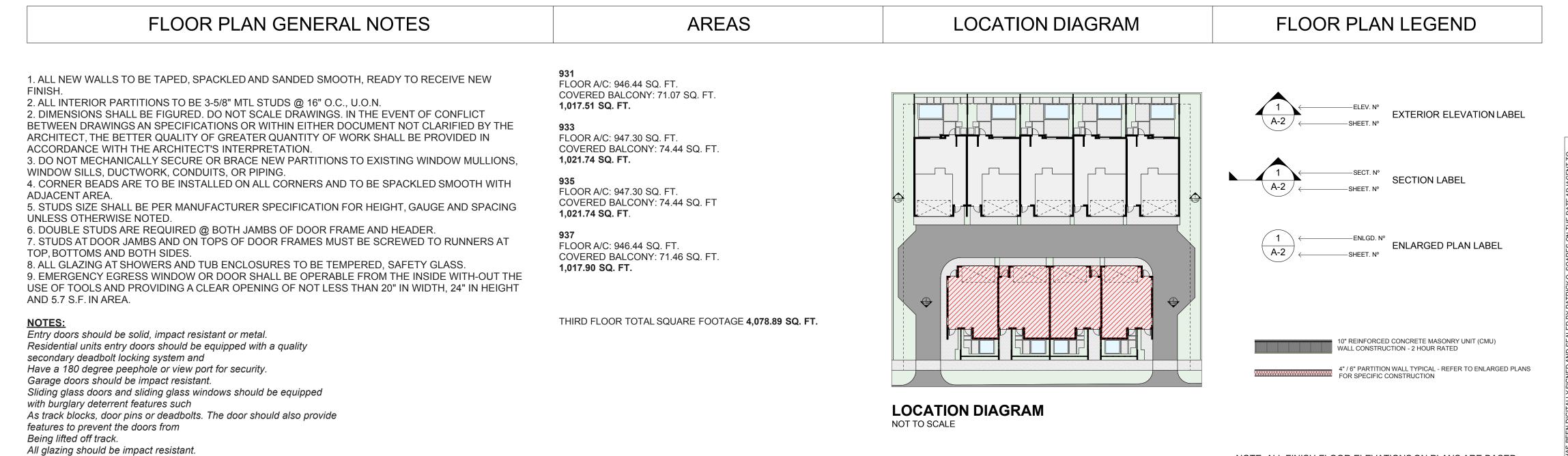
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SECOND FLOOR PLAN **BUILDING 1**





Units should be pre-wired for an alarm system.



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programs in connection with the project.

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929 NE 17TH WAY

RT LAUDERDALE, FL 333

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REVISION HISTORY:

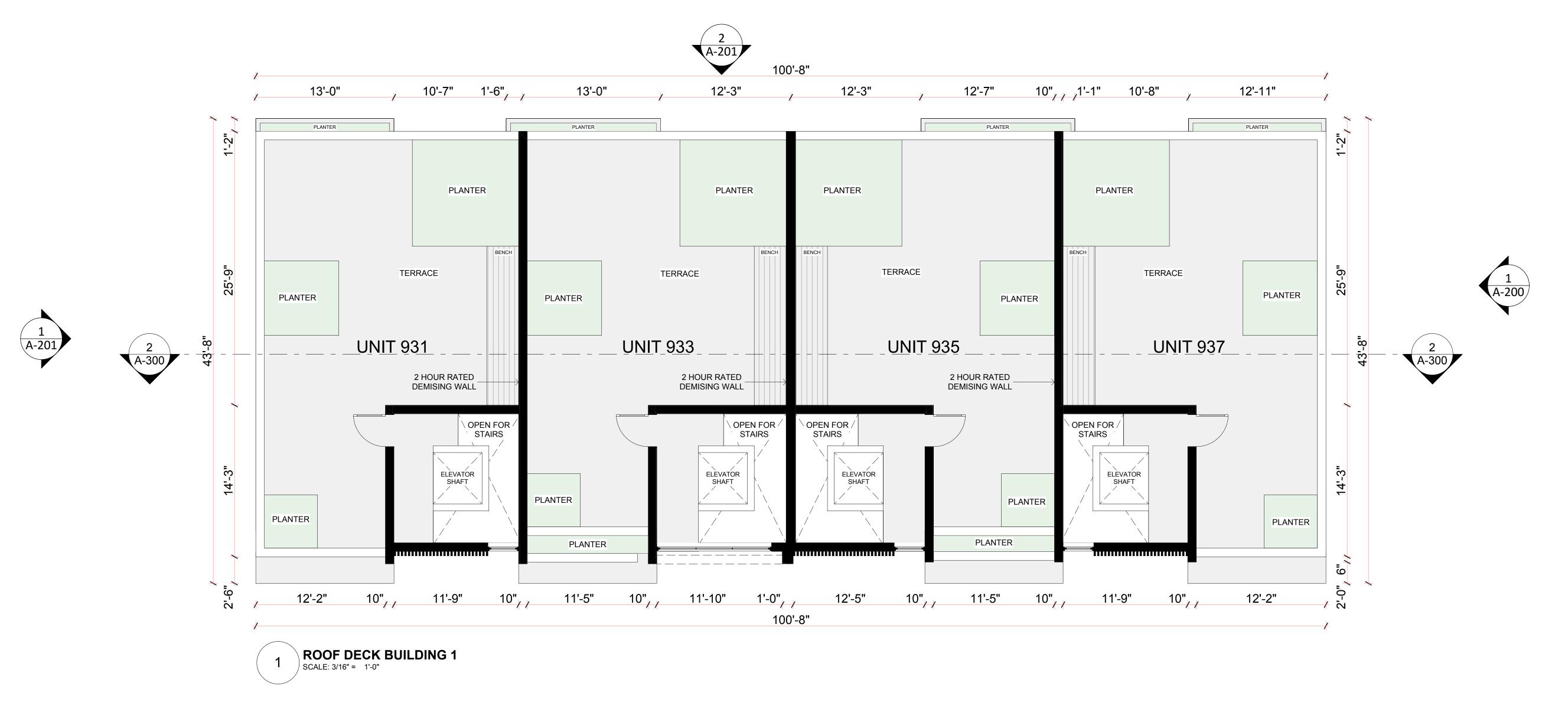
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THIRD FLOOR PLAN BUILDING 1

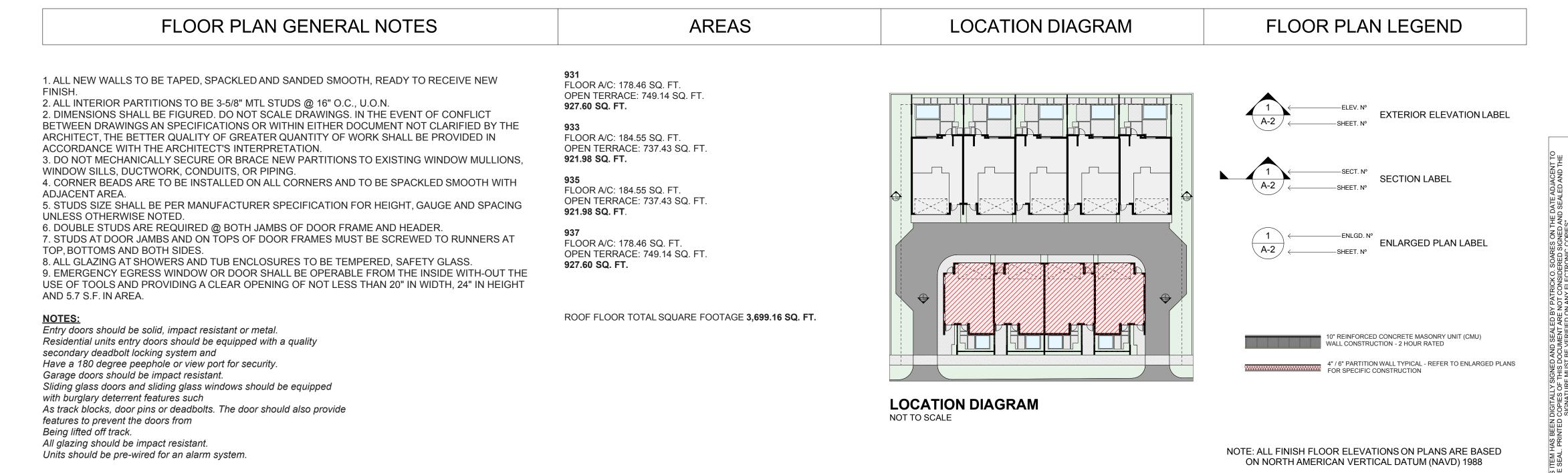
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NOTE: ALL FINISH FLOOR ELEVATIONS ON PLANS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988







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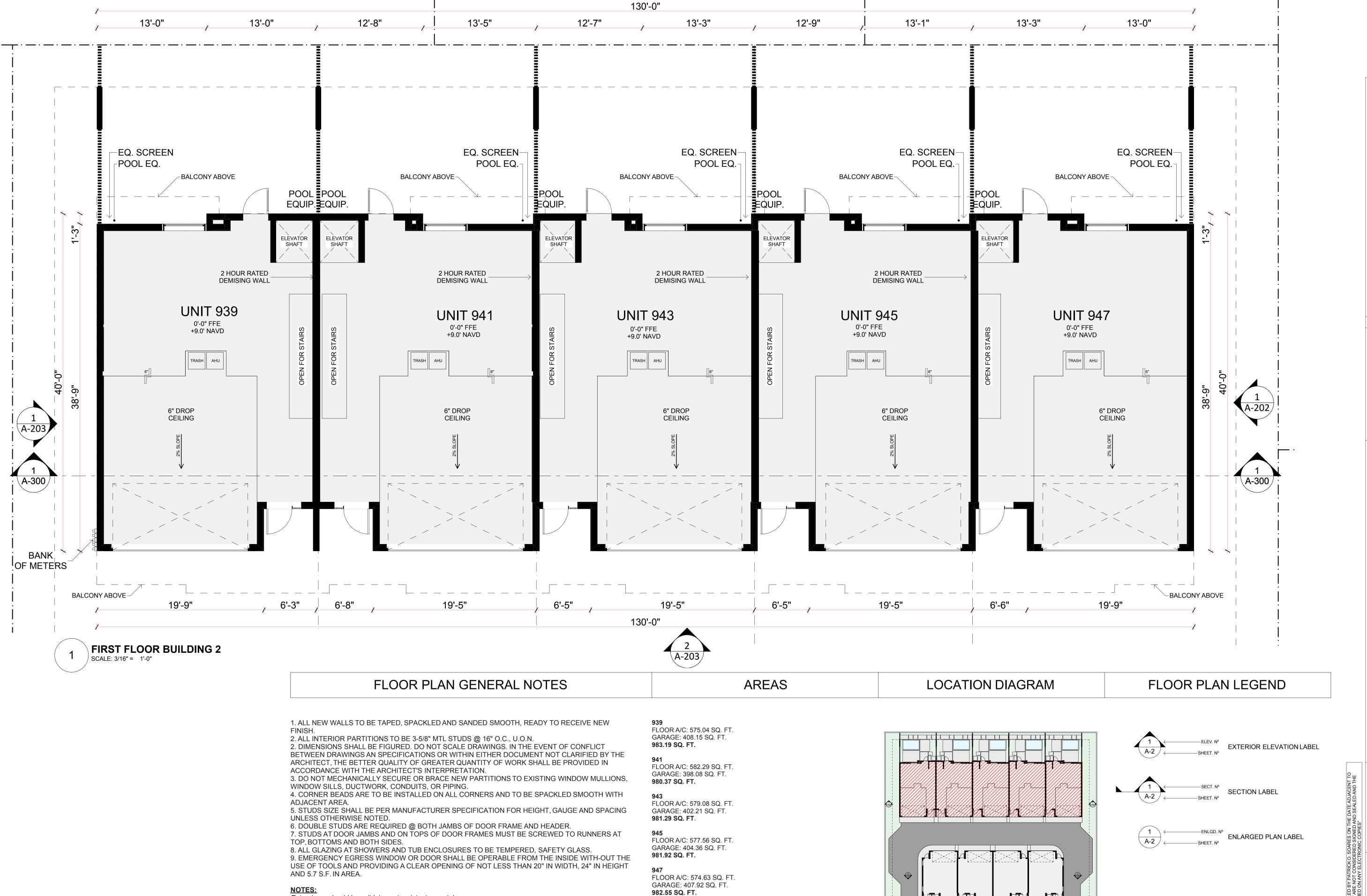
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REVISION HISTORY:

ROOF PLAN - BUILDING 1



FIRST FLOOR TOTAL SQUARE FOOTAGE 4,909.32 SQ. FT.

LOCATION DIAGRAM

NOT TO SCALE

Entry doors should be solid, impact resistant or metal.

Have a 180 degree peephole or view port for security.

secondary deadbolt locking system and

Garage doors should be impact resistant.

with burglary deterrent features such

All glazing should be impact resistant.

Units should be pre-wired for an alarm system.

features to prevent the doors from

Being lifted off track.

Residential units entry doors should be equipped with a quality

Sliding glass doors and sliding glass windows should be equipped

As track blocks, door pins or deadbolts. The door should also provide

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FIRST FLOOR PLAN

BUILDING 2

Printed: 12/27/2023

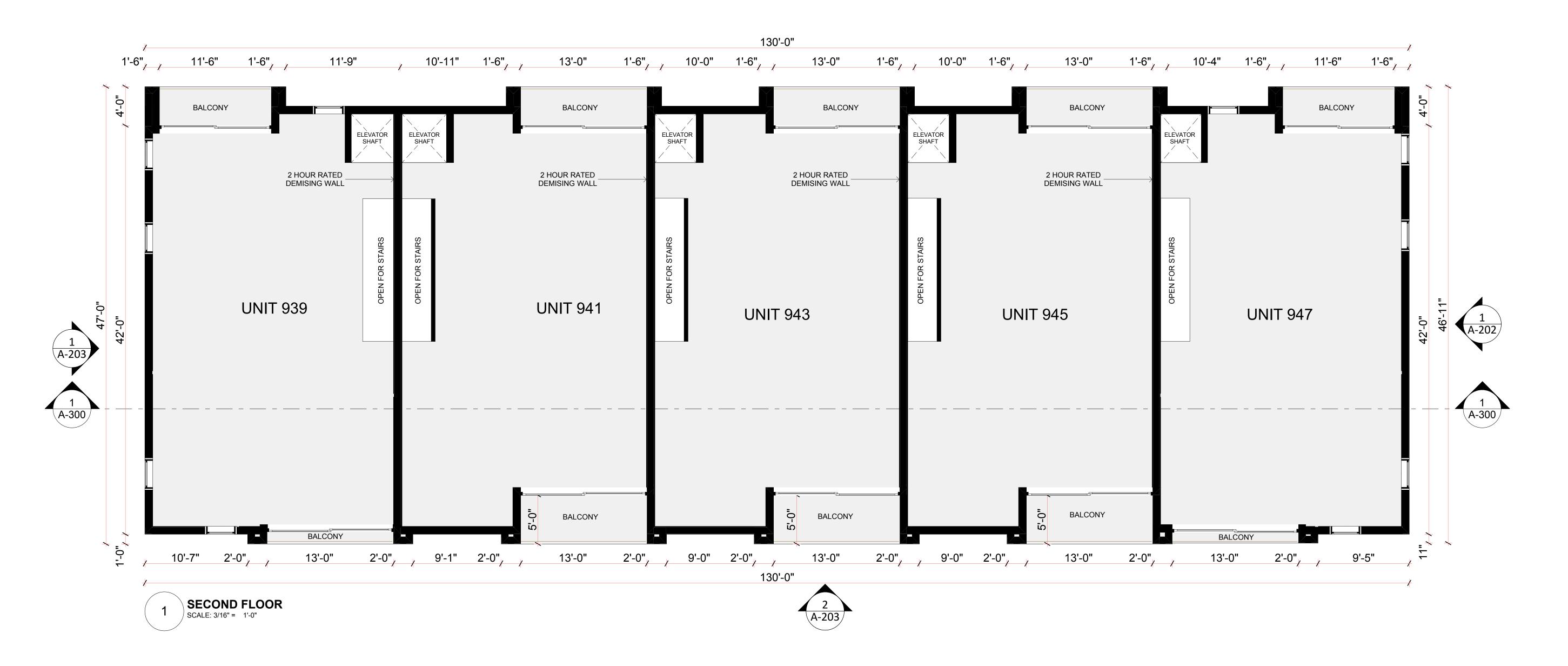
" REINFORCED CONCRETE MASONRY UNIT (CMU)

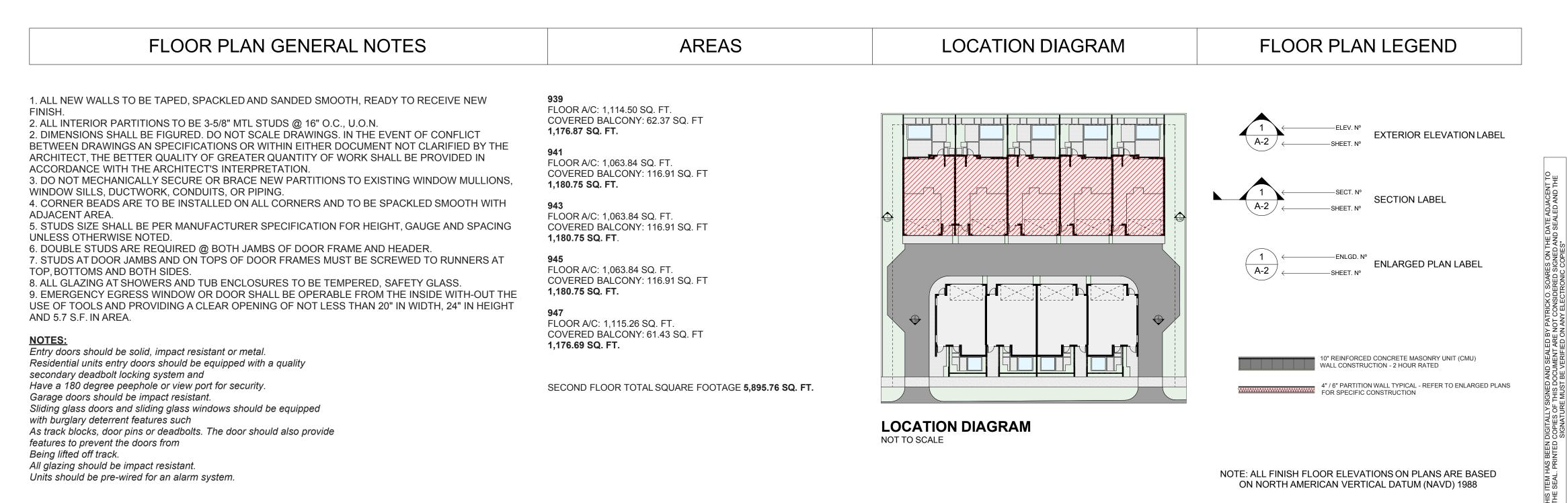
4" / 6" PARTITION WALL TYPICAL - REFER TO ENLARGED PLANS

VALL CONSTRUCTION - 2 HOUR RATED

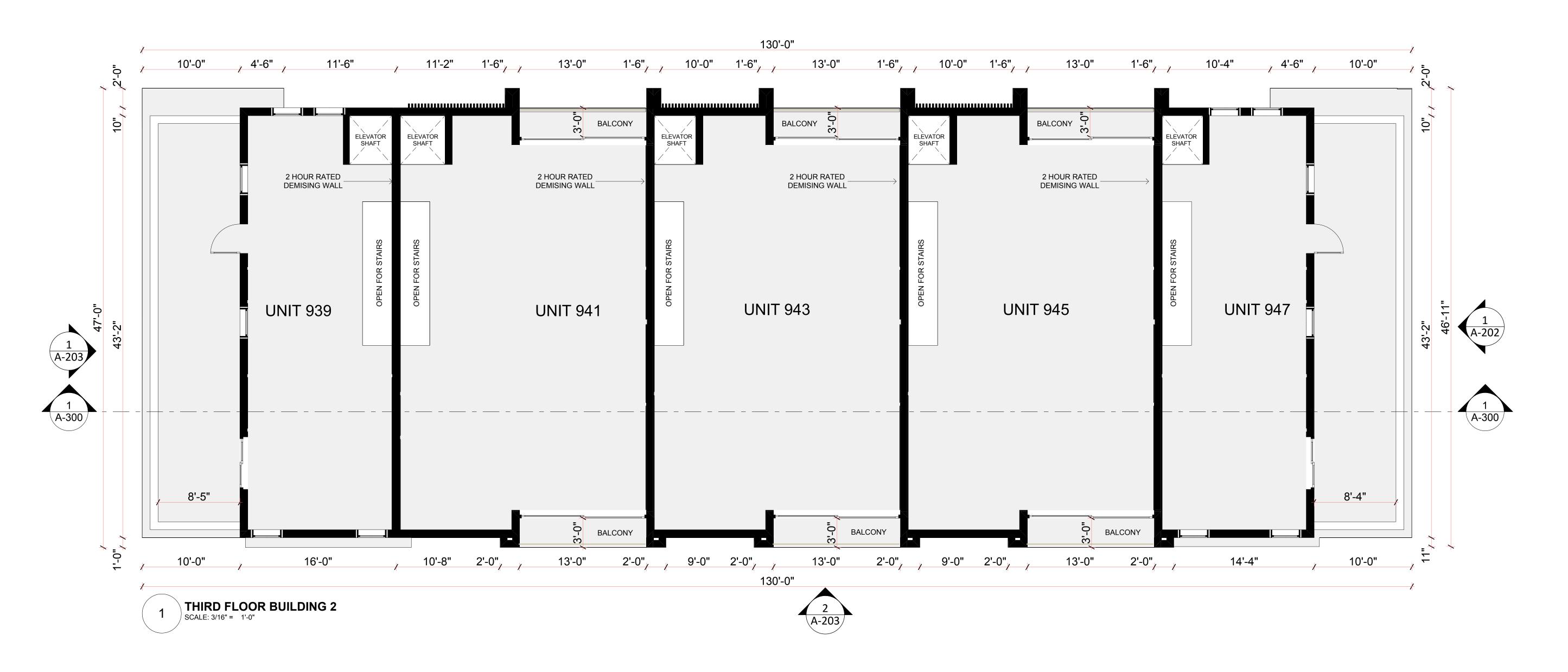
NOTE: ALL FINISH FLOOR ELEVATIONS ON PLANS ARE BASED

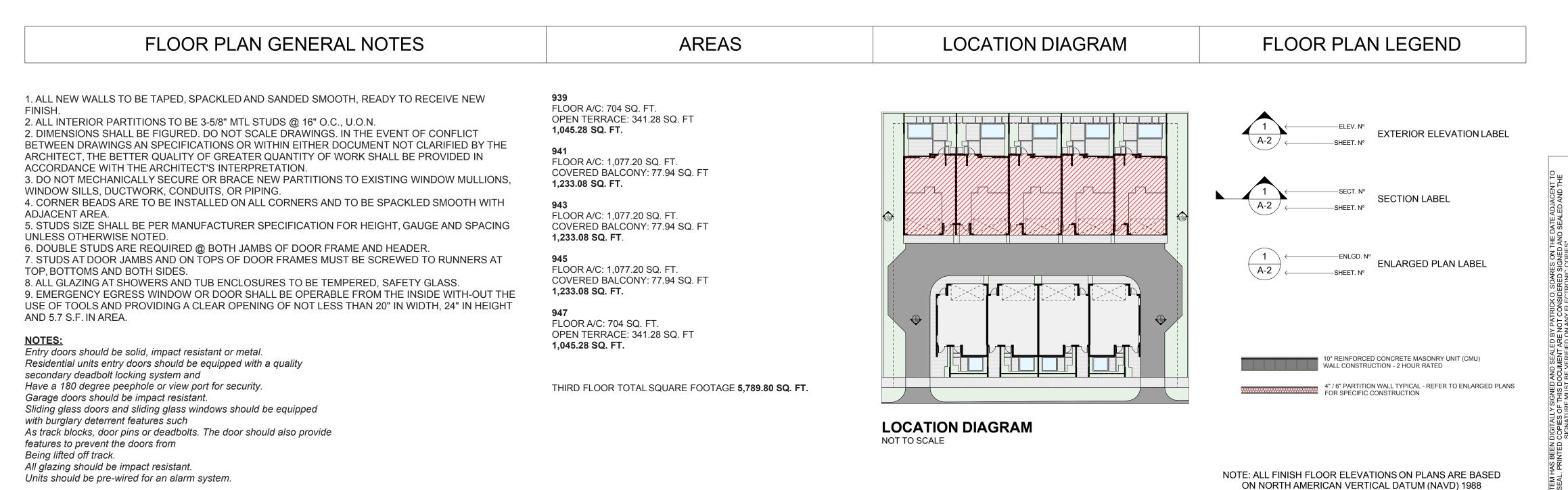
ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988



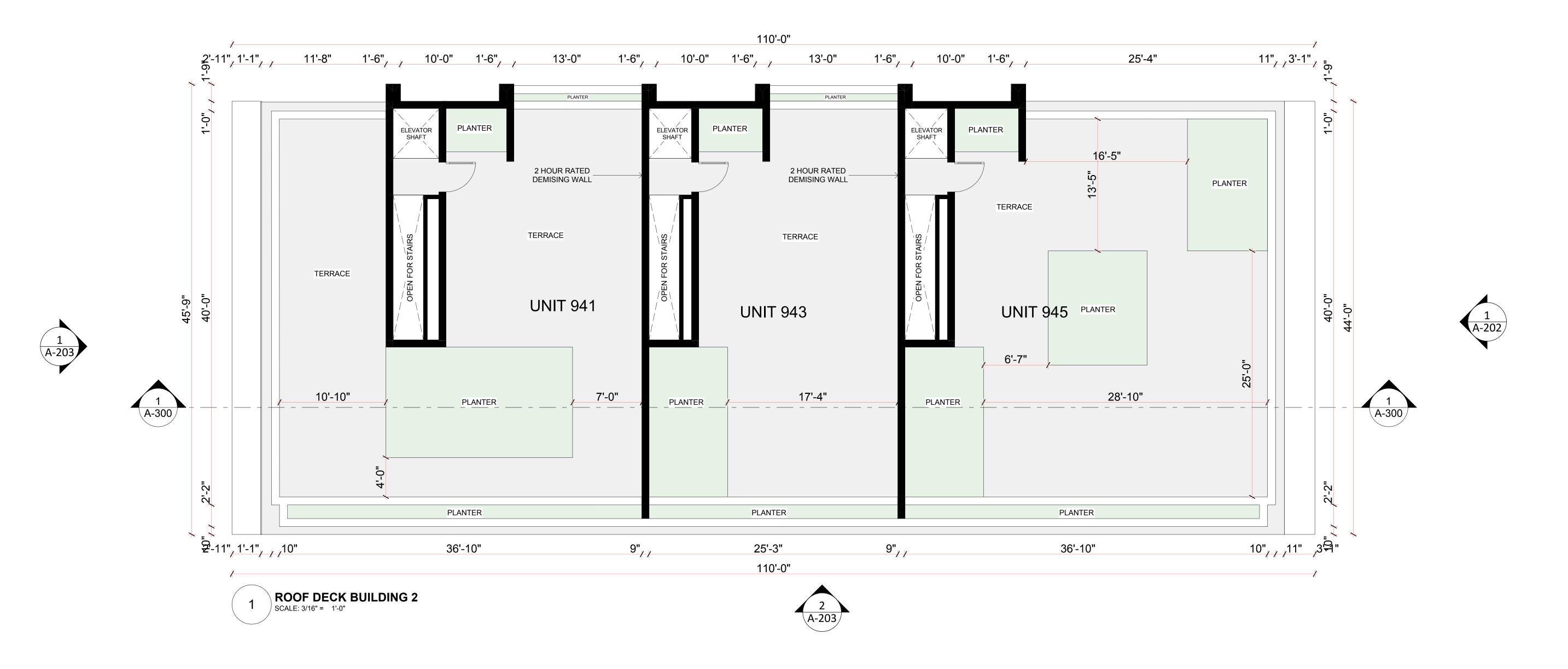


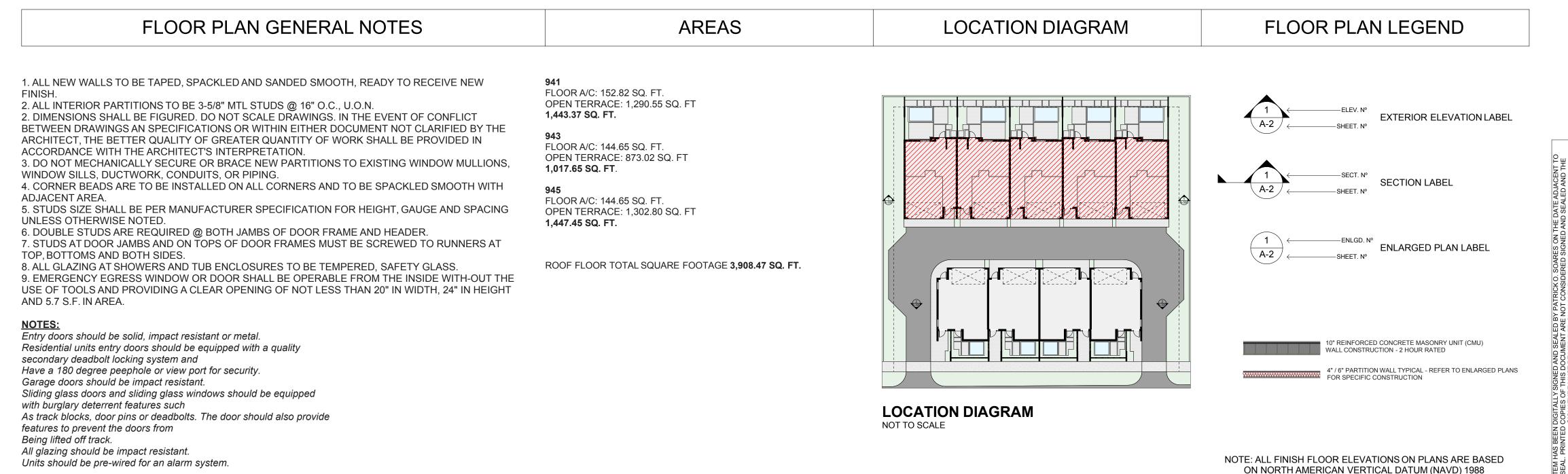
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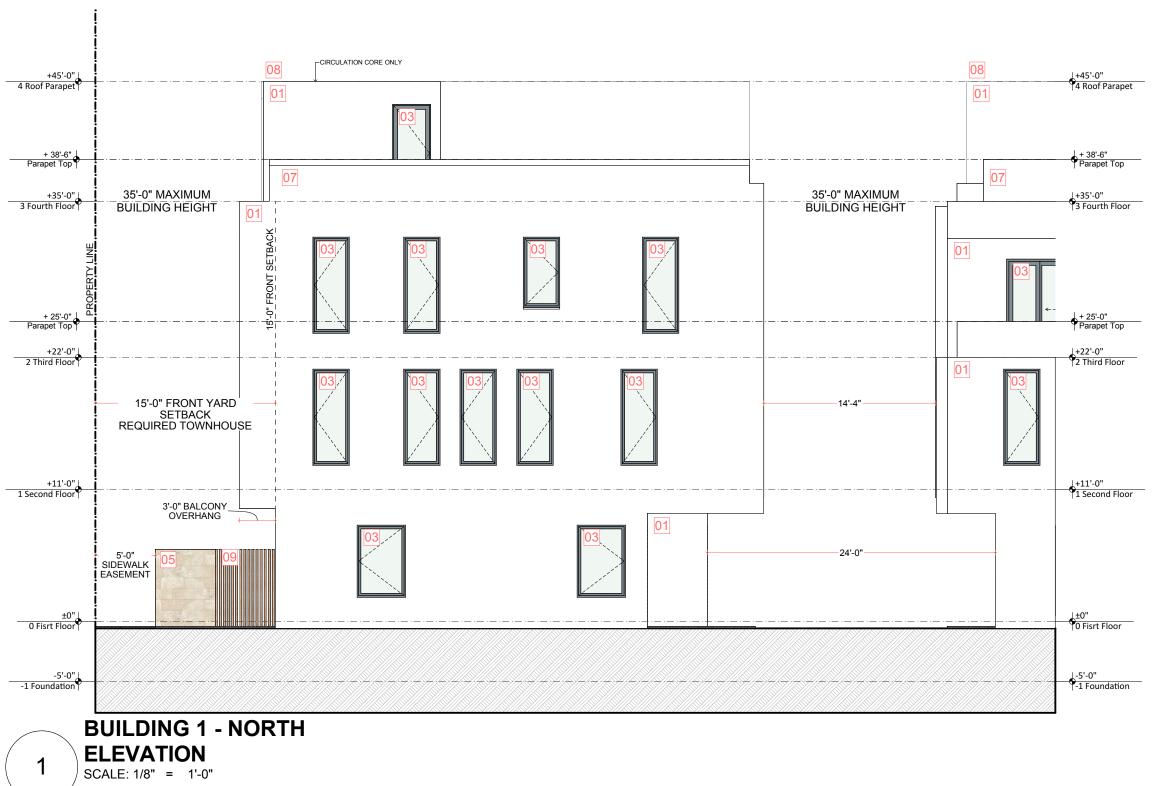
33 **PROGRE** 17TH RDAL 929 NE LAUDEF N N N 뿚

REVISION HISTORY:

SEAL:

ROOF PLAN - BUILDING 2





MATERIAL LEGEND

- 01 WHITE SMOTH STUCCO
- 02 GRAY SMOTH STUCCO
- 03 WINDOW / DOOR DESIGNATION REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION COLOR BRONZE
- 04 GLASS RAILING HEIGHT 42"
- J4 GLASS RAILING HEIGHT 42
- 06 NON-COMBUSTISBLE ALUMINUM SLATS
- 07 PARAPET WALLS

05 - FLORIDA KEYSTONE

- 08 STANDIND SEAM METAL ROOF REFER TO ROOF PERMIT DRAWINGS FOR INTALLATIONINFORMATION AND DETAILS
- 09 DECORATIVE FENCE NON-COMBUSTISBLE ALUMINUN SLATS SCREENING WALL FOR MECHANICAL POOL EQUIPAMENT

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AT PROGRESSO

929 NE 17TH WA FORT LAUDERDALE, F

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REVISION HISTORY:

SEAL:

BUILDING 1 - NORTH AND EAST ELEVATIONS

A-200



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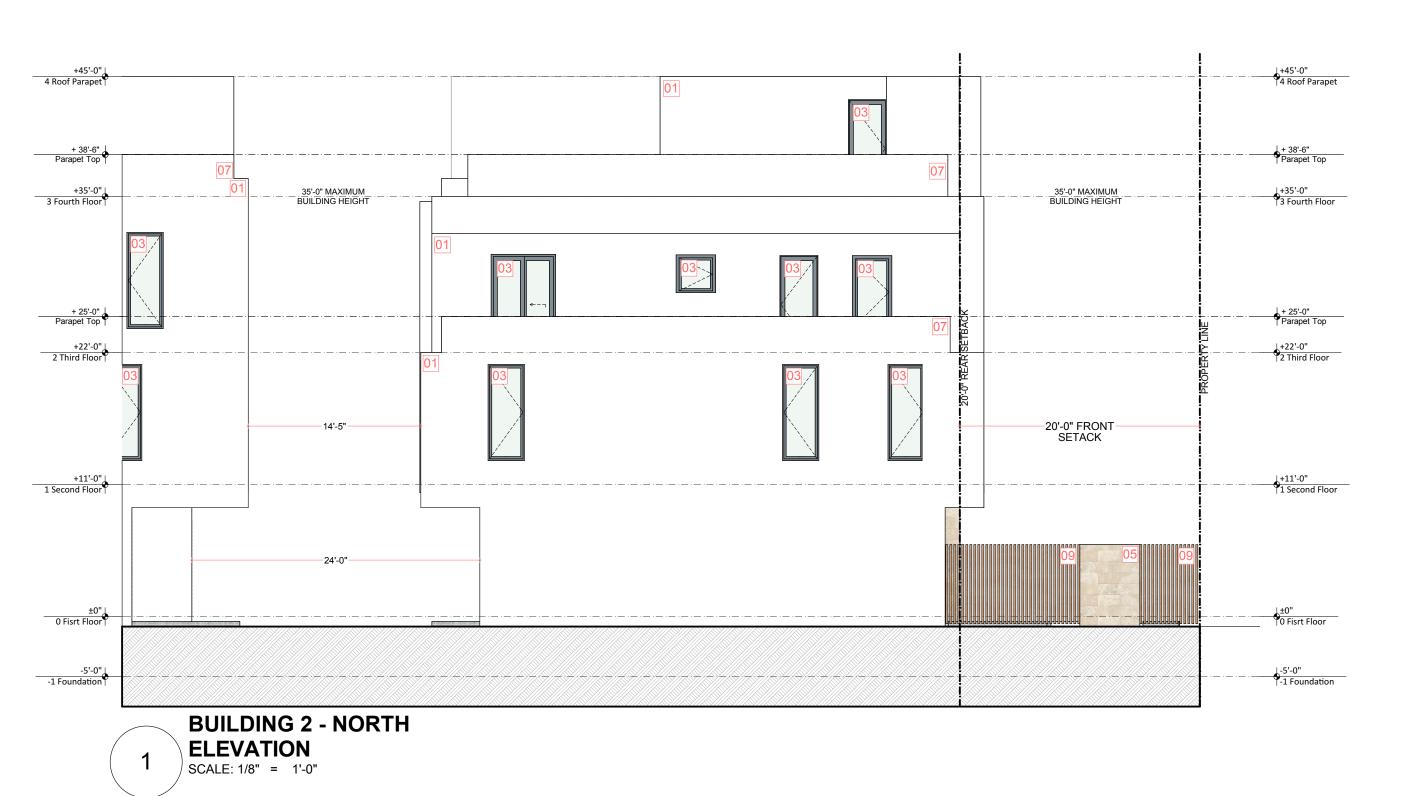
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REVISION HISTORY:

BUILDING 1 - SOUTH AND WEST ELEVATIONS





MATERIAL LEGEND

- 01 WHITE SMOTH STUCCO
- 02 GRAY SMOTH STUCCO
- 03 WINDOW / DOOR DESIGNATION REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - COLOR BRONZE
- 04 GLASS RAILING HEIGHT 42"
- 05 FLORIDA KEYSTONE
- 06 NON-COMBUSTISBLE ALUMINUM SLATS
- 07 PARAPET WALLS
- 08 STANDIND SEAM METAL ROOF REFER TO ROOF PERMIT DRAWINGS FOR INTALLATIONINFORMATION AND DETAILS
- 09 DECORATIVE FENCE NON-COMBUSTISBLE ALUMINUN SLATS SCREENING WALL FOR MECHANICAL POOL EQUIPAMENT

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REVISION HISTORY:

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BUILDING 2 - NORTH AND **EAST ELEVATIONS**



+45'-0" 4 Roof Parapet 3'-0" BALCONY OVERHANG 4'-0" BALCONY OVERHANG **SOUTH ELEVATION BUILDING 2** SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 01 WHITE SMOTH STUCCO
- 02 GRAY SMOTH STUCCO
- 03 WINDOW / DOOR DESIGNATION REFER WINDOW SCHEDULE FOR ADDITIONAL
- INFORMATION COLOR BRONZE
- 04 GLASS RAILING HEIGHT 42"
- 06 NON-COMBUSTISBLE ALUMINUM SLATS
- 07 PARAPET WALLS

05 - FLORIDA KEYSTONE

- 08 STANDIND SEAM METAL ROOF REFER TO ROOF PERMIT DRAWINGS FOR INTALLATIONINFORMATION AND DETAILS
- 09 DECORATIVE FENCE NON-COMBUSTISBLE ALUMINUN SLATS SCREENING WALL FOR MECHANICAL POOL EQUIPAMENT

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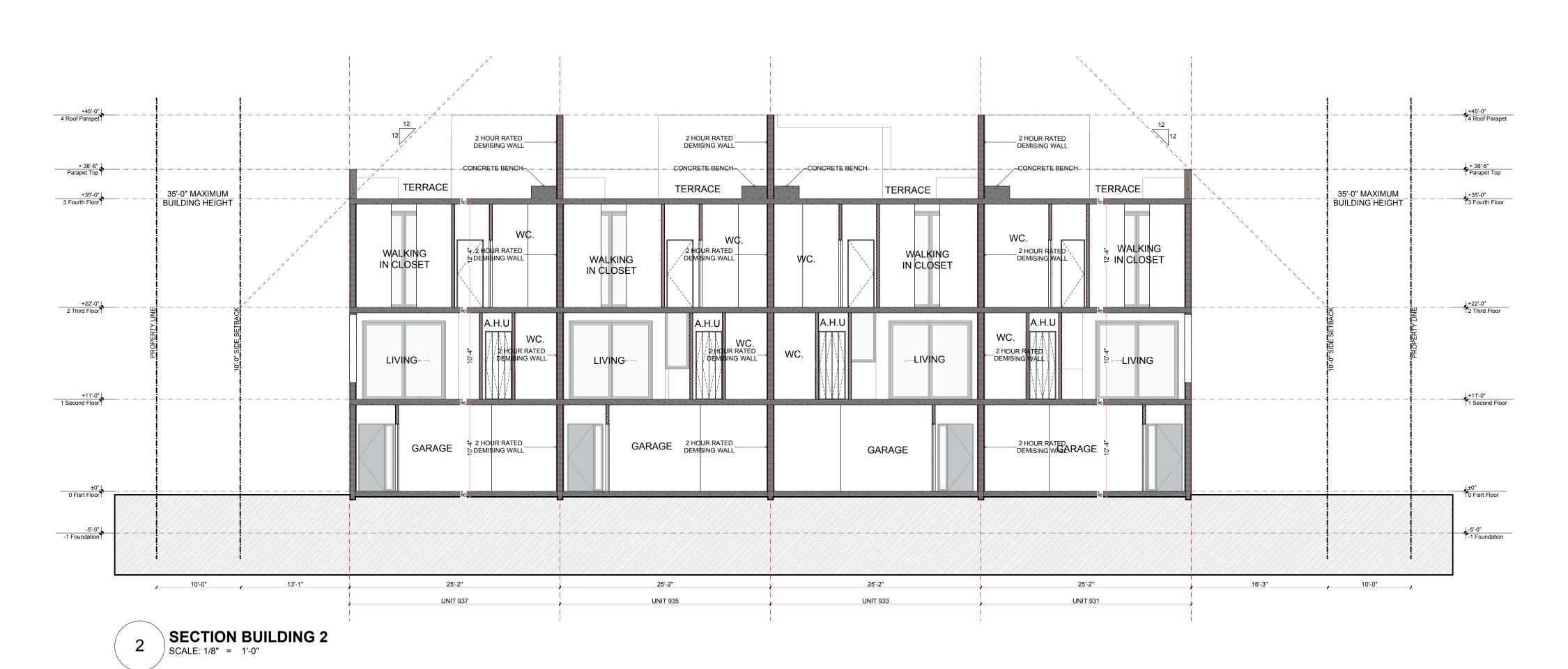
REVISION HISTORY:

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BUILDING 2 - SOUTH AND WEST ELEVATIONS





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THE NINE AT PROGRESSO

929 NE 17TH WAY FORT LAUDERDALE, FL 3330

REVISION HISTORY:

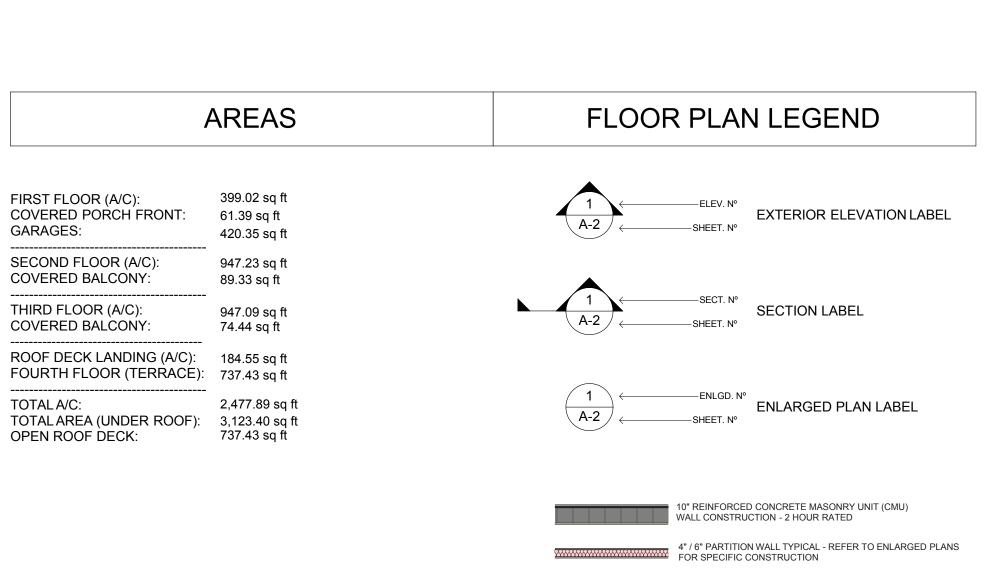
REVISION HISTOR

SEAL:

A-300

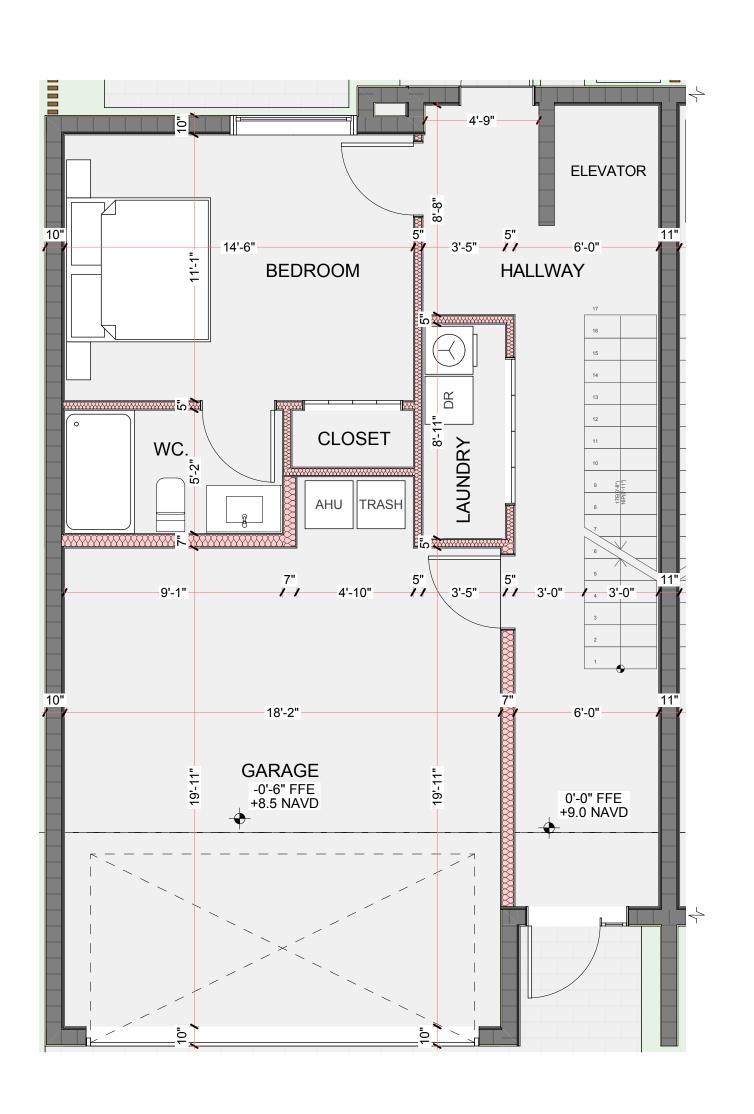
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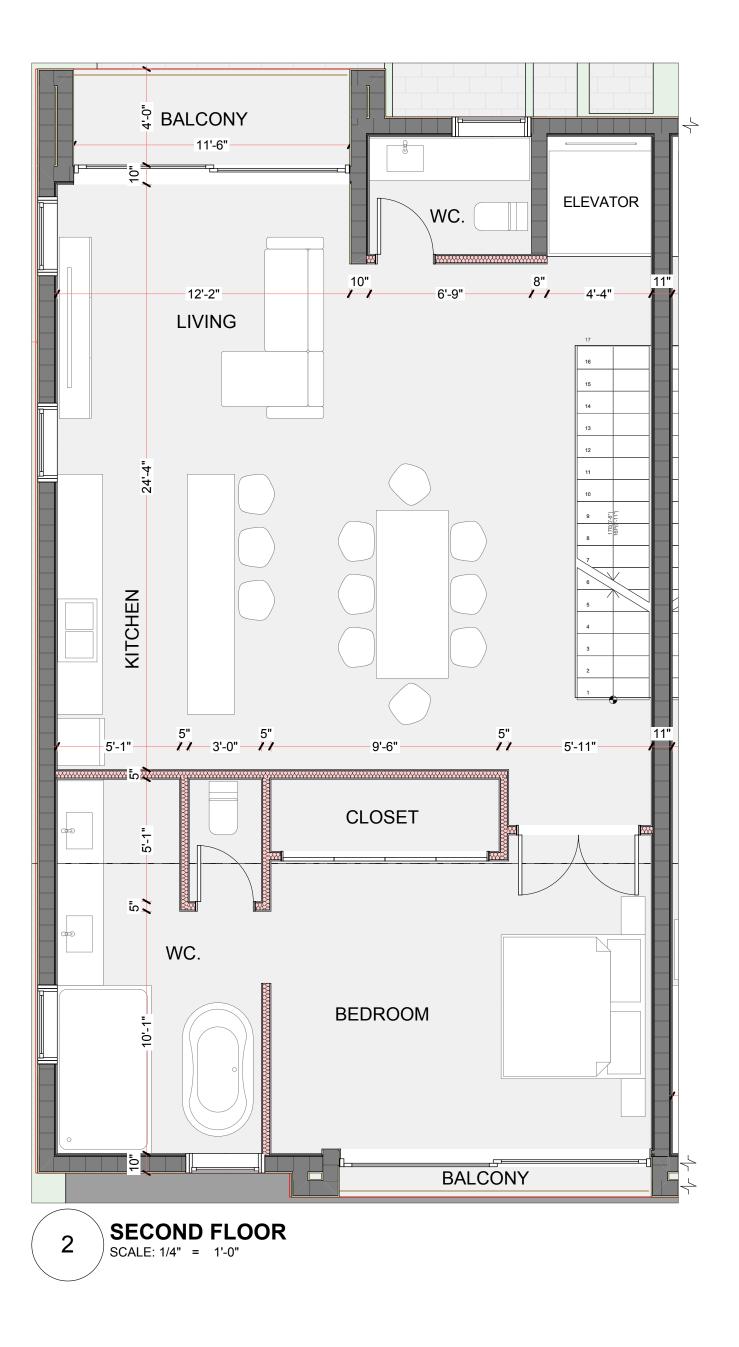


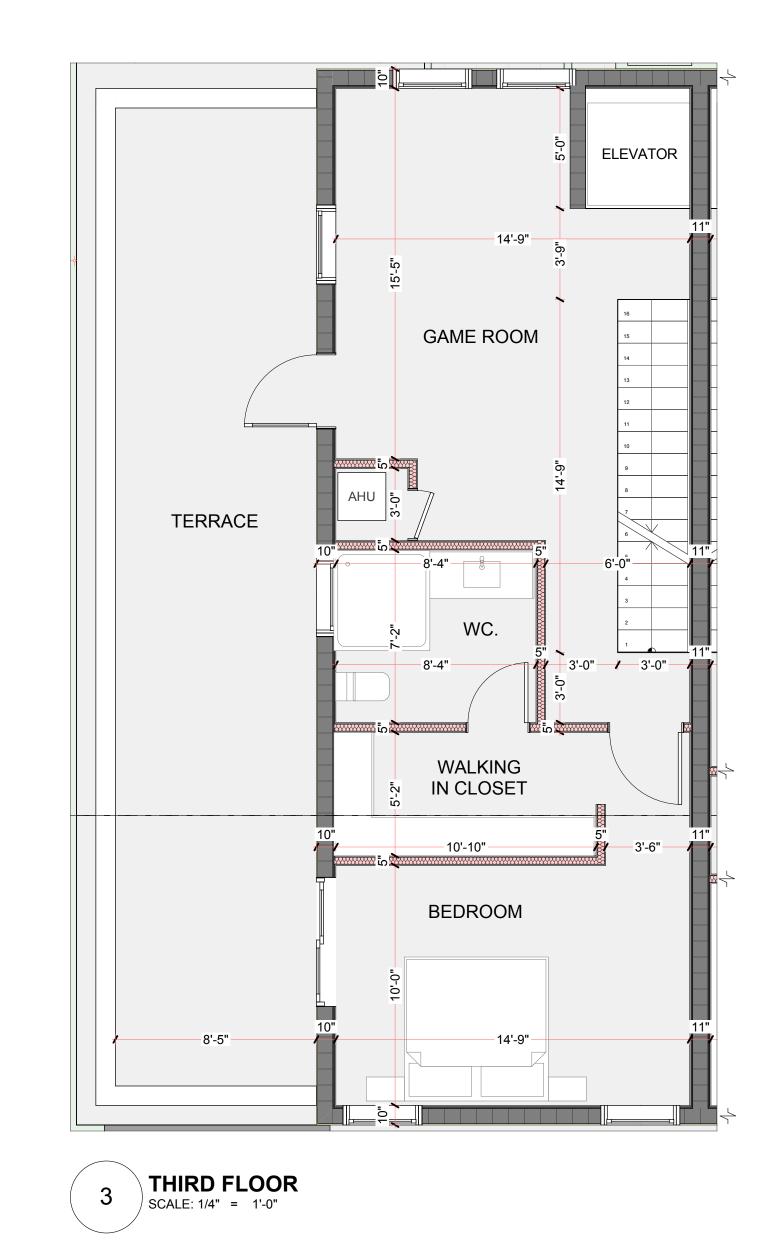




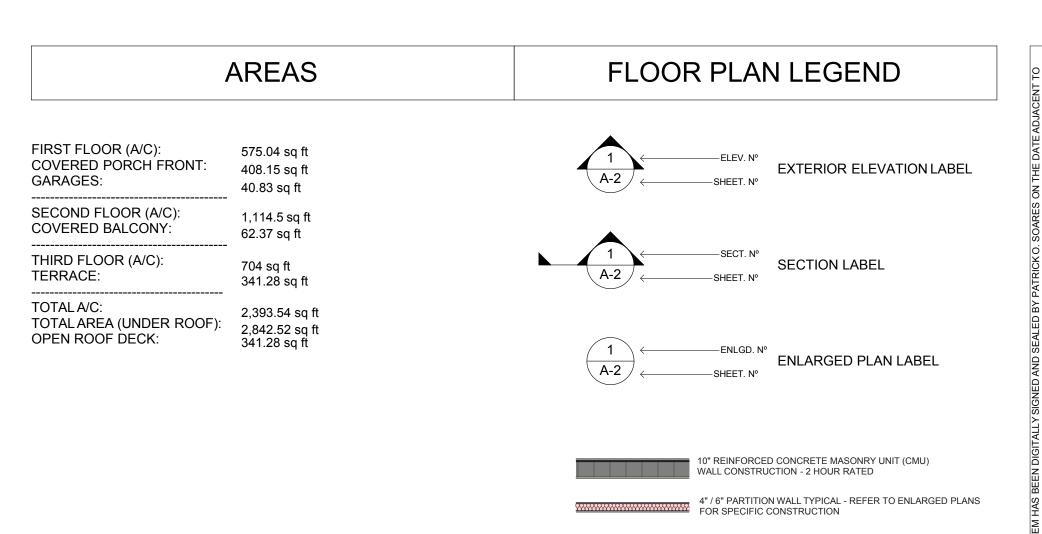
ENLARGED FLOOR PLANS
- UNITS 931/933/935/937







1 FISRT FLOOR
SCALE: 1/4" = 1'-0"



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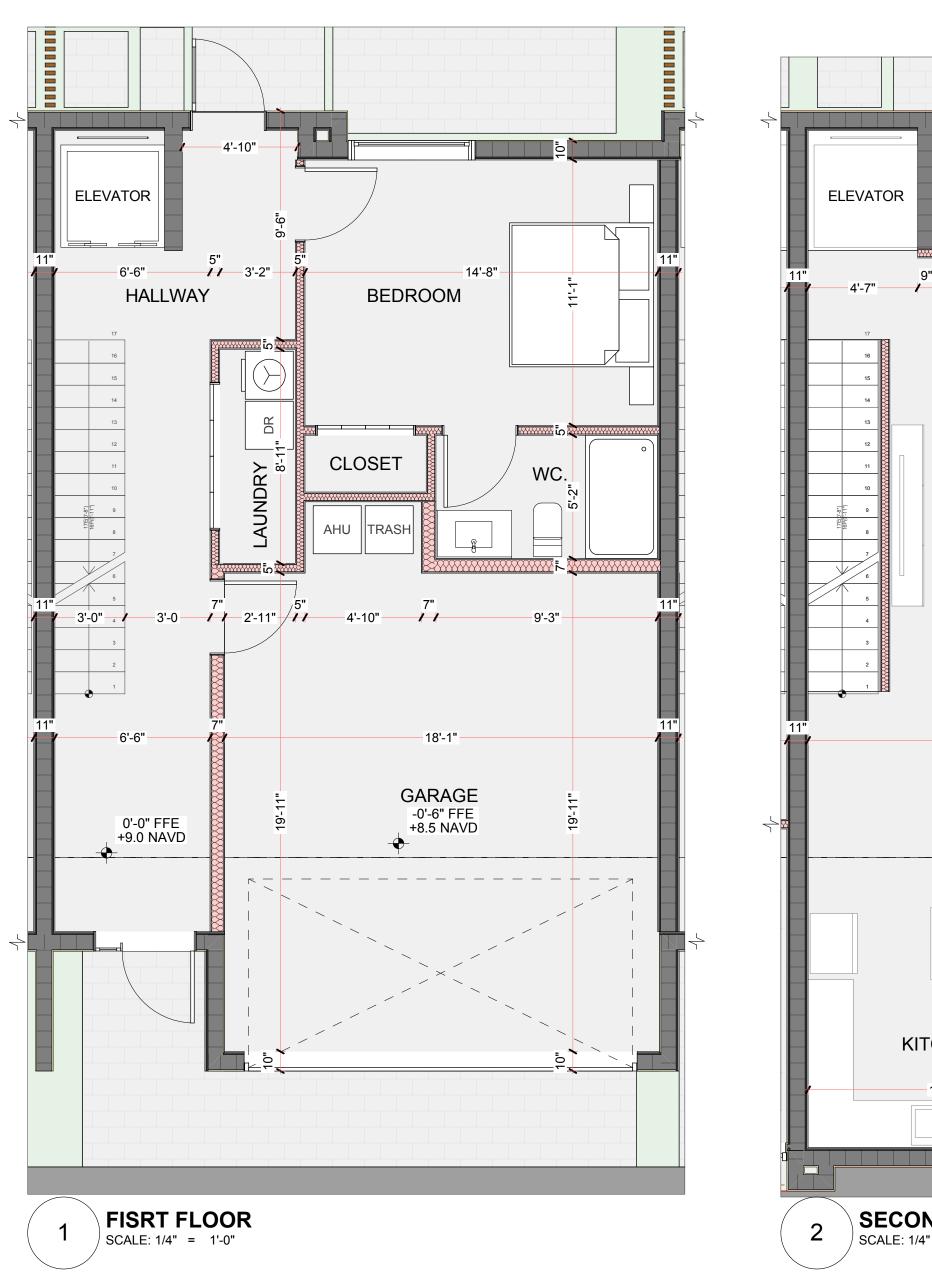
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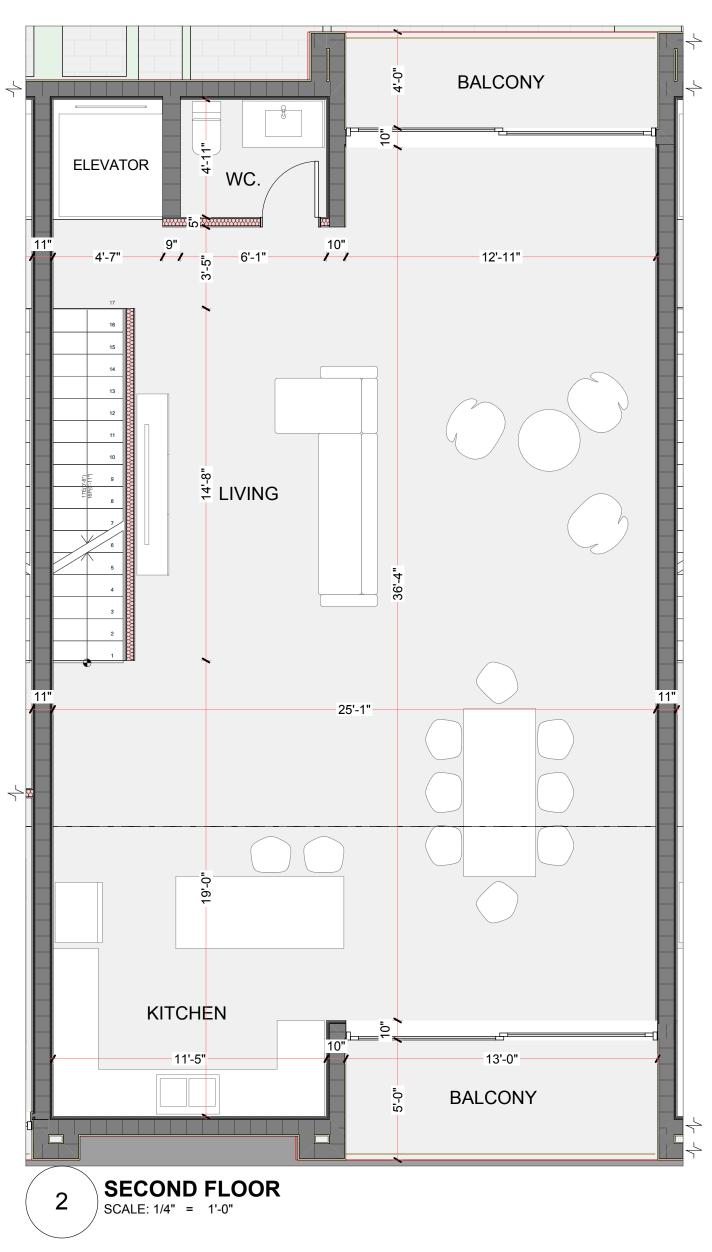
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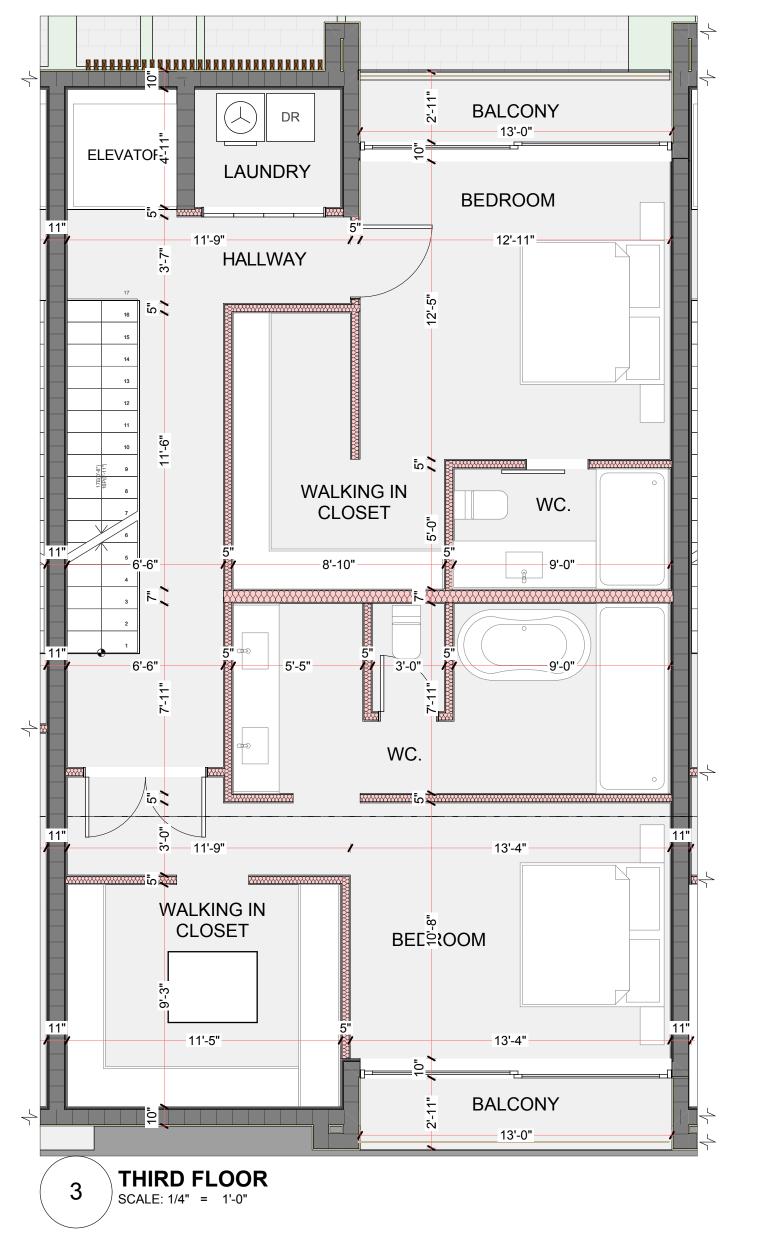
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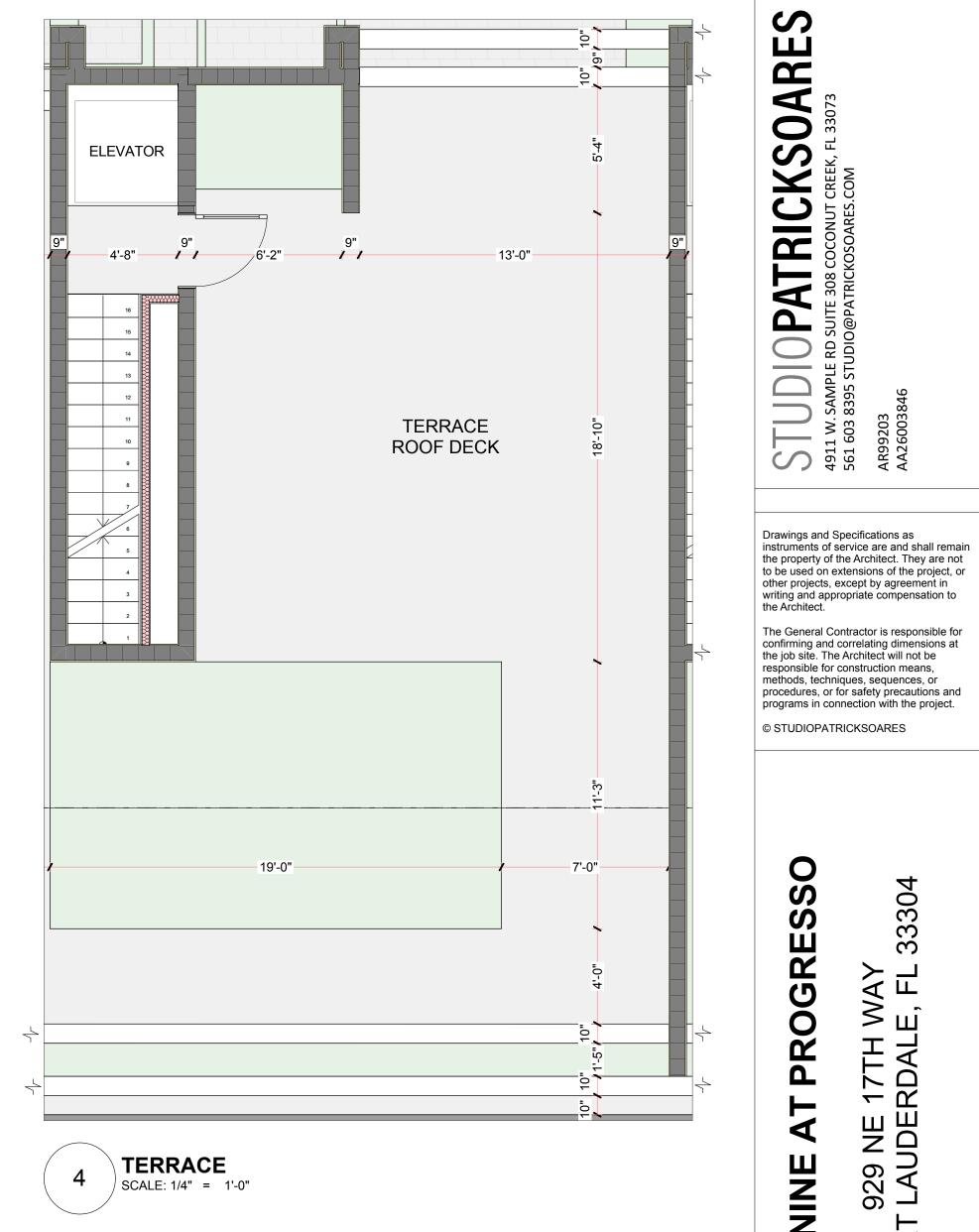
responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

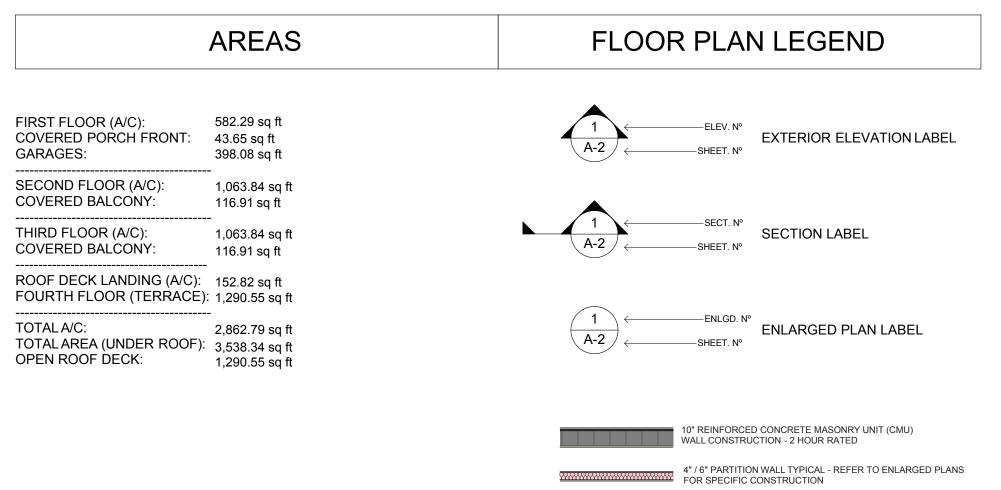
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ͳ REVISION HISTORY: ENLARGED FLOOR PLANS - UNITS 941/945/947 Printed: 12/27/2023

AT PROGRES

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929 NE 17TH



NORTH EAST VIEW



SOUTH EAST VIEW



SOUTH WEST VIEW



NORTH WEST VIEW

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THE NINE AT PROGRESSO

929 NE 17TH WAY FORT LAUDERDALE. FL

REVISION HISTORY:

SEAL:

RENDERING

A-500



NORTH EAST VIEW



SOUTH WEST VIEW

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THE NINE AT PROGRESSO

REVISION HISTORY:

RENDERINGS

A-501

PHOTOS - ADJACENT PROPERTIES

THE NINE AT PROGRESSO

DRC SUBMITTAL FOR NEW TOWNHOUSE PROJECT 929 NE 17TH WAY, FORT LAUDERDALE, FL 33304





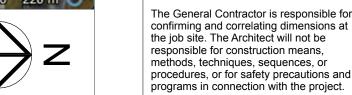


914 - NE 17TH WAY

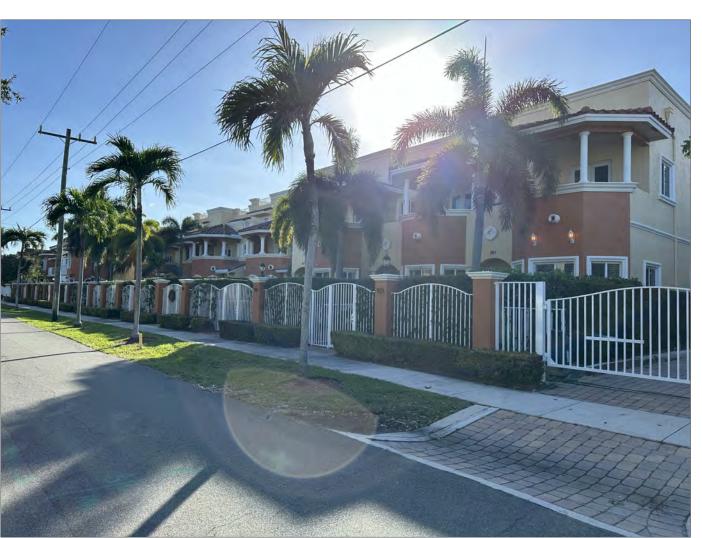


VICINITY PLAN NOT TO SCALE

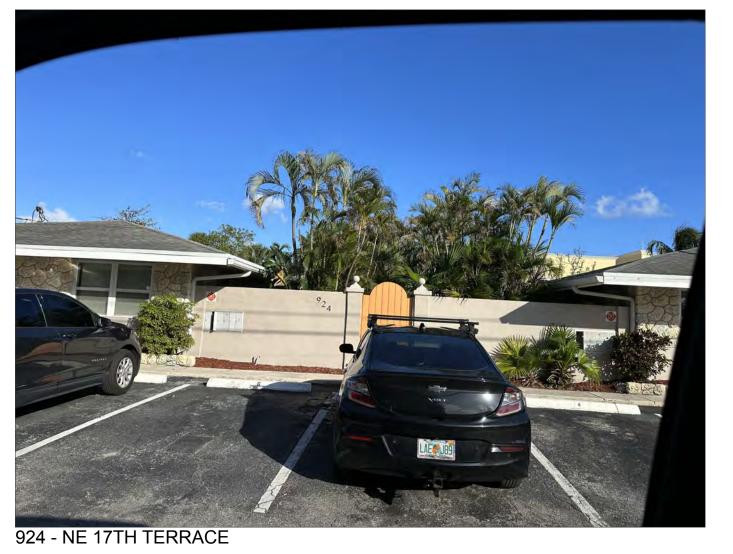
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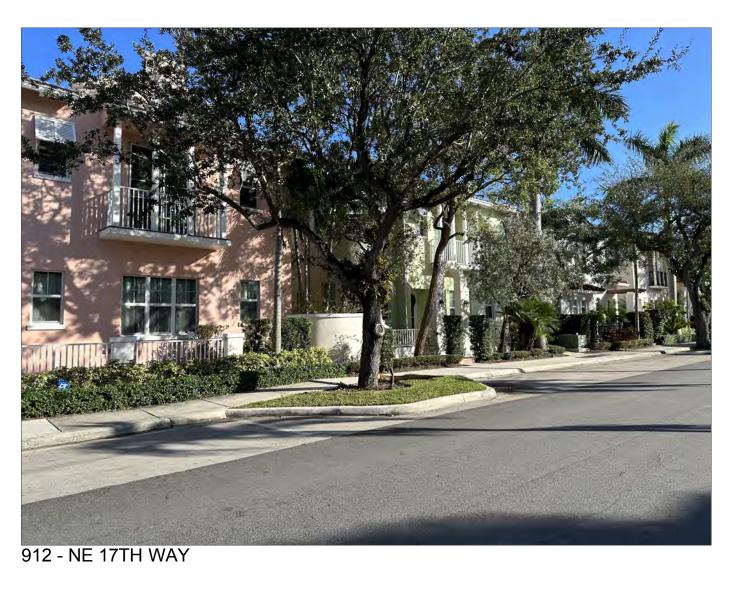


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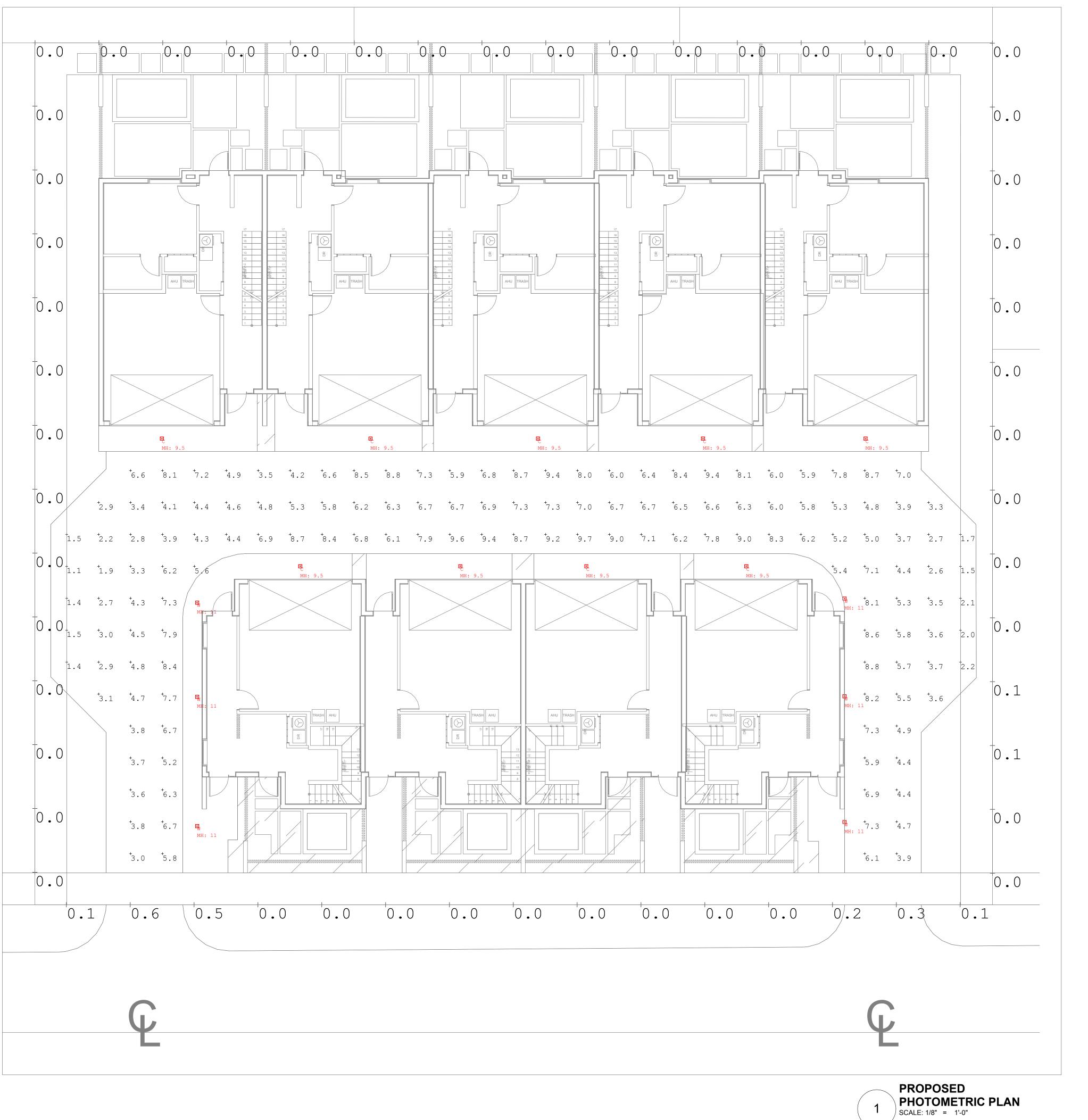


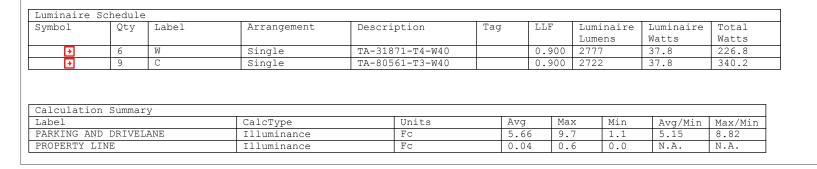




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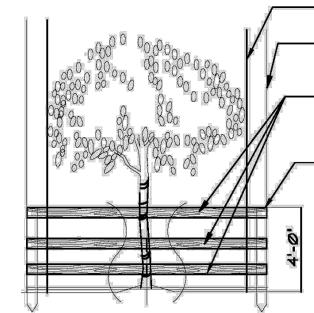
PROPOSED PHOTOMETRIC PLAN

A-700

REE MBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	CANOPY (FT)	TPZ (R)(ft)	CONDITION (%)	NOTES	SPECIES CLASS	DISPOSITION	MITIGATION VALUE (in)	MITIGATION VALUE (\$)
1	Bursera simaruba	GUMBO LIMBO*	8	18	16	10	80%		А	RELOCATE	-	<u>(Ψ)</u> -
2	Quercus virginiana	LIVE OAK	3	14	6	10	60%	CONFLICT WITH FENCE	А	REMOVE	2	\$130
3	Sabal palmetto	CABBAGE PALM	13	18	14	10	80%		Р	REMOVE	1 PALM	\$180
4	Sabal palmetto	CABBAGE PALM	16	20	14	10	80%		Р	REMOVE	1 PALM	\$180
5	Sabal palmetto	CABBAGE PALM	13	22	14	10	80%		Р	REMOVE	1 PALM	\$180
6	Dypsis lutescens	ARECA PALM	CLUSTER	13	10	10	80%		Р	REMOVE	1 PALM	\$180
7	Dypsis lutescens	ARECA PALM	CLUSTER	18	16	10	80%		Р	REMOVE	1 PALM	\$180
8	Bursera simaruba	GUMBO LIMBO	17	35	25	12	70%	CONFLICTS WITH ADJACENT PALM	А	REMOVE	12	\$780
9	Sabal palmetto	CABBAGE PALM	12	25	10	10	70%		Р	REMOVE	1 PALM	\$180
10	Adonidia merrillii	CHRISTMAS PALM	CLUSTER	35	5 EACH	10	70%		Р	REMOVE	1 PALM	\$180
1	Terminalia catappa	TROPICAL ALMOND	10	35	18	10	60%	NECROTIC FOLIAGE	D	REMOVE	2	\$130
2	Adonidia merrillii	CHRISTMAS PALM	6	20	5	10	70%		Р	REMOVE	1 PALM	\$180
3	Sabal palmetto	CABBAGE PALM	15	16	14	10	70%		Р	REMOVE	1 PALM	\$180
4	Ptychosperma elegans	SOLITAIRE PALM	4	20	4	10	60%		Р	REMOVE	1 PALM	\$180
5	Adonidia merrillii	CHRISTMAS PALM	5	25	5	10	70%		Р	REMOVE	1 PALM	\$180
6	Adonidia merrillii	CHRISTMAS PALM	5	25	5	10	70%		Р	REMOVE	1 PALM	\$180
17	Adonidia merrillii	CHRISTMAS PALM	3	10	3	10	60%	COMPETING FOR LIGHT	Р	REMOVE	1 PALM	\$180
8	Bursera simaruba	GUMBO LIMBO	19	30	18	10	60%	RESTRICTED ROOTS	A	REMOVE	11	\$715
9	Sabal palmetto	CABBAGE PALM	12	25	16	10	70%		Р	REMOVE	1 PALM	\$180
)	Sabal palmetto	CABBAGE PALM	15	25	14	10	70%		Р	REMOVE	1 PALM	\$180
1	Sabal palmetto	CABBAGE PALM	13	16	10	10	70%		Р	REMOVE	1 PALM	\$180
2	Sabal palmetto	CABBAGE PALM	10	22	10	10	50%	TRUNK EROSION	P	REMOVE	1 PALM	\$180
3	Adonidia merrillii	CHRISTMAS PALM	6	20	5	10	60%	PENCILLED TRUNK	P	REMOVE	1 PALM	\$180
4	Sabal palmetto	CABBAGE PALM	12	20	12	10	80%		P	REMOVE	1 PALM	\$180
5	Sabal palmetto	CABBAGE PALM	14	18	14	10	80%		P	REMOVE	1 PALM	\$180
6	Sabal palmetto	CABBAGE PALM	12	18	14	10	80%		P	REMOVE	1 PALM	\$180
7 7	Adonidia merrillii	CHRISTMAS PALM	CLUSTER	20	4 EACH	10	60%	CHLOROTIC FOLIAGE	P	REMOVE	1 PALM	\$180
B	Sabal palmetto	CABBAGE PALM	19	20	10	10	80%		P	REMOVE	1 PALM	\$180
9	Sabal palmetto	CABBAGE PALM	15	20	14	10	80%		Р	REMOVE	1 PALM	\$180
30 30	Sabal palmetto	CABBAGE PALM	11	20	14	10	80%		Р	REMOVE	1 PALM	\$180
1	Ptychosperma elegans	SOLITAIRE PALM	4	22	5	10	50%	PENCILLED TRUNK, UNDERSIZED CANOPY	Р	REMOVE	1 PALM	\$180
<u>' </u>	Sabal palmetto	CABBAGE PALM	13	20	14	10	60%		P	REMOVE	1 PALM	\$180
3	Bursera simaruba	GUMBO LIMBO	19	20	18	10	60%	RESTRICTED ROOTS, INCLUDED BARK	A	REMOVE	11	\$715
4	Sabal palmetto	CABBAGE PALM	12	8	16	10	80%	JUVENILE	P	REMOVE	1 PALM	\$180
1 5	Sabal palmetto	CABBAGE PALM	12	8	18	10	80%	JUVENILE	Р	REMOVE	1 PALM	\$180
5 6	Sabal palmetto	CABBAGE PALM	12	25	16	10	70%		Р	REMOVE	1 PALM	\$180
	Sabal palmetto	CABBAGE PALM	15	20	16	10	60%	CONFLICT WITH POWERLINE	Р	REMOVE	1 PALM	\$180
7 	,								Р			
8 	Sabal palmetto	CABBAGE PALM	11	40	16	10	60%	PENCILLED TRUNK		REMOVE	1 PALM	\$180
9	Sabal palmetto	CABBAGE PALM	11	40	16	10	60%	PENCILLED TRUNK SHALLOW ROOT PLATE, CO-DOMINANT	Р	REMOVE	1 PALM	\$180
40	Bursera simaruba	GUMBO LIMBO	26	25	30	15	50%	LEADERS, DECAY AT HISTORIC FLUSH	A	REMOVE	13	\$845
41	Bursera simaruba	GUMBO LIMBO	12	18	20	10	70%		A	RELOCATE NCHES REMOVED	-	-

TREE PROTECTION NOTES

- 1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- 2. TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROTECTIVE BARRIERS (SEE PROVIDED DETAIL). TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. TREE PROTECTION BARRIERS SHALL BE MAINTAINED AROUND THE TREES IN ACCORDANCE WITH THE TREE PROTECTION PLAN APPROVED BY THE DEPARTMENT.
- 3. PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE'S TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN.
- 4. BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER
- AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.
- 5. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.
- NO PRUNING OF TREES SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE
- EXCAVATION.
 8. CONTRACTOR TO COORDINATE DEMOLITION PLAN WITH ARCHITECTS
- 9. ANY PLANT MATERIAL SCARRED OR DESTROYED THAT IS DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES AND QUALITY.
- DRIP LINE



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

TENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2" X 4")

- WOODEN STAKES (2" X 4" X 5" MIN.) ON 5" CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR SHALL TAKE EXTRA CARE
DURING EARTHWORK AND UTILITY OPERATIONS
TO PROTECT ALL EXISTING TREES - AND SHALL
BE RESPONSIBLE TO REPLACE ANY TREES
DAMAGED DURING CONSTRUCTION.

	TREE PROTECTION DETAIL (CITY OF FT. LAUDERDALE)
(1	SCALE: NTS

MITIGATION CALCULATIONS				
TOTAL INCHES REMOVED	52			
TOTAL INCHES PROVIDED	68			
TOTAL INCHES SURPLUS	68			
TOTAL PALMS REMOVED	33			
TOTAL PALMS PROVIDED	24			
TOTAL PALMS DEFICIT	9			
REMAINING MITIGATION BALANCE FOR PALMS @ \$180.00 PER PALM	\$1,620.00			
SEE SHEET L-2.00 FOR PROPOSED TREES/P LOCATIONS.	ALMS AND RELOCATED TREE			

CC

AVENUE ACH, FL 33483 '5 | studio@cabezasalvarez.com

NE 17th Way, Fort Lauderdale, FL.
NDSCAPE PERMIT DRAWIN

No. Date Description

SEAL:

LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

TREE DISPOSITION CHART

Scale: 1/8" = 1' - 0"
Drawn By: JMA
Checked By: JMA
Date: 12/18/2023

L-1.0



REVISIONS:

PLANT SYMBOLS

PROTECTION — — — — — FENCE

EXISTING TO REMAIN

EXISTING TO BE REMOVED

EXISTING / TO BE RELOCATED

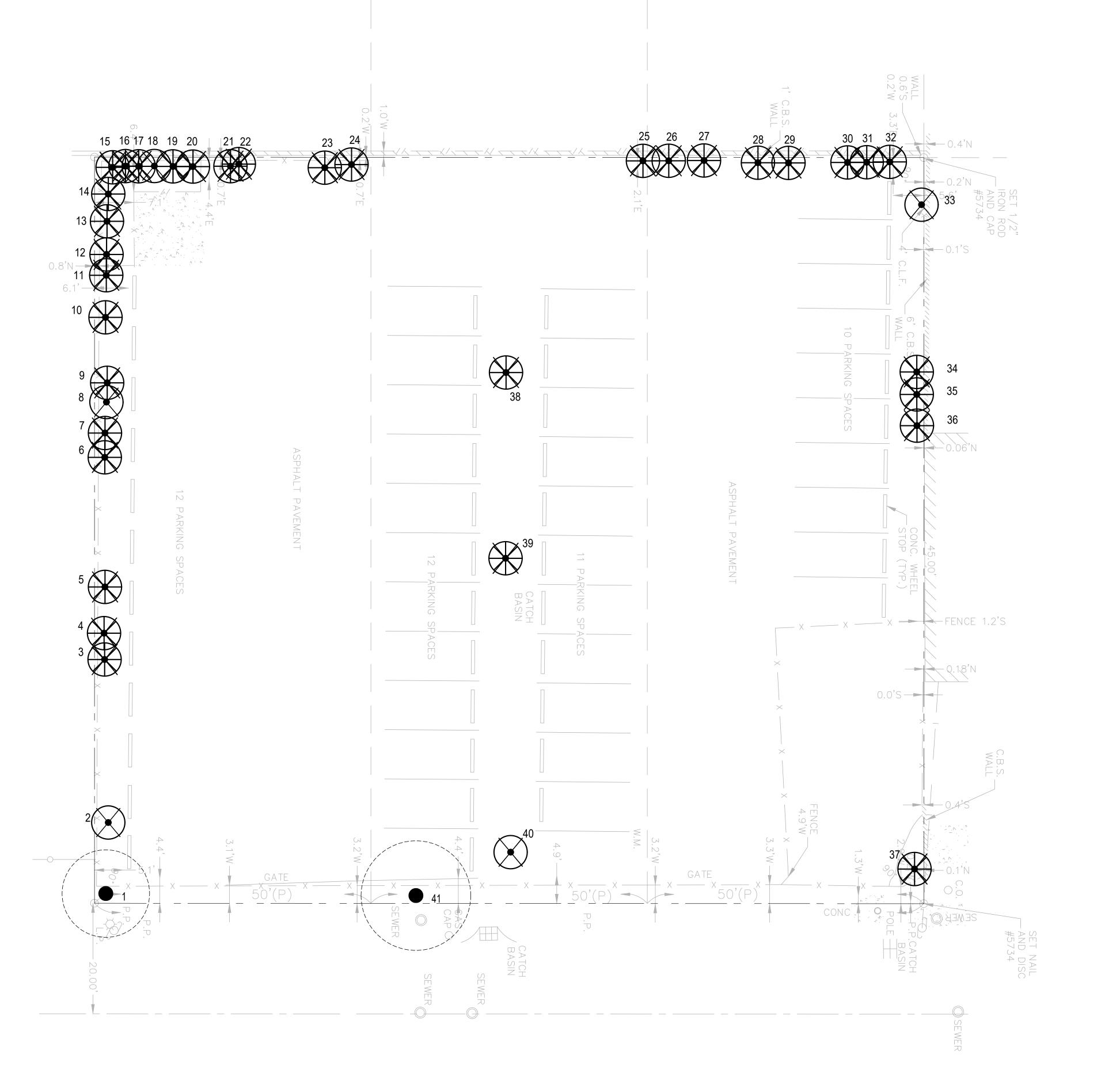
REGISTRATION NO. RLA 6667245

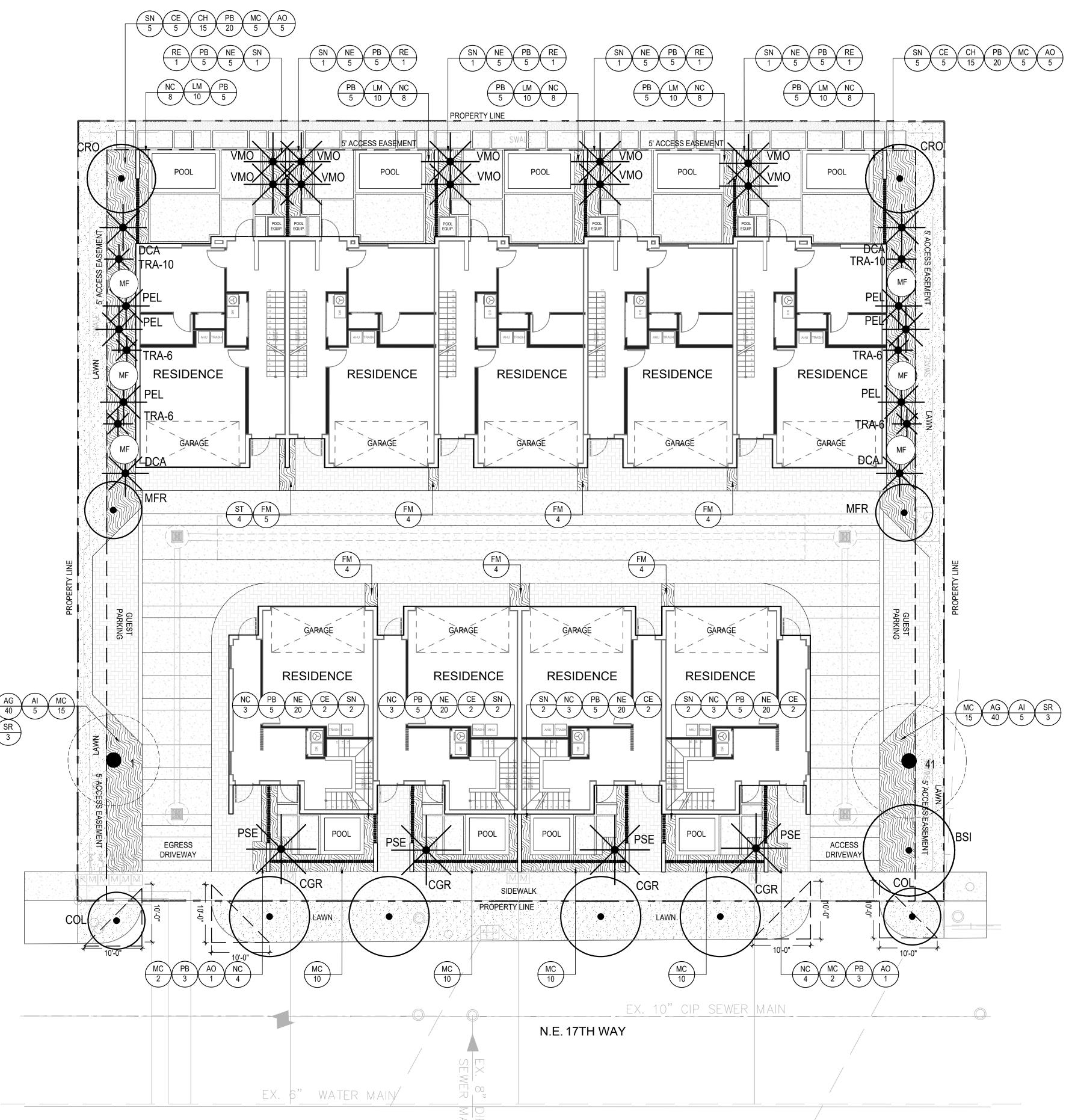
No. Date Description

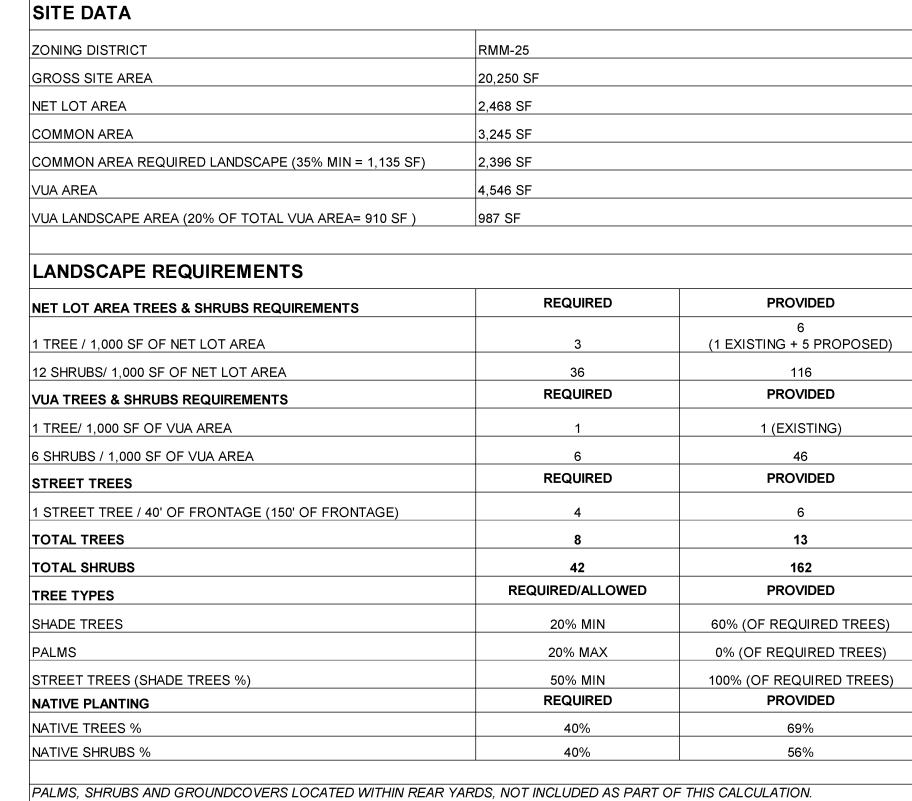
LANDSCAPE ARCHITECT: Jose M Alvarez

TREE DISPOSITION PLAN

Scale: 1/8" = 1' - 0"
Drawn By: JMA
Checked By: JMA
Date: 12/18/2023
SHEET NUMBER:







TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
BSI	1	Bursera simaruba	GUMBO LIMBO	18' HT, 8' SPR, 8" DBH, 6' CT min	٧	٧	STANDARD
CRO	2	Clusia rosea	PIGEON PLUM	18' HT, 8' SPR, 8" DBH, 6' CT min	٧	٧	STANDARD
MFR	2	Myrcianthes fragrans	SIMPSON'S STOPPER	12' HT, 6' SPR, 2" DBH,	٧	٧	MULTI-TRUNK
CGR	4	Caesalpinia granadillo	BRIDAL VEIL	18' HT, 8' SPR, 8" DBH, 6' CT min		٧	STANDARD
COL	2	Chrysophyllum oliviforme	SATIN LEAF	12' HT, 6' SPR, 4" DBH,	٧	٧	STANDARD
PALMS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
DCA	2	Dypsis cabadae	CABADA PALM	18' - 20' HT		٧	CLUSTER
PEL	6	Ptychosperma elegans	ALEXANDER PALM	16' CT MIN.		٧	DOUBLE TRUNK
TRA-10	2	Thrinax radiatta	THATCH PALM	10' HT	٧	٧	SINGLE TRUNK
							1

16' CT MIN.

18' - 20' HT

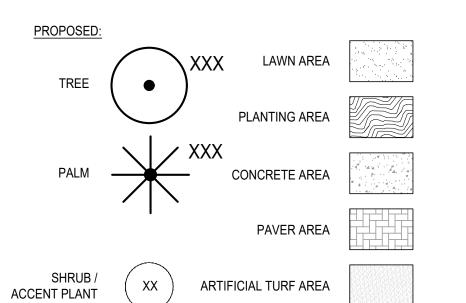
THATCH PALM

MONTGOMERY PALM

SCHEFFER'S PALM

	<u> </u>	r ty errosperma serremen	001121121101712111	10 20		•	02001211
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AG	80	Arachis glabrata	PERENNIAL PEANUT	1 GALLON, 6" HT, 12" SPR, FULL		٧	12" O.C.
ΑI	10	Alcantarea imperialis	IMPERIAL BROMELIAD	7 GALLON, 30" OA, FULL		٧	PER PLAN
AO	12	Alcantarea odorata	SILVER BROMELIAD	7 GALLON, 30" OA, FULL		٧	PER PLAN
CE	18	Conocarpus erectus	GREEN BUTTONWOOD	15 GALLON, 48" HT, FULL	٧	٧	PER PLAN
СН	30	Chrysobalanus icaco 'Horizontal'	HORIZONTAL COCOPLUM	7 GALLON, 24" OA, FULL	٧	٧	24" O.C.
FM	29	Ficus microcarpa 'Green Island'	GREEN ISLAND FICUS	7 GALLON, 18" OA, FULL		٧	18" O.C.
LM	50	Liriope Muscari	LILY TURF	1 GALLON, 12" OA, FULL		٧	12" O.C.
MC	84	Muhlenbergia capillaris	MUHLY GRASS	3 GALLON, 24" HT, FULL	V	٧	24" O.C.
MF	6	Myrcianthes fragrans	SIMPSON'S STOPPER	15 GALLON, 60" HT, FULL	V	٧	MULTI-TRUNK
NC	52	Neomarica caeruea 'Reginae'	GIANT APOSTLES IRIS	3 GALLON, 30" HT, FULL			PER PLAN
NE	105	Nephrolepsis exaltata	BOSTON FERN	3 GALLON, 24" HT, FULL	V	V	24" O.C.
РВ	116	Philodendron Burle Marx	SAME	3 GALLON, 24" HT, FULL		٧	24" O.C.
RE	5	Rhapis excelsa	LADY PALM	15 GALLON, 48" HT, FULL			CLUSTER
SN	18	Strelitzia nicolaii	WHITE BIRD OF PARADISE	7 GALLON, 48" HT, FULL			5 STALKS MIN
SR	6	Serenoa repens 'Cinera'	SILVER SAW PALMETTO	15 GALLON, 30" OA, FULL	٧	٧	3 STALKS MIN
ST	4	Sanseveria trifasciatta	SNAKE PLANT	3 GALLON, 18" OA, FULL		٧	18" O.C.
SOD	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
LAWN	1250 SF	Stenotaphrum secundatum	ST. AUGUSTINE	PALLET			

LEGEND



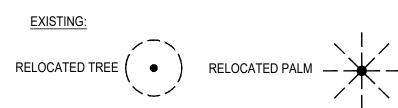
ARTIFICIAL TURF AREA

(xx)

4 Thrinax radiatta

10 Veitchia montgomeryana

4 Ptychosperma schefferii





√ SINGLE TRUNK

CLUSTER

٧

SINGLE TRUNK

REGISTRATION NO. RLA 6667245 LANDSCAPE PLAN

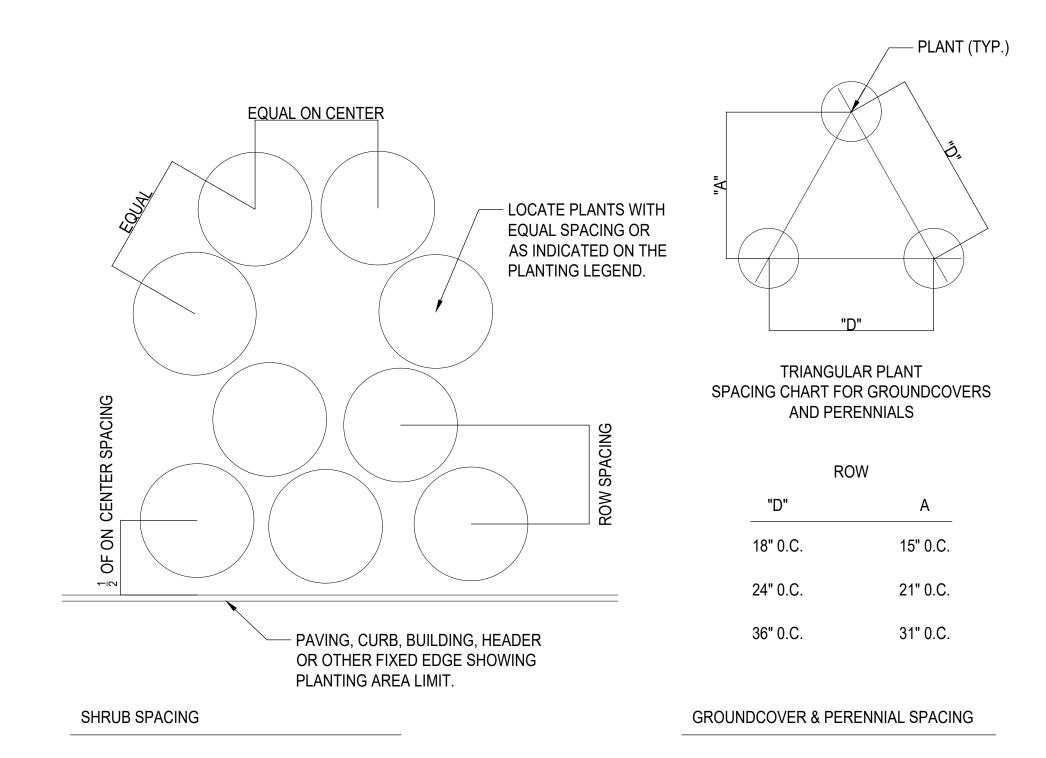
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No. Date Description

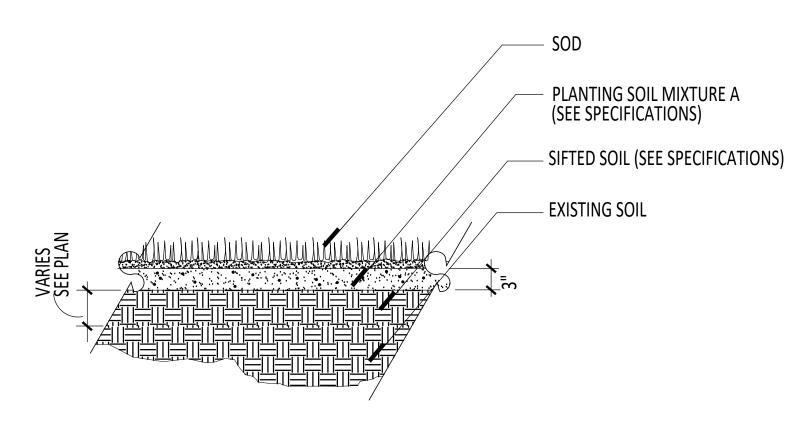
LANDSCAPE ARCHITECT: Jose M Alvarez

PALM PLANTING AND STAKING DETAIL

SCALE: N/A

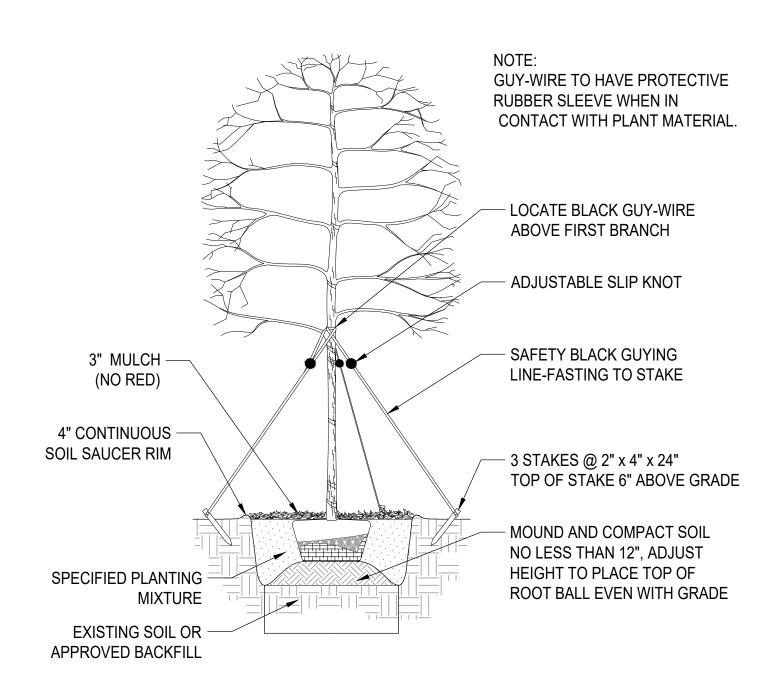


PLANT & SHRUB SPACING DETAIL

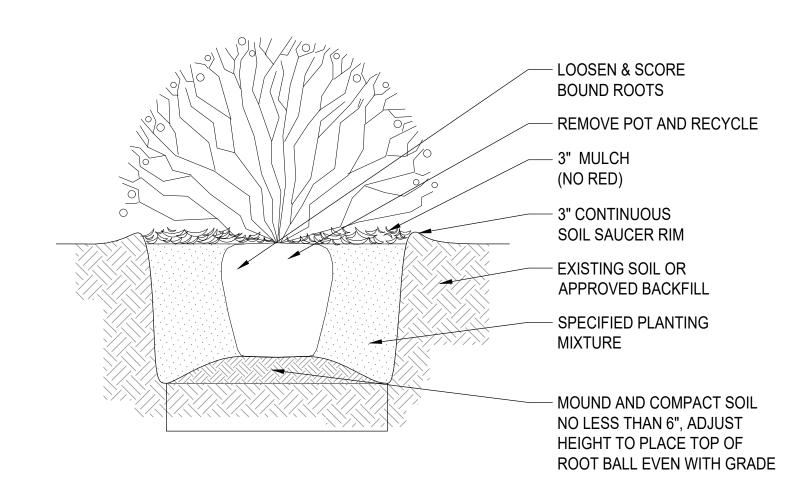


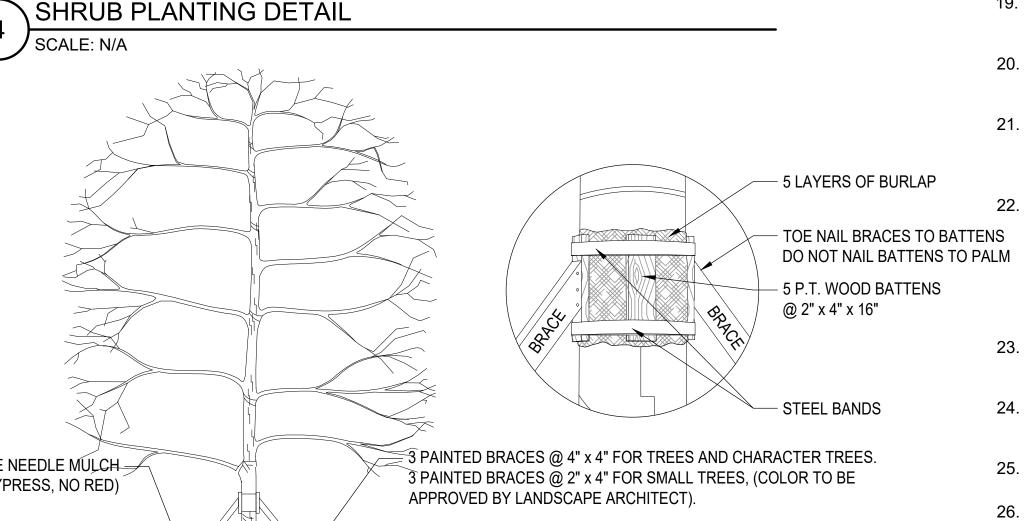
SOD SECTION

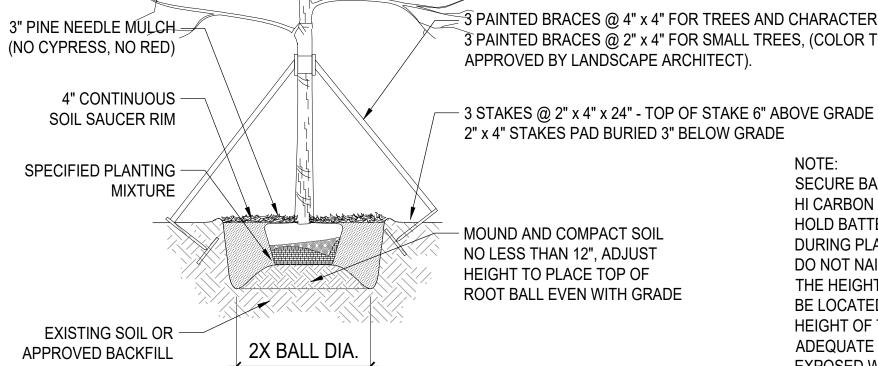
SCALE: N/A



UNDERSTORY TREE PLANTING AND STAKING DETAIL







TREE PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'- 0"

S AND CHARACTER TREES.

L TREES, (COLOR TO BE

T).

26.

E 6" ABOVE GRADE

SECURE BATTENS WITH 2-3/4"

HI CARBON STEEL BANDS TO

HOLD BATTENS IN PLACE

DURING PLANTING PROCESS.

DO NOT NAIL BATTENS TO TREE.

THE HEIGHT OF BATTENS SHALL

BE LOCATED IN RELATION TO THE

HEIGHT OF THE TREE FOR

ADEQUATE BRACING. PAINT ALL

EXPOSED WOOD SURFACES,

BLACK FOREST GREEN.

25.

26.

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
- 3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
- 5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
- 6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
- ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.
- 8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.
- 9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
- 10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
- 12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
- 13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
- 14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
- 15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
- 16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
- 17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
- 18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
- 19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
- 20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
- 21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
- 22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
- 24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- 25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES
- 26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
- 27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
- 28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- 29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

CC

ABELAS ALVAKEL

NDSCAPE ARCHITECTS, INC.

NE 5TH AVENUE

RAY BEACH, FL 33483

NE 17th Way, Fort Lauderdale, FL.

NDSCAPE PERMIT DRAWIN

REVIS	SIONS:		
		-	
No.	Date	Description	
			_

LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:

PLANTING DETAILS

+ NOTES

Scale: 1/8" = 1' - 0"

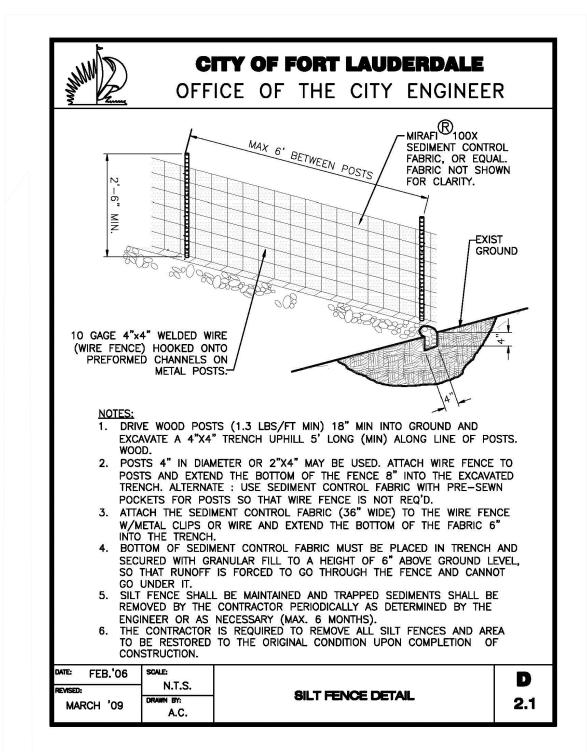
Drawn By: JMA

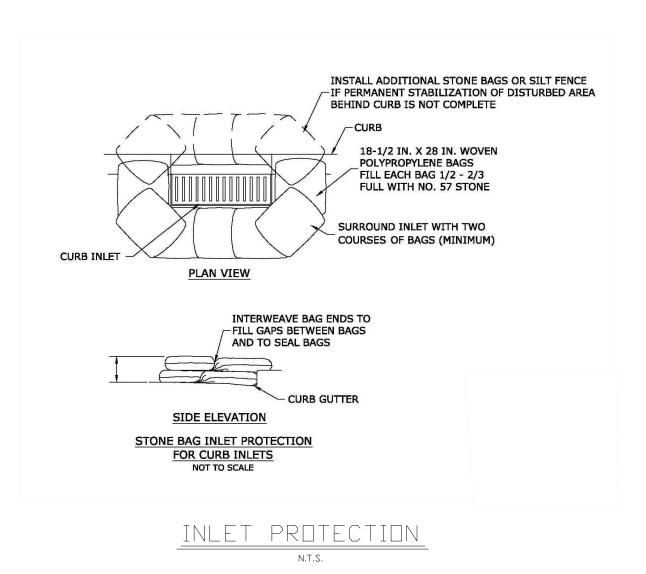
Drawn By: JMA
Checked By: JMA
Date: 12/18/2023
SHEET NUMBER:

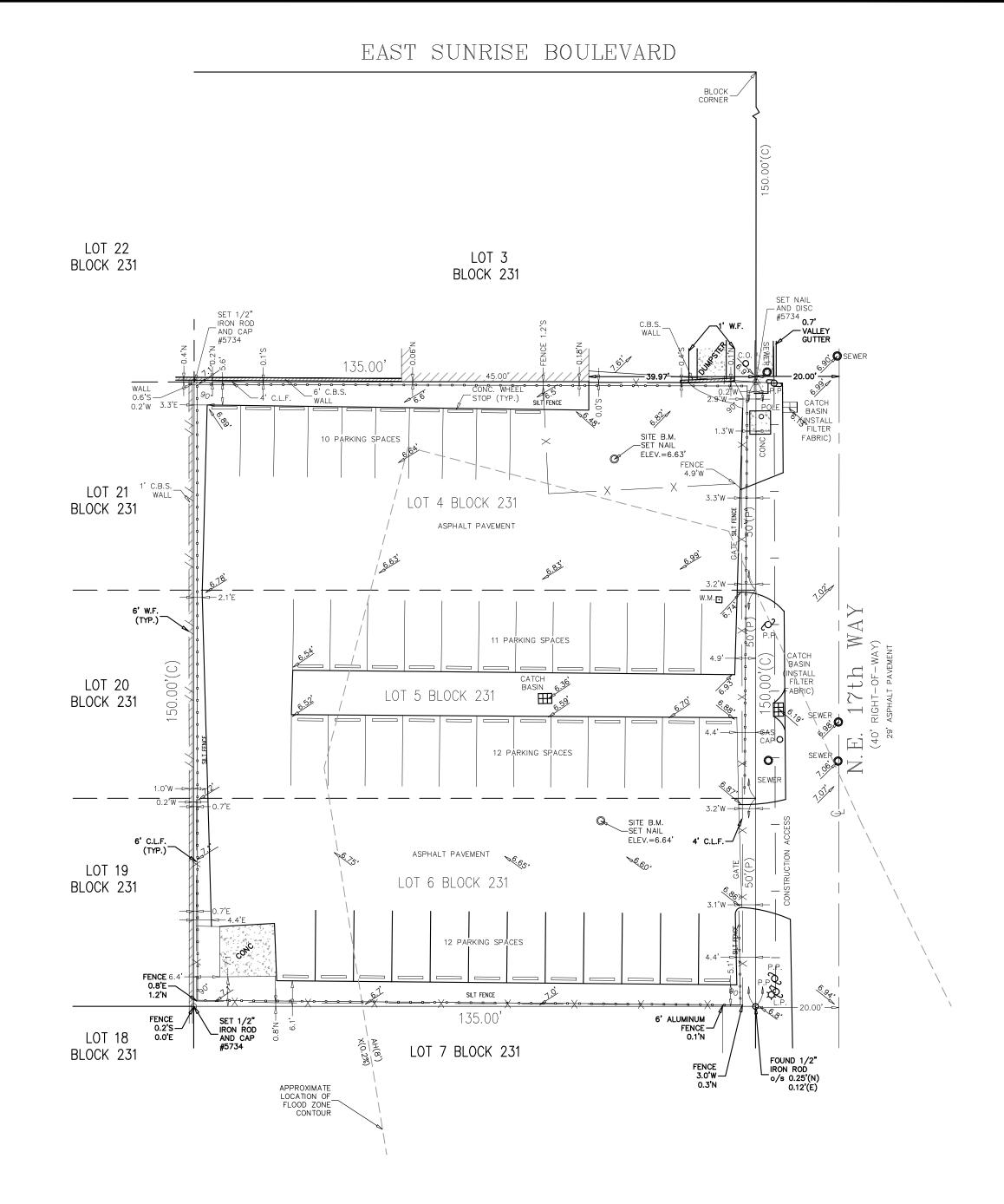
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EROSION AND SEDIMENT CONTROL NOTES

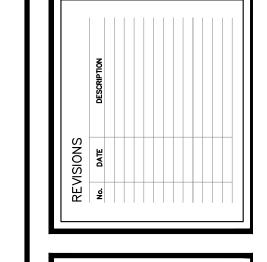
- 1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
- 2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).
- 3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
- 4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- 5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
- 6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- 7. ADDITIONAL PROTECTION ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- 8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.
- 9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.
- 12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.
- 13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- 14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
- 15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- 16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- 17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- 18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- 19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 20. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.











GEA PROJECT NO.: 23070 DATE: 11-14-2023

29

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SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J
SHEET TITLE

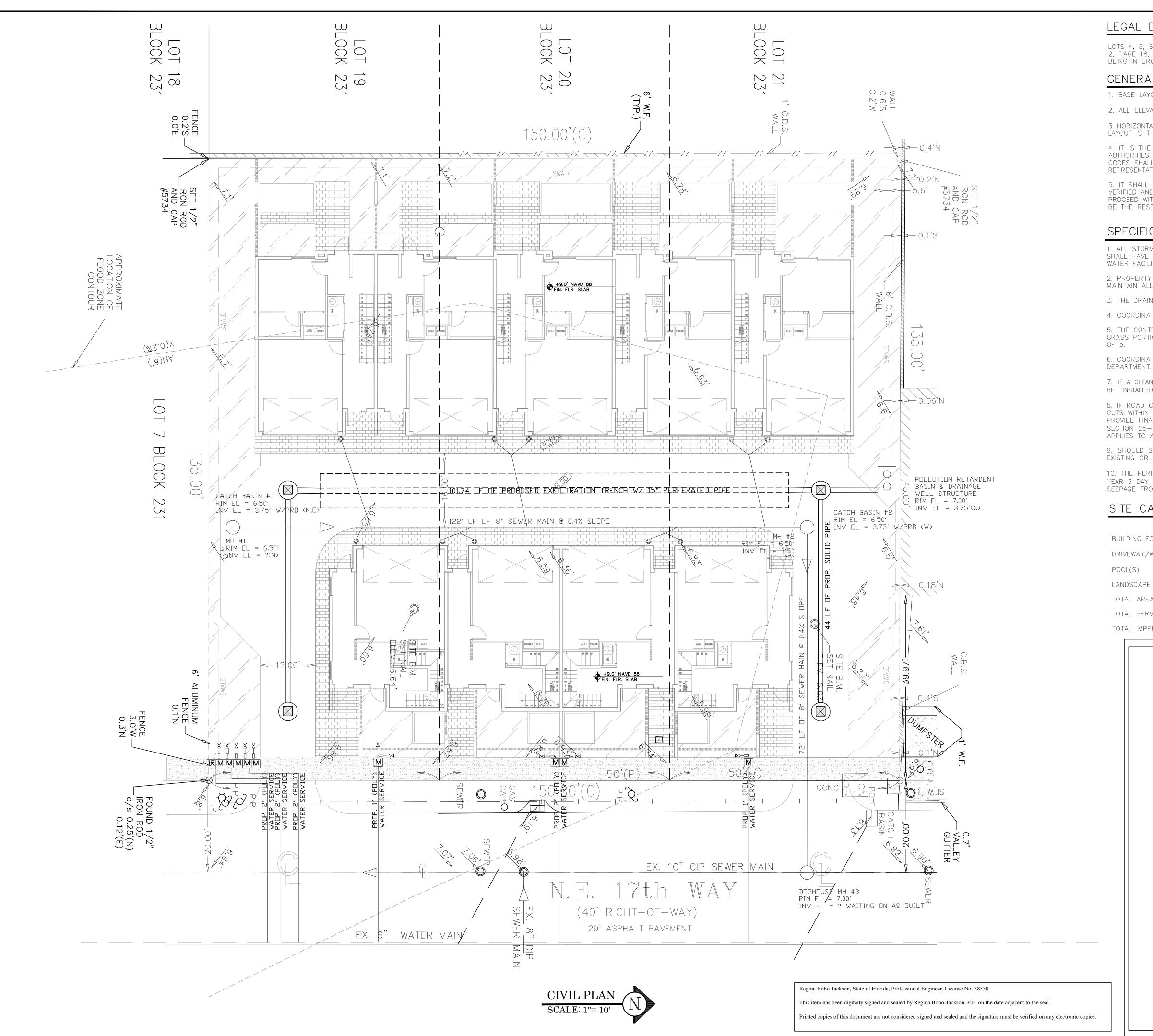
EROSION &
SEDIMENT
CONTROL
PLAN

C1 OF 6

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGAL DESCRIPTION:

LOTS 4, 5, 6, BLOCK 231, PROGRESSO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

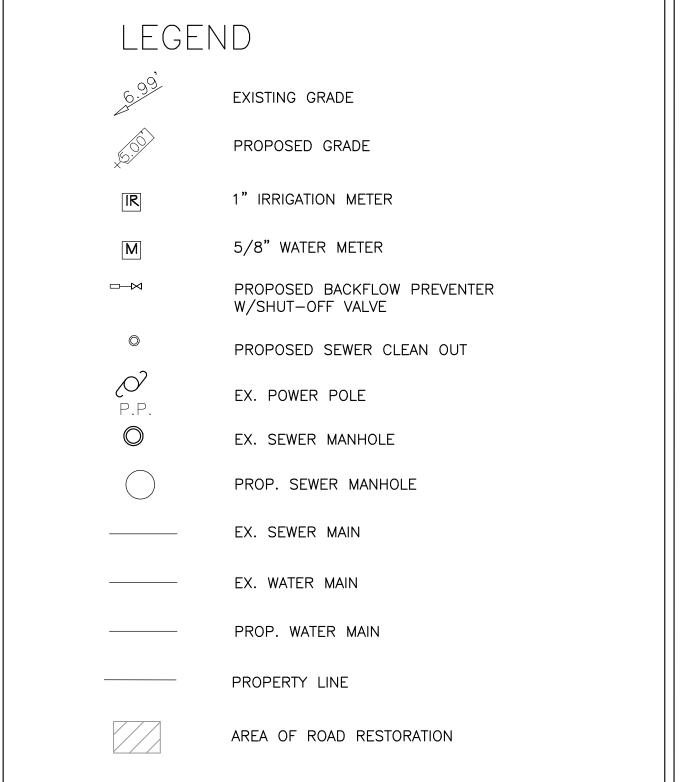
- 1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY PINNELL SURVEY, INC.
- 2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
- 3 HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

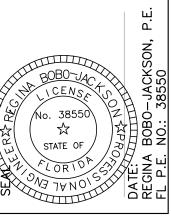
- 1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.
- 2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
- 3. THE DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
- 4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
- 5. THE CONTRACTOR SHALL FOLLOW DRIVEWAY DETAIL C1.3R AND PROVIDE A 8-INCH SWALE IN THE GRASS PORTION OF THE CITY RIGHT OF WAY, AS PER CITY DETAIL D4.2R. SEE DETAILS ON SHEET C3
- 6. COORDINATE ALL WATER AND SEWER WORK WITH CITY OF FORT LAUDERDALE PUBLIC WORKS
- 7. IF A CLEAN-OUT IS IN THE SIDEWALK FOOTPRINT, A TRAFFIC RATED BOX (H-20 LOADING REQUIRED) SHALL BE INSTALLED TO PROTECT THE CLEAN-OUT SEE DETAIL ON SHEET C5 OF 5.
- 8. IF ROAD CUTS ARE REQUIRED PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTLITIES OR CURB CUTS WITHIN 50-FT. IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE OF 25-FT. IN EACH DIRECTION OF CUT, PER CITY CODE OF ORDINANCES SECTION 25-108 AND IN ACCORDANCE WITH THE CITY'S RESTORATION STANDADRD DETAIL. THIS APPLIES TO ALL ROAD CUTS FOR SEWER LATERALS AND WATER SERVICE LINES.
- 9. SHOULD SANITARY SEWER LATERAL BE PROPOSED, PROVIDE 5 FEET MINIMUM SEPARATION TO ANY EXISTING OR PROPOSED TREE. COORDINATE WITH LANDSCAPING PLAN SHEET L1.
- 10. THE PERIMETER WALL SHALL HAVE A TOP ELEVATION NO LOWER THAN 5.34 FEET NAVD (THE 25 YEAR 3 DAY BERM ELEVATION). THE CONTRACTOR SHALL WATER PROOF THE WALL TO PREVENT ANY SEEPAGE FROM PASSING THROUGH THE WALL.

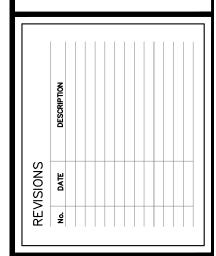
SITE CALCULATIONS:

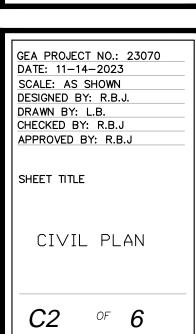
	EXISTING	PROPOSED
BUILDING FOOTPRINT	4,004 SQ FT	12,830 SQ FT
DRIVEWAY/WALKWAYS/DECKS	5,604 SQ FT	7,138 SQ FT
POOL(S)	556 SQ FT	336 SQ FT
LANDSCAPE AREA	15,643 SQ FT	5,503 SQ FT
TOTAL AREA	25,807 SQ FT	25,807 SQ FT
TOTAL PERVIOUS AREA	15,643 SQ FT	5,503 SQ FT
TOTAL IMPERVIOUS AREA	10,164 SQ FT	20,304 SQ FT











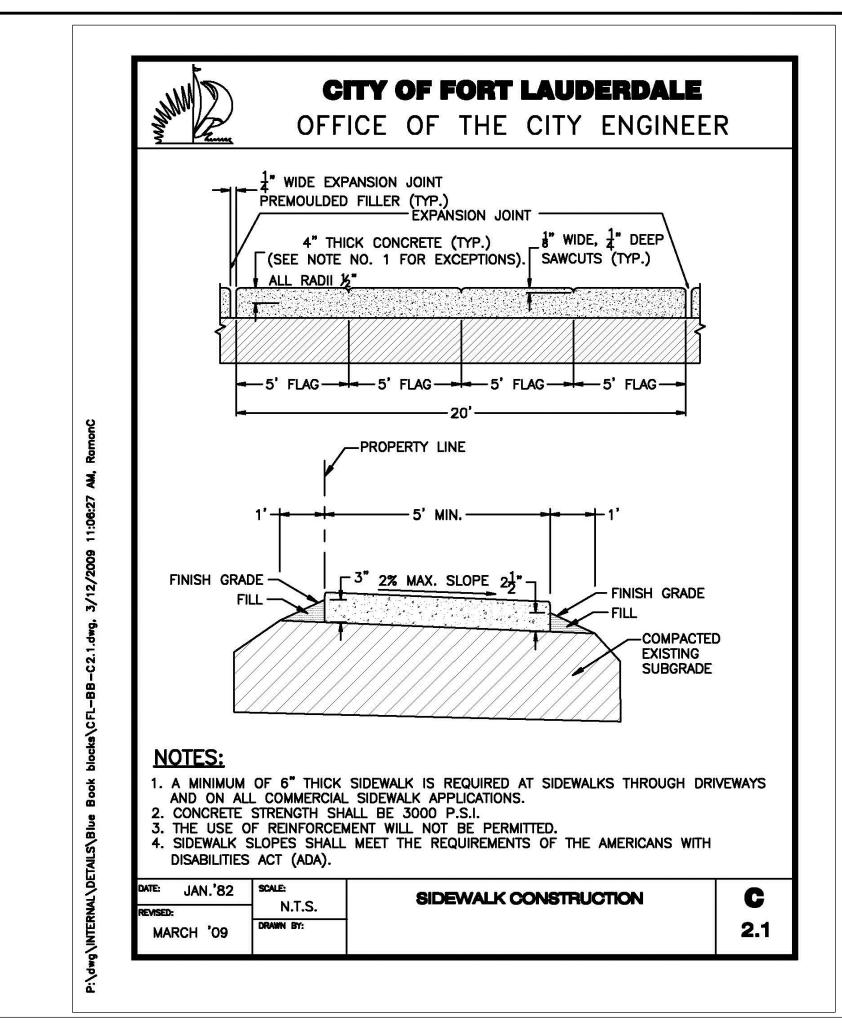
Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

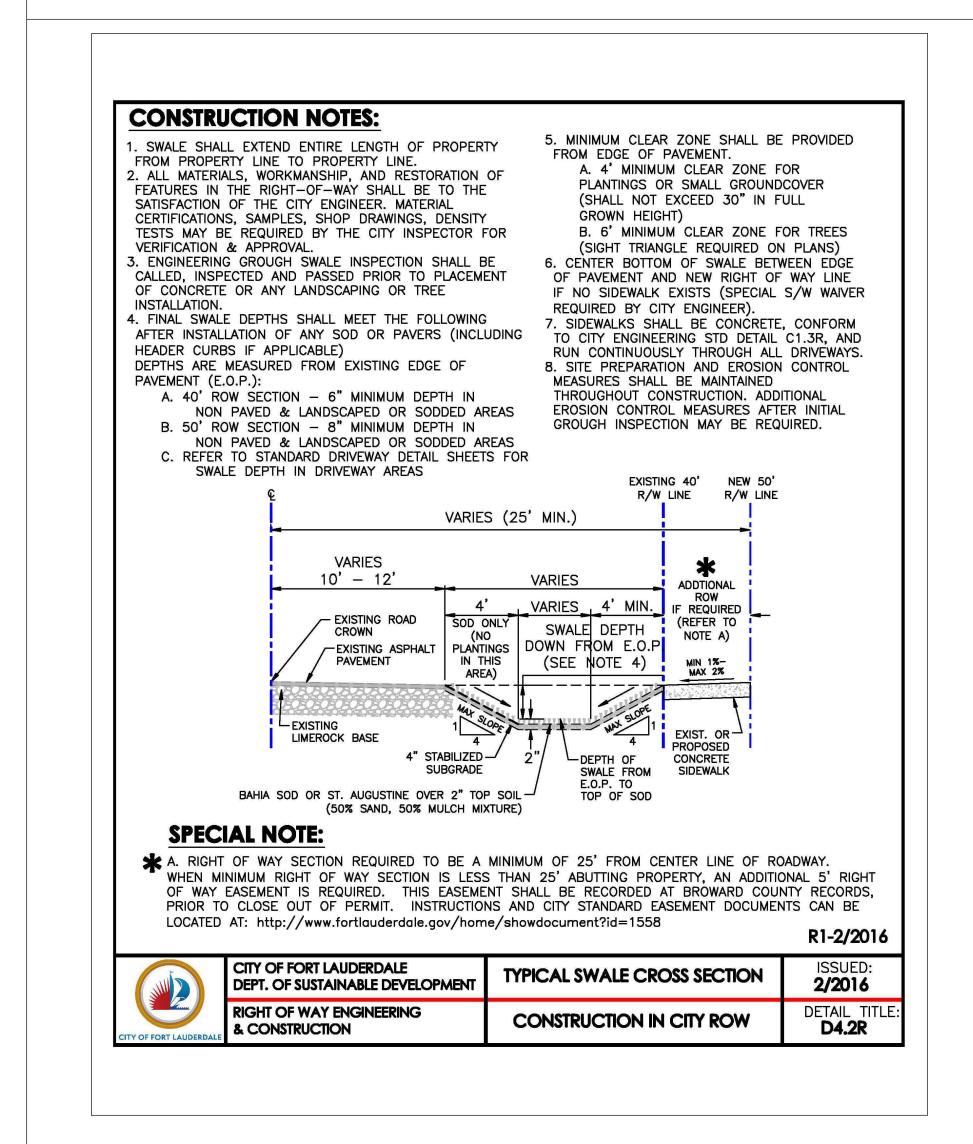
This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

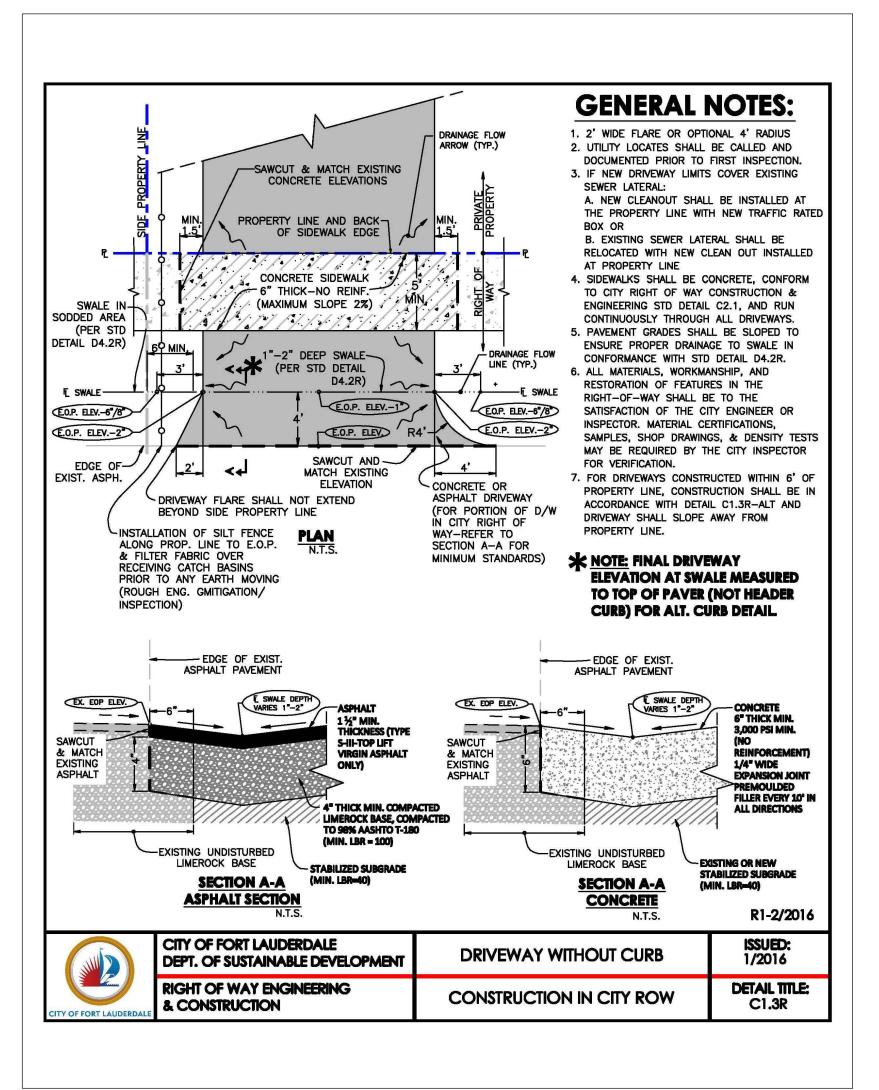
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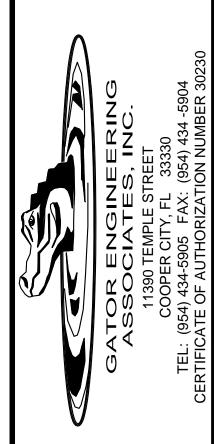
DEMAND TABLE

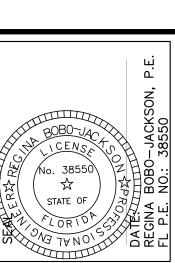
Type Demand	Type Unit	ERCs/Unit	No. of Units	ERC s
Prior Water Demand	Vacant	0	0	0.000
Prior Wastewater Demand	Vacant	0	0	0.000
Prop. Water Demand	9 Townhomes	1	9	9.000
Prop. Wastewater Demand	9 Townhomes	1	9	9.000



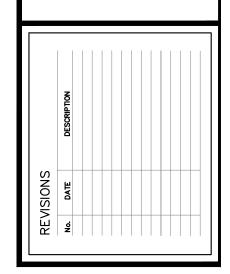


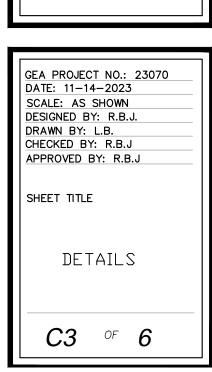


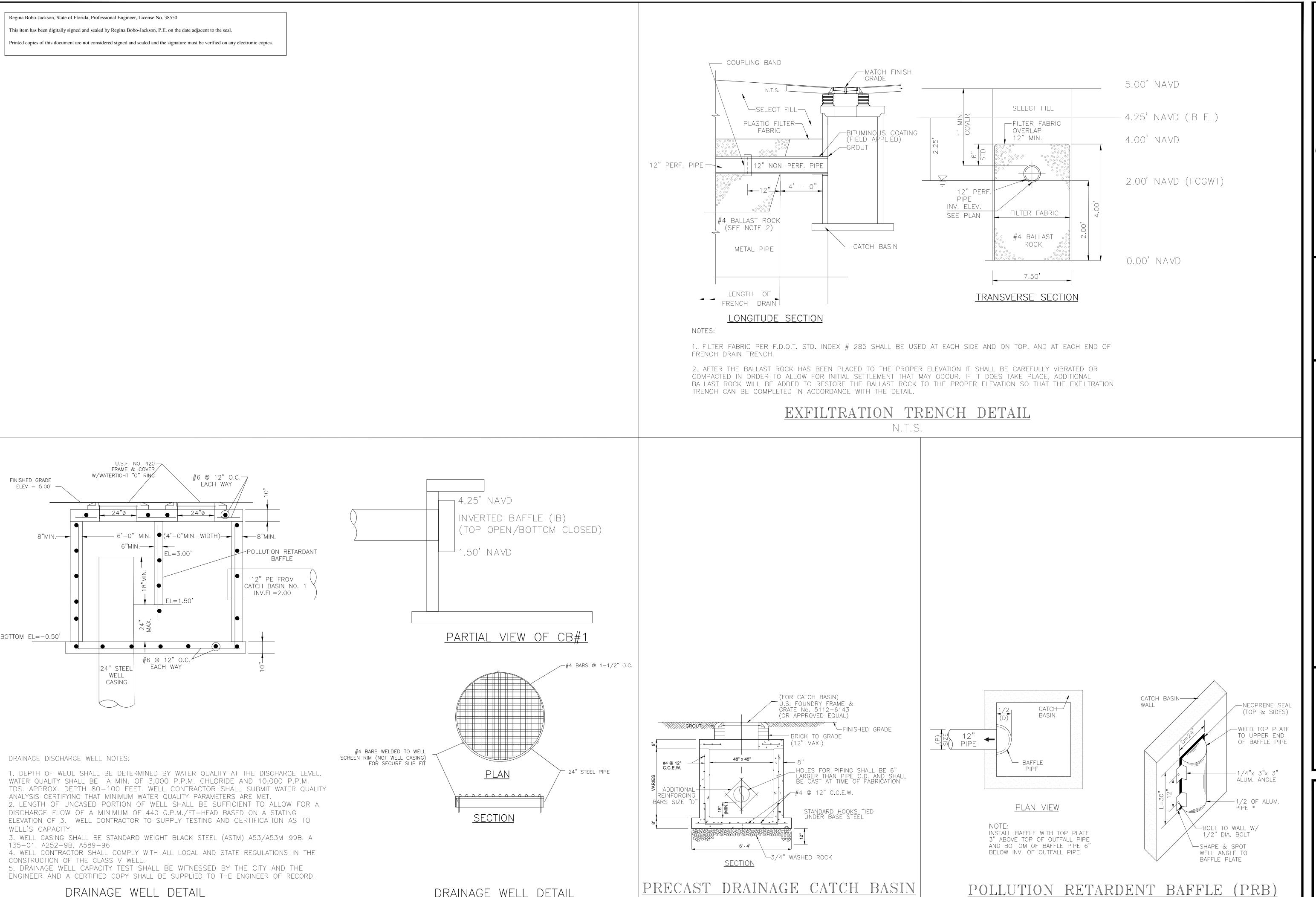




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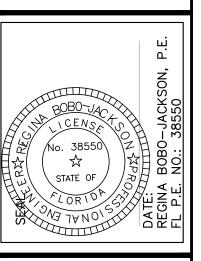


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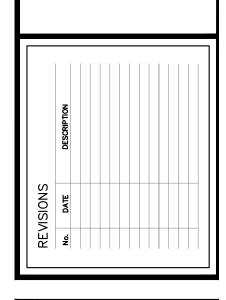
DRAINAGE WELL DETAIL

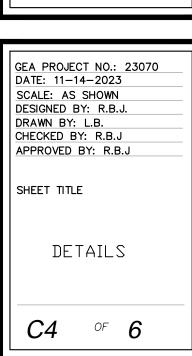
DRAINAGE WELL DETAIL





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SEWER PROFILE

HORIZ SCALE: 1"=10' VERT. SCALE: 1"=2"

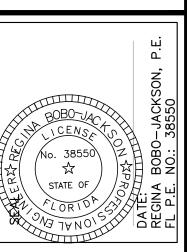
GENERAL CONSTRUCTION NOTES:

- NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM THE CITY OF FORT LAUDERDALE.
- 2 THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, MOVING AND RELOCATING OR REPLACING ALL WATER SERVICES OR SEWER LATERALS WHICH ARE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN FOR WATER SERVICE AND WASTEWATER SERVICE DISRUPTION FOR APPROVAL 7 (SEVEN) CALENDAR DAYS PRIOR TO THE ANTICIPATED DISRUPTION. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY WORK ON THEIR SERVICES. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
- 3 THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED, CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AND ALL OTHER PARTICIPATING UTILITIES 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
- 4 THE CONTRACTOR MUST INFORM THE CITY AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY THE CITY.
- 5 IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY OF FORT LAUDERDALE AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARMENT,
- 6 CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY.
- 7 IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.
- ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FOOT SPECIFICATIONS AND PERMIT REQUIREMENTS.
- 9 ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.
- 10 contractor shall comply with all local city, county and state regulations PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.
- 11 contractor shall prepare and submit maintenance of traffic (mot) plans to FDOT, CITY OF FORT LAUDERDALE, BROWARD COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK, SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 12 STATIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ESTABLISHED BASELINE AND SHALL NOT BE CONSIDERED AS DISTANCES OR AS A MEASURE OF THE LINEAR FOOTAGE OF PIPE TO BE INSTALLED.
- 13 THE GENERAL INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.
- 14 CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.
- 15 ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 16 TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.
- 17 CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
- 18 CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.
- 19 THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- 20 LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR CITY OF FORT LAUDERDALE AS NECESSARY.
- 21 CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAYED WITH ASPHALT.
- 22 EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION PER FDOT STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL, CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER BROWARD COUNTY TRAFFIC ENGINEERING SPECIFICATIONS; COST SHALL BE INCIDENTAL.
- 23 THE CONTRACTOR SHALL PAINT NEW TRAFFIC STRIPE MARKINGS WHERE EXISTING TRAFFIC STRIPE MARKINGS ARE DAMAGED OR REMOVED DURING CONSTRUCTION, THIS WORK SHALL BE CONSIDERED INCIDENTAL.

GENERAL NOTES - TRAFFIC CONTROL PLAN

- I THE TRAFFIC CONTROL PLANS FOR THE PROJECT SHALL COMPLY WITH THE LATEST EDITION OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 600-660. MUTCD AND THE STANDARD SPECIFICATIONS, THE CONTRACTOR'S RESPONSE TIME TO ALL REPORTED MALFUNCTIONS OF TRAFFIC SIGNALS WITHIN THE PROJECT LIMITS SHALL BE NO MORE THAN TWO (2) HOURS AND SHALL RESTORE ALL MALFUNCTIONING TRAFFIC SIGNAL EQUIPMENT TO ITS LEVEL OF OPERATION PRIOR TO THE MALFUNCTIONING WITHIN TWENTY-FOUR (24) HOURS, DURING THIS TIME THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE TEMPORARY TRAFFIC CONTROL DEVICES, FLAGLER PERSONNEL AND LAW ENFORCEMENT PERSONNEL AS NECESSARY TO MAINTAIN A SAFE AND EFFICIENT FLOW OF TRAFFIC AT THE AFFECTED WORK ZONE. THE ENGINEER OR THE CITY OF FORT LAUDERDALE SHALL APPROVE ALL MODIFICATIONS PRIOR TO THEIR IMPLEMENTATION.
- 2 THE CONTRACTOR SHALL MAINTAIN PROPER OPERATION OF ALL TRAFFIC SIGNAL LOOP ASSEMBLIES AND LOOP DETECTORS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL CORRECT ALL LOOP ASSEMBLY/DETECTOR MALFUNCTIONS WITHIN 24 HOURS OF NOTIFICATION OF SUCH MALFUNCTIONS BY THE ENGINEER.
- 3 THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
- 4 A REGULATORY SPEED OF 25 MPH SHALL BE POSTED WITHIN THE LIMITS OF THE WORK ZONE.
- 5 EXISTING SIGNS AND PAVEMENT MARKINGS THAT CONFLICT WITH CONSTRUCTION SIGNS AND MARKINGS SHALL BE REMOVED DURING CONSTRUCTION, ALL EXISTING SIGNS THAT ARE REMOVED SHALL BE STOCKPILED IN A SECURE PLACE AND REINSTALLED AFTER CONSTRUCTION. REMOVE AND REPLACE ANY GROUND MOUNT SIGN BY USE OF INDEX NO. 611.
- A THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
- 7 THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE CITY OF FORT LAUDERDALE FOR ANY AND ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED AT NIGHT, NO LANE CLOSURE SHALL BE ALLOWED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM, MONDAY THROUGH FRIDAY UNLESS APPROVED BY THE ENGINEER.
- 8 THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY TWO (2) BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT, THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION, SEE SPECS FOR LIST OF UTILITY COMPANIES.





2



GEA PROJECT NO.: 23070

DATE: 11-14-2023 SCALE: AS SHOWN

DESIGNED BY: R.B.J. DRAWN BY: L.B.

CHECKED BY: R.B.J APPROVED BY: R.B.J

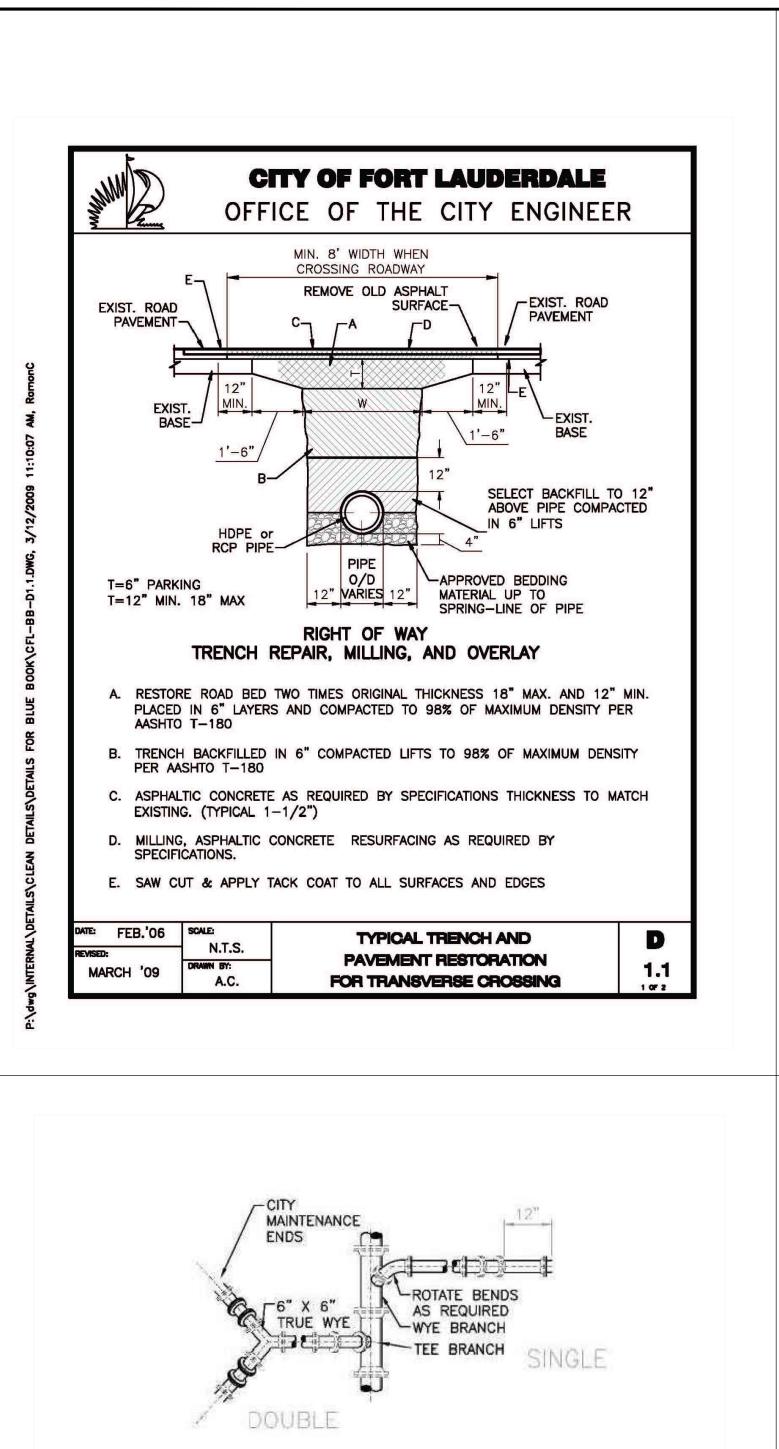
This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

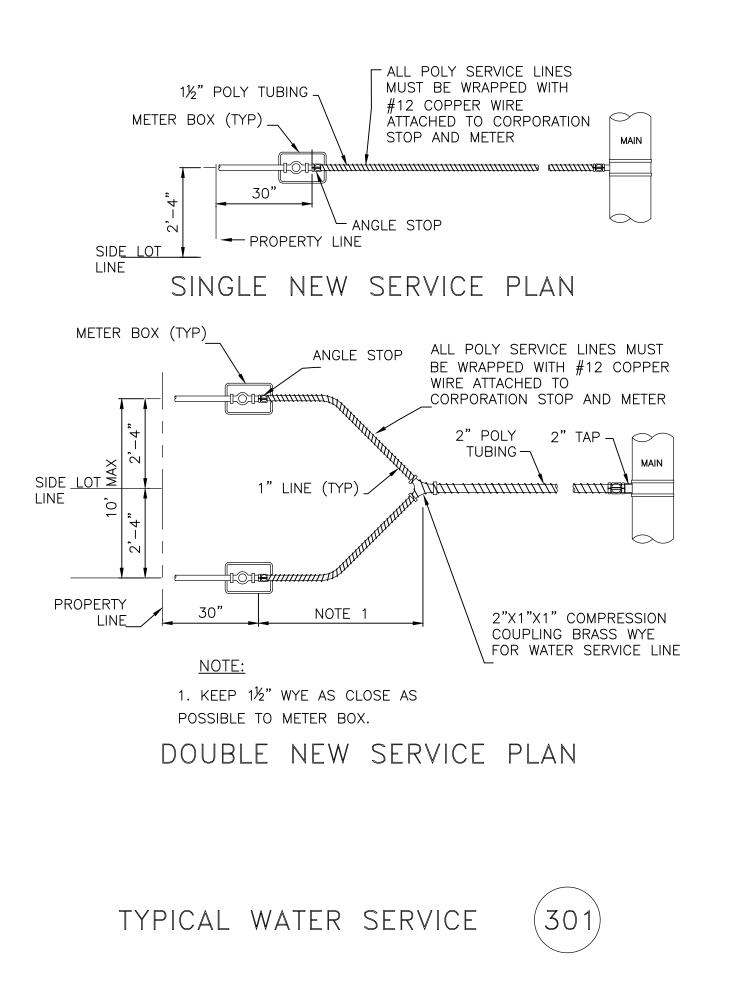
Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

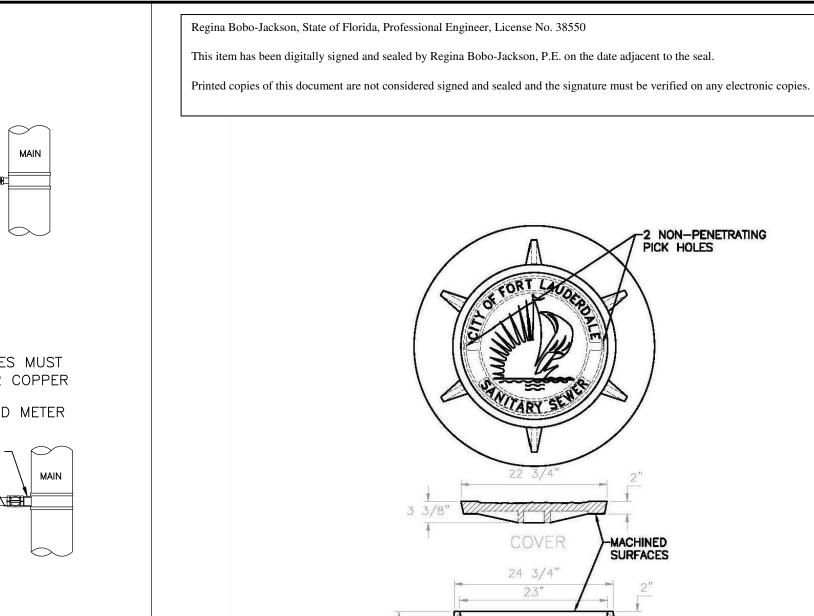
48 HOURS BEFORE DIGGING CALL SUNSHINE STATE TOLL FREE 1-800-432-4770 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

SHEET TITLE SEWER PROFILES & NOTES

C5 OF 6





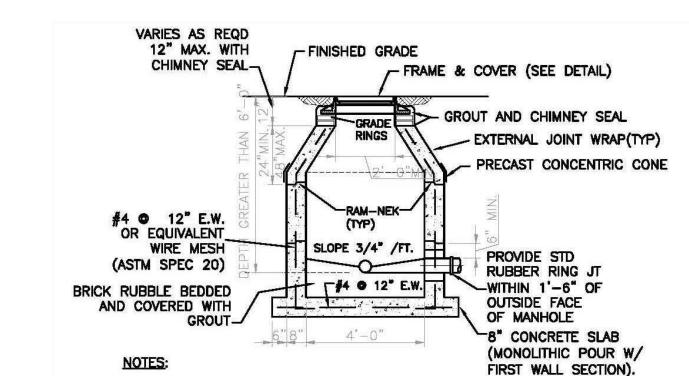


1. MATERIAL: FRAME AND COVER AS SPECIFIED.
2. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).

3. ALL DIMENSIONS ARE NOMINAL.
4. OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

PICK HOLES

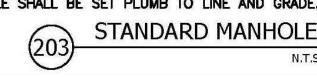
MANHOLE FRAME & COVER PAVED AREAS

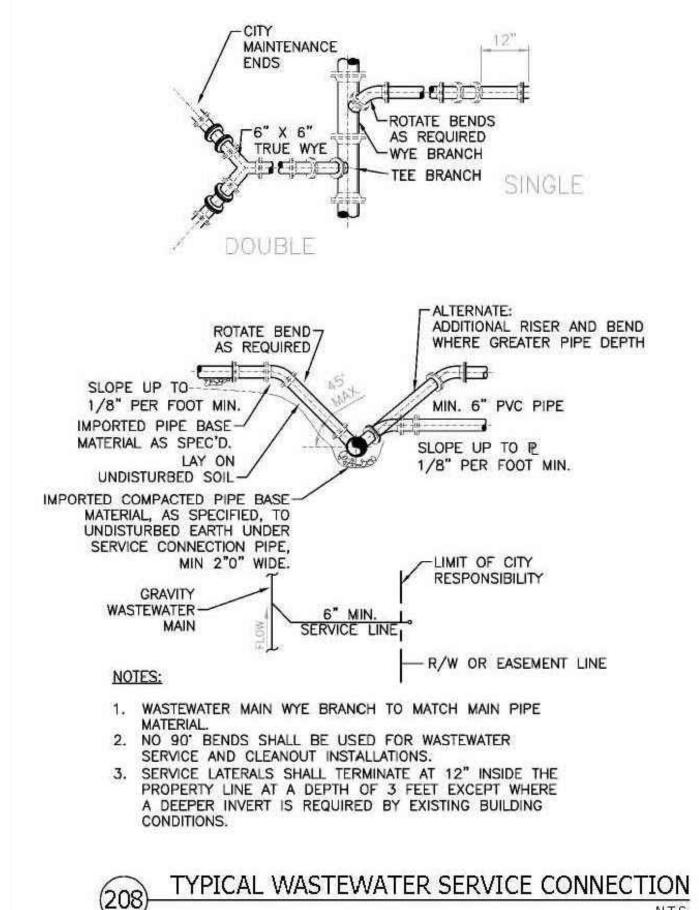


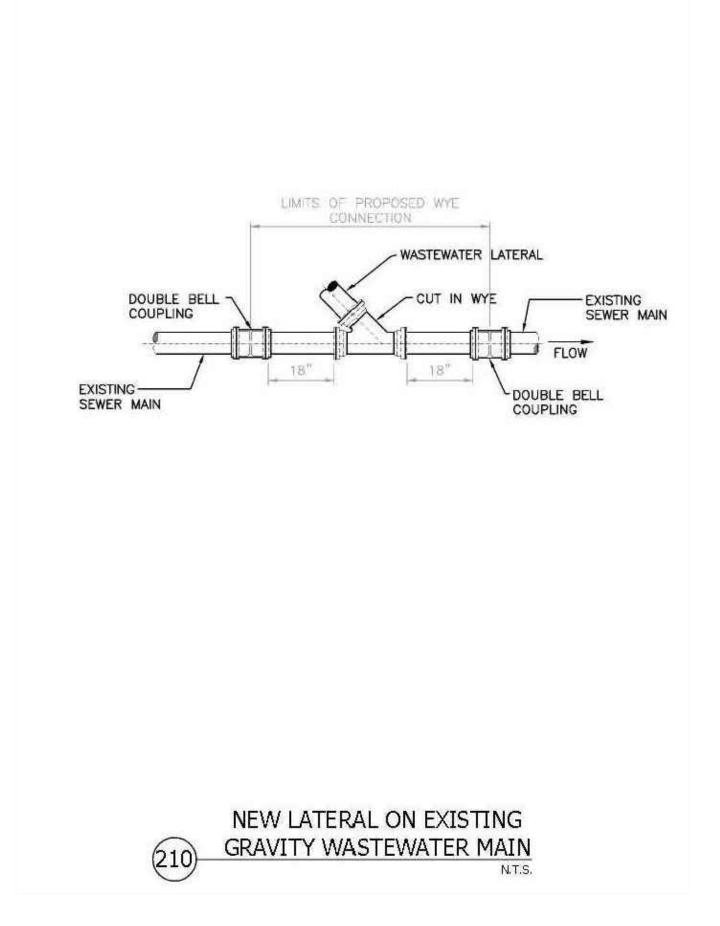
1. PRECAST CONCRETE TYPE II 4000 P.S.I.

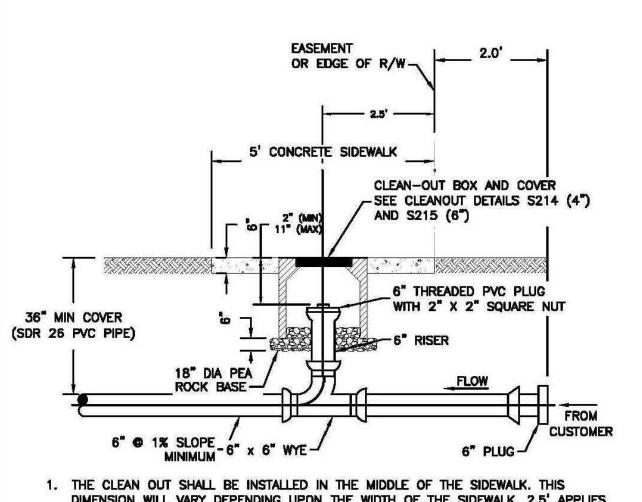
- 2. "RAM-NEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH THE WIDTH AT LEAST 1/2 THE WALL THICKNESS).

 3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING
- 4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
- 5. LIFT HOLES ARE PERMITTED. 6. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
- A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER OR PRECAST FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE. DOUBLE BANDING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.
- B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A 5' MIN. DUCTILE IRON PIPE SECTION (EPOXY LINED) OR THE APPROVED PVC-MANHOLE ADAPTER.
- 7. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
- 8. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
- 9. MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.
- 10. MANHOLES TO BE PAINTED INSIDE AND OUTSIDE WITH 2 COATS OF AN APPROVED PROTECTIVE COATING. (ONE COAT RED, ONE COAT BLACK) MIN. 8-10 MILS D.F.T. PER COAT.
- 11. MANHOLE SHALL BE SET PLUMB TO LINE AND GRADE.



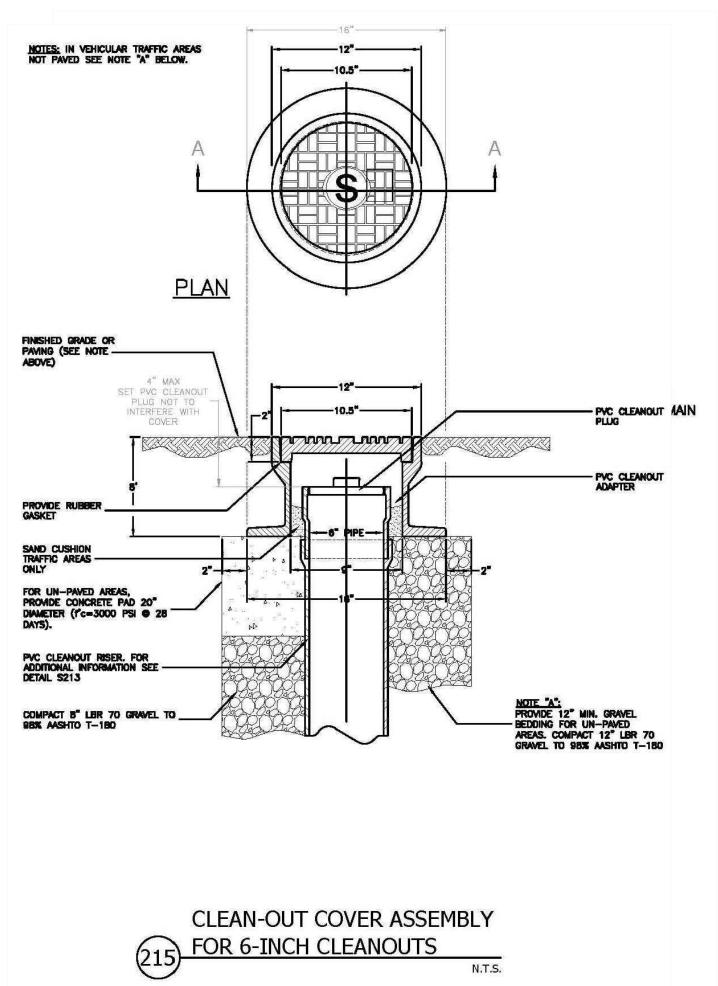


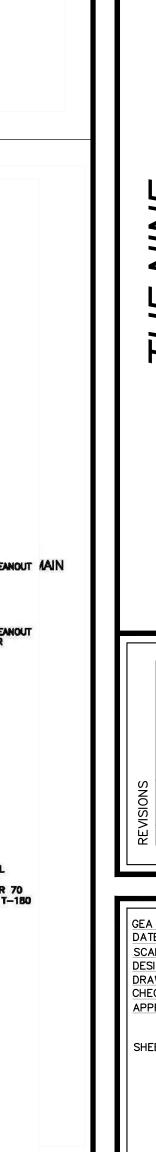


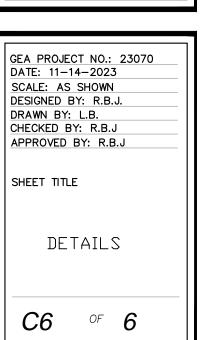


- DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
- 2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
- 3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR. SEE DETAILS S214 AND S215 FOR 4 AND 6 INCH CLEAN-OUT.

SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE







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STUDIO**PATRICKSOARES**

December 19th, 2023

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Project Description Narrative

For the purposes of this narrative, we have designed a townhome development that includes two residential buildings. The front building, facing the right of way has four (4) dwelling units. The rear building has five (5) dwelling units. The project has a total of nine (9) dwelling units. We have complied with the lot requirements and density. The site will have a shared driveway, each dwelling unit has vehicular and pedestrian access that will lead to each of the units. For the unit facing the public right of way, the main entrance has been designed in compliance with Sec. 47-18.9 no.3 a., b., c., and d. We have also complied with yard requirements, setbacks, and architectural elements required within the code. The client is proposing a modern contemporary design 3-story building not exceeding the max of thirty-five (35) feet, great room concept on the second floor and 3 bedrooms on the third floor. Each unit will have private patios, and a proposed fence will be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5. Sidewalks will be provided as per Sec. 47-18.9 no.11. The developer will provide a beautiful landscape site. For the Solid waste, yard waste, and recycling requirements, we are proposing a designated area inside the garage for the containers, and that meet the requirements of Chapter 24 of the city's Code of Ordinances.

STUDIOPATRICKSOARES

333 Las Olas Way, Suite 422, Fort Lauderdale, FL 33301 studio@patrickosoares.com www.patrickosoares.com (561)603-8395

December 19th, 2023

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: 929 NE 17th Way – Townhouse Project Site Plan Level II

Dear Development Review Committee:

Sec. 47-18.33. Single family dwelling, attached: Townhouses.

A. For the purposes of this section, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.

RESPONSE: The project is composed of two (2) buildings. The front building contains four (4) townhome units and the rear building contains five (5) townhome units.

- B. Site design criteria. A single family dwelling: townhouses (Herein referred to as townhouse development) shall meet the following site design criteria:
- 1. *Minimum lot size.* The parcel upon which the group is located shall contain a minimum area of seven thousand five hundred (7,500) square feet and shall provide an average of two thousand (2,000) square feet per dwelling unit, including driveways and areas held in common ownership.

RESPONSE: The project's parcel is 20,250,sf. The project provides an average of 2,250sf of land per unit, exceeding the minimum lot size requirements.

2. *Density.* The density is determined by the regulations governing the zoning district where the townhouse development is located.

RESPONSE: Noted. This project is in compliance with the density regulations of the governing district.

3. *Group limit.* A townhouse group shall be limited to a maximum of eight (8) dwelling units. A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five

(5) feet from the rest of the front facade. Attached units may have a common wall or individual sidewalls separated by a distance of not more than one (1) inch or as determined reasonable by the building inspector. If individual walls are used, the buildings shall have adequate flashing at the roofline.

RESPONSE: The project is composed of two (2) buildings or groups. The front group contains four (4) townhome units and the rear group contains five (5) townhome units. 25% of the front facade is setback 5'-0" from the rest of the facade. Units shall have common wall as allowed by code.

- 4. Access to townhouse developments shall meet the following requirements:
- Each townhouse dwelling unit shall have vehicular access to a public right-of-way, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.
- b. Townhouse developments that abut a platted alley are encouraged to provide access from the platted alley.

RESPONSE: The project has a one way driveway entrance and exit circulation. Where the driveway abuts garages, the driveway width is 24'-0". The driveway is in compliance section 47-20.5.D. Provisions for a recordable easement will be made with the city attorney. The projects does not abutt an alley.

- 5. Yard requirements.
- a. Front yard. The minimum front yard shall be the same as that required for the zoning district where the townhouse development is located. A five (5) foot easement along the front property line of the townhouse development shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the development for use by the owners of the units.

RESPONSE: The project has a reduced 15'-0" front yard due to garages not facing the public right of way. Provision for a 5'-0" easement along the front property line shall be made with the city attorney.

Corner yards. A townhouse building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of twenty (20) feet. A five (5) foot easement along the corner property line of the group shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the townhouse development for use by the owners of the units.

RESPONSE: Not Applicable

Side yard. The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

RESPONSE: The project has a ten (10) feet side yard setback with a one to one ration after twenty-two feet in height off average grade. Provision for a 5'-0" easement along the side property lines shall be made with the city attorney.

Rear yard. The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to

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the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

RESPONSE: The project has a Twenty (20) feet rear yard setback. Provision for a 5'-0" easement along the rear property line shall be made with the city attorney.

Additional requirements. When any portion of a townhouse abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet.

RESPONSE: The project has a ten (10) feet side yard setback with a one to one ration after twenty-two feet in height off average grade.

- f. Reduced setback. Townhouse developments that provide for parking or garage access at the rear of units may reduce the front and corner yard requirement to fifteen (15) feet subject to the following:
- i. No individual garages may face the public right-of-way except those townhouse developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements:
 - Garages shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater; and
- ii. Townhouse units may be accessed from one (1) two-way driveway or two (2) one-way driveways; and
- iii. Parking shall not be permitted between the townhouse buildings and any public right-of-way; and
 - The area between the townhouse building and the public right-of-way shall be landscaped in accordance with the requirements of Section 47-21.

RESPONSE: The project has a reduced 15'-0" front yard due to garages not facing the public right of way. The units are accessed by a one-way driveway. No parking will be permitted between buildings. The are between the townhomes and ROW shall be landscaped in accordance with 47-21.

6. Architectural elements. When abutting a waterway, the facade of the townhouse development facing the waterway shall provide additional architectural elements such as, but not limited to unenclosed balconies, variation of rooflines between each unit, and variation of at least one (1) foot on twenty-five percent (25%) of the area.

RESPONSE: The project does not abutt a waterway.

- 7. Entrance requirements. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
- a. A roofed landing; and
- b. An architectural design and material similar to and integral with the principal structure; and
- c. A minimum of four (4) linear feet shall be provided between principal entrances; and
- d. The roofed landing may encroach into the front yard an additional three (3) feet; and

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e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.

RESPONSE: All units have their own principal entrance. All units within this development have a roofed landing. The entire development is consistent in architectural design and materiality. There is a minimum of 4'-0" provided between entrances. Where appropriate, the roof landing also acts as a balcony above and does encroach the allowable distance of 3'-0".

8. *Minimum floor area.* Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.

RESPONSE: All units proposed are greater than 2,000sf. Exceeding the minimum floor area requirement of 750sf.

9. *Height.* The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.

RESPONSE: The proposed development is at the maximum height allowed thirty-five (35) feet of habitable living space with a roof deck above with access through an elevator and staircase

- 10. Fence and wall requirements. Fences and walls shall be provided subject to the following:
- a. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.
- b. When parking is placed in the rear of the development site, a fence or wall shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5.

RESPONSE: The proposed development does propose fencing along the front yard. The fencing proposed is composed of vertical bars in compliance with the 75% minimum non-opaque visibility requirement.

- 11. *Garages*. Garages facing public rights-of-way, other than an alley, shall be subject to the following requirements:
- a. Garages shall be limited to a width equivalent to a maximum of fifty percent (50%) of the width of the townhouse unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and
- b. Garages shall be set back an additional two (2) feet from the principal facade of the building.
- c. As a result of the garage being set back an additional two (2) feet, an area equivalent to the square footage of the recessed garage may be reallocated to the front facade of the building as additional square footage to the living area and may extend into the front yard up to three (3) feet into the setback.

RESPONSE: The proposed development does not propose garages facing the public right of way.

- 12. *Driveways.* Driveways facing the public right-of-way shall be subject to the following criteria:
- a. These driveways shall have a minimum separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway.
- b. The separation of driveways can be reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative to allow space for root development of required trees, as reviewed and approved by the city's landscaping representative.

c. The area between the driveways must be a landscaped pervious area with a minimum of one (1) canopy tree and continuous shrub planting.

RESPONSE: The proposed development does not propose driveways facing the public right of way.

- 13. Sidewalk requirements. A townhouse development shall provide the following:
- a. A minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line.
- b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.

RESPONSE: The proposed development does include a 5'-0" wide sidewalk abbuting the property along the full length of the property line. The project also has individual sidewalks connecting the right of way to the individual units.

14. Street tree requirements. Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan's compatibility to surrounding properties.

RESPONSE: The proposed development includes street trees throughout the property in compliance with Section 47-21.

15. *Maintenance agreement*. A townhouse development shall have a recorded maintenance agreement for the common areas and any guest parking.

RESPONSE: The proposed development will have a recorded maintenance agreement for all common areas and guest parking..

16. Solid waste, yard waste, and recycling requirements. Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

RESPONSE: Solid waste, yard waste and recycling containers shall be stored in the units individual garages.

(Ord. No. C-97-19, § 1(47-18.32), 6-18-97; Ord. No. C-99-18, § 4, 3-16-99; Ord. No. C-17-02, § 2, 3-7-17; Ord. No. C-17-47, § 24, 1-3-18)

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December 19th, 2023

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: 929 NE 17th Way – Townhouse Project Site Plan Level II

Dear Development Review Committee:

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.

RESPONSE: The adequacy requirements of Section 47-25.2 are applicable to this project.

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: In light of the modest size of the project, and proposal of only nine (9) residential units, the project will not overburden the existing communications network.

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 (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: The project will require an on site drainage system to maintain minimum required stormwater runoff on site.

D. Environmentally sensitive lands.

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

RESPONSE: The project will not impact 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: Adequate water supply, fire hydrants, fire apparatus, appropriate access and exits, have been provided in accordance with the Florida Building Code and South Florida Fire Code.

- F. Parks and open space.
- 1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
- 2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: Park impact fees will be paid. Approximately 11,984 square feet of open space is included in the project.

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: The proposed development will have controlled access doors and security cameras.

- 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: Due to the small scale of the project, the Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project. A written determination of reservation of available capacity has been requested from the City and provided to Sustainable Development staff upon request.

- I. Sanitary sewer.
- 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 existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project. The project will be tied to the City's treatment facility. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

J. Public Schools. For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

RESPONSE: The Applicant will mitigate the impact of the residential development on public school facilities in accordance with the Broward County Land Development Code or Section 47-38C as applicable. The Applicant has submitted a Public School Impact Application to the Broward County School Board and the determination letter is included in the package

- K. Solid waste.
- 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: All solid waste will be disposed of in a manner consistent with all governmental requirements. The solid waste is maintained inside the garages of the townhouses. The development may contract with a private disposal company if required.

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: Please see site plan and civil drawings for information regarding proposed treatment of storm water.

- M. Transportation facilities.
- 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.

RESPONSE: The Applicant does not anticipate that a project of this size will have a significant impact on transportation facilities. The existing transportation facilities in the area have sufficient capacity for this project.

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.

RESPONSE: The Applicant expects the project to create a marginally increased impact on the regional transportation network.

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.

RESPONSE: The proposed project will not measurably affect local streets.

- 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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
- 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 trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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.
 - 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 is not required for a project of this size.

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: Per discussions with staff, the Applicant will grant five (5) feet easement on the right of way on the east side of the property.

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: The project includes clearly delineated walkways. All pedestrian components will comply with applicable engineering standards.

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

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vi.

may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: Access to the Property is provided on Northeast 17th Way.

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: The Applicant does not anticipate needing to make any additional roadway improvements.

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: The Applicant will provide the required number and type of street trees.

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: The Applicant does not anticipate that a wastewater main extension will be required. Expansion charges, if any, will be paid by the Applicant.

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: The Applicant does not plan to have a use that will trigger this requirement.

- P. Historic and archaeological resources.
- 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: Not Applicable.

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 will not adversely impact the Hurricane Evacuation Plan

(Ord. No. C-97-19, § 1(47-25.2), 6-18-97; Ord. No. C-98-72, § 1, 12-15-98; Ord. No. C-99-14, § 14, 3-16-99; Ord. No. C-99-15, § 11, 3-16-99; Ord. No. C-00-26, § 6, 6-6-00; Ord. No. C-03-23, § 2, 7-1-03; Ord. No. C-06-14, § 1, 6-20-06; Ord. No. C-06-36, § 2, 10-17-06; Ord. No. C-22-06, § 1, 3-1-22)

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December 19th, 2023

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: 929 NE 17th Way – Townhouse Project Site Plan Level II

Dear Development Review Committee:

Sec. 47-25.3. Neighborhood compatibility requirements.

- A. The neighborhood compatibility requirements are as follows:
- 1. Adequacy requirements. See Sec. 47-25.2.

RESPONSE: The Applicant has gone to great lengths to ensure the project is compatible with the neighborhood. Specifically, internalized the garage access for each townhouse allowing for the more pleasing front yards experience.

- 2. Smoke, odor, emissions of particulate matter and noise.
- a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
- b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
- c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: Being a modest sized townhouse project, it will not create smoke, odor, or emissions of particulate matter and noise.

3. Design and performance standards.

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a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

RESPONSE: The project also will comply with all lighting requirements and the parking garage is internally designed.

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

Fenestration such as windows, doors and openings in the building wall; and

Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:

a. Balconies,

b. Color and material banding,

c. Decorative metal grates over windows,

d. Uniform cornice heights,

e. Awnings.

2. Form and mass:

a. Building mass changes including projection and recession,

- b. Multiple types and angles of roofline, or any combination thereof.
- c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.
- ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.
- iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

RESPONSE:The architecture for the project is modern and clean, and generally consistent with the architecture in the neighborhood. All facades have adequate fenestration, detail, embellishments and balconies consistent with all applicable standards in this code. Loading facilities is not required for a project of this scale. All rooftop equipment shall be screened according to the requirements of this code.

- Setback regulations. When a nonresidential use which is subject to the requirements of this Sec.
 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
 - When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

RESPONSE: Non-residential uses are not being proposed in this development.

- d. Bufferyard requirements. Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:
 - Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

RESPONSE: The Applicant proposes providing extensive landscaping and five-foot sidewalk on the main entrance of the site to beautify the Property at the ground level and make the retail space an inviting area for pedestrians to wander towards.

Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

RESPONSE: No parking is proposed within 12 feet from the front property line.

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iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

RESPONSE: All waste shall be container restricted and located in the garages of each unit.

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

Shall be located within, and along the length of the property line which abuts the residential property,

When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

RESPONSE: Property is of a residential nature.

Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;

Reduction of required parking spaces;

A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;

Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;

Access to the land would be substantially impaired;

Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;

In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of

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subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

RESPONSE: Not applicable to this project.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

All developments subject to this Sec. 47-25.3 shall comply with the following:

Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

ii. Reserved.

iii. Reserved.

iv. All development that is located on land within the CBA zoning districts;

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i. a)

b)

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

a)

i.

ii.

iii.

b)

All nonresidential development lying east of the Intracoastal Waterway.

In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

Protect the investment of public funds in public corridor improvements.

Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.

The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

The Community Compatibility Criteria that are required to be met are as follows:

Bulk Controls:

Density:

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

Floor Area Ratio:

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

Maximum Height:

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

Yards:

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail,

sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

RESPONSE: The proposed townhouse project is consistent with other development in the area. It is important to note the Applicant is not seeking any modifications or special provisions.

c) Massing Guidelines:

Overall Height:

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

Vertical Plane Moderation:

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

Cornice Height:

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

Facade Treatment:

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

Overstreet Connections:

Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.

Street Level Guidelines:

Active Use:

d)

The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as restaurants, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and restaurant uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

Fenestration:

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No

arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

Trash/Loading Facilities:

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

RESPONSE: The proposed townhouse project is consistent with other development in the area. It is important to note the Applicant is not seeking any modifications or special provisions.

e) Other Guidelines:

Energy Conservation:

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiently. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

Building Separation:

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

Vehicular Circulation:

Ingress/Egress:

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

Arrival/Drop-off Areas:

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Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.

Other:

Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

RESPONSE: Vehicular circulation is in compliance with all applicable codes and regulations for townhome developments.

Pedestrian Circulation:

Urban Open Spaces/Plazas:

Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

Pedestrian Corridors:

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular

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ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

RESPONSE: Pedestrian circulation is in compliance with all applicable codes and regulations for townhome developments.

h) Perimeter Treatments:

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and

texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the Intracoastal Waterway should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

RESPONSE: Screening, paving and landscape is in compliance with all applicable codes and regulations for townhome developments.

Site Furnishings:

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian

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corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

RESPONSE: Site furnishings are in compliance with all applicable codes and regulations for townhome developments.

Signage:

j)

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

RESPONSE: Signage shall be in compliance with all applicable codes and regulations for townhome developments.

k) Lighting:

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and

discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Lighting shall be in compliance with all applicable codes and regulations for townhome developments.

I) Utilities:

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

RESPONSE: Utilities shall be in compliance with all applicable codes and regulations for townhome developments.

m) Site Plan Objectives:

The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

RESPONSE: Noted.

n) Usable Outdoor Spaces:

Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

Pedestrian Accessible Spaces:

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.

RESPONSE: The project does provide usable outdoor space along the front property line. These spaces shall be in compliance with all applicable codes and regulations for townhome developments

o) Defensible Space:

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

In addition to the above requirements, the following may be required based on the site specifics of each project:

Provide plant material in the adjacent right-of-way.

Provide foundation/entry plantings to the development.

All sites should exhibit lush tropical landscaping.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.

RESPONSE: The project proposes defensible space and eyes on the street design. These spaces shall be in compliance with all applicable codes and regulations for townhome developments

(Ord. No. C-97-19, § 1(47-25.3), 6-18-97; Ord. No. C-98-72, § 2, 12-15-98; Ord. No. C-99-19, § 1, 3-16-99; Ord. No. C-00-26, § 7, 6-6-00; Ord. No. C-00-65, § 5, 11-7-00; Ord. No. C-01-10, § 4, 4-5-01; Ord. No. C-03-19, § 11, 4-22-03; Ord. No. C-08-54, § 6, 12-2-08; Ord. No. C-13-07, § 1, 3-5-13; Ord. No. C-20-38, § 5, 11-5-20)

STUDIO**PATRICKSOARES**

December 19th, 2023

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: 929 NE 17th Way – Townhouse Project Site Plan Level II

Dear Development Review Committee:

This firm represents 17th Way Development LLC ("Applicant"), owner of real property located at 929 NE 17th Way, Fort Lauderdale 33304 ("Property"). Applicant hereby requests Site Plan Level II approval.

I. <u>Project Specifics</u>

The Property is located east of Intercoastal water way and South of Sunrise Blvd. at the intersection of Sunrise and NE 17th Way. The site was previously improved with a parking lot. The Property is zoned RMM 25 – residential mid-rise multifamily/med high density with an underlying land use designation of Medium High Residential. The site area is 0.464 acres.

The Applicant proposes redeveloping the Property with two modern three-story townhouse buildings. The project will have nine (9) residential townhouse units in total, with nine (9) three-bedroom units. Based on the mix and size of the uses, the Unified Land Development Regulations ("ULDR") require nineteen (19) parking spaces, of which twenty (20) are provided within the parking garages of each townhouse and guest parking on site.

During the design phase of the project, the Applicant was particularly sensitive to the neighborhood. Specifically, the work with city staff to develop the site using the new Ordinance NO. C-17-02 Section 2 ULDR 47-18.33 for townhouses, where the garages are internal and not facing either

street. The townhouses facing the right of way have front entrances facing the street with a reduced front yard setback to fifteen (15) feet.

The landscaping plan meets the ULDR requirements and shows a marked improvement over the existing conditions. Overall, the design, size, and moderate intensity of the project will fit nicely with the surrounding neighborhood.

II. <u>Unified Land Development Regulations Analysis</u>

The proposed development is subject to a Site Plan Level II review. As a Site Plan Level II development, the development application is reviewed by (i) Department of Sustainable Development – Urban Design and Planning (hereafter "City Staff"), (ii) the Development Review Committee ("DRC")

Upon the DRC determination that the proposed development meets the standards and requirements of the ULDR and criteria for a Site Plan Level II development, the application shall then be returned to the DRC for final review ("Final DRC") and approval to ensure that any and all conditions for approval are incorporated into the final approved site plan. Sec. 47- 24.2.A.3.b.vii; ULDR.

In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR:

- 1. Sec. 47-24.2 Site Plan Development Permits
- 2. Sec. 47-6.20 Table of Dimensional Requirements
- 3. Sec. 47-18.33 Townhouse
- 4. Sec. 47-20 Parking and Loading Requirements
- 5. Sec. 47-21 Landscape and Tree Preservation
- 6. Sec. 47-25.2 Adequacy Requirements
- 7. Sec. 47-25.3 Neighborhood Compatibility Requirements

An analysis addressing each of the pertinent land use and zoning regulations is below.

1. Proposed Use (Sec. 47-6., Sec. 47-6.10)

The Property has an underlying land use designation of Medium High Residential and is zoned RMM 25 – residential mid-rise multifamily/med high density. The RMM 25 district is intended to meet the higher density residential needs of the community. The underlying Medium High Residential land use designation permits higher density development. Thus, the project is consistent with the zoning and Comprehensive Plan.

2. Dimensional Requirements (Sec. 47-6.20)

With a proposed maximum height of approximately thirty-five (35) feet, the proposed development is at the maximum height allowed thirty-five (35) feet of habitable living space with a roof deck above with access through an elevator and staircase. Setbacks are fifteen (15) feet front yard set-back from the ROW, twenty (20) feet rear yard setback and ten (10) feet side yard setback with a one to one ration after twenty-two feet in height off average grade. The project's density does not exceed the RMM 25 district's maximum of twenty-five (25) units per net acre. Our project proposes 9 units or 19.36 units per acres far below maximum allowable. Accordingly, the proposed development complies with the ULDR Dimensional Requirements.

3. Townhouse Development (Sec. 47-18.33)

The Property is 20,250 square feet, meaning it exceeds the minimum lot size for townhouse development. The project proposes nine (9) residential units which meet the residential density. All the proposed units are over two thousand (2,000) square feet, which easily exceed the seven hundred fifty (750) square foot minimum. The project is designed to have two (2) buildings with five (5) units and four (4) units which meets the maximum group limit of eight (8) dwelling units per building. A minimum of 25% of the group façade set back a minimum of five (5) feet. The project has a one-way vehicular driveway from the public ROW on NE 17th Way.

Finally, the sidewalk has the landscaping required and are five (5) feet wide.

4. Parking and Loading Requirements (Sec. 47-20)

The proposed development complies with the ULDR parking requirements by providing twenty (20) parking spaces. Eighteen (18) spaces are provided in the townhouse garages and two guest parking on site. The parking area entrance meets the requirements for the loading zone.

5. Landscape and Tree Preservation (Sec. 47-21)

The project provides street trees and ample landscaping along Ne 17th Way. There is currently landscaping on the site to be preserved pre construction and shown on the landscape plans provided.

6. Adequacy Requirements (Sec. 47-25.2)

A. Applicability

The adequacy requirements of Section 47-25.2 are applicable to this project.

B. Communications Network

In light of the modest size of the project, and proposal of only nine (9) residential units, the project will not overburden the existing communications network.

C. Drainage Facilities

The project will require on site drainage system to maintain minimum required storm water runoff on site.

D. Environmentally Sensitive Lands

The project will not impact environmentally sensitive lands.

E. Fire Protection

Adequate water supply, fire hydrants, fire apparatus, appropriate access and exits, have been provided in accordance with the Florida Building Code and South Florida Fire Code.

F. Parks and Open Space

Park impact fees will be paid. Approximately 11,984 square feet of open space is included in the project.

G. Police Protection

The proposed development will have controlled access doors and security cameras.

H. Potable Water and Potable Water Facilities

Due to the small scale of the project, the Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project. A written determination of reservation of available capacity has been requested from the City and provided to Sustainable Development staff upon request.

I. Sanitary Sewer

The existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project. The project will be tied to the City's treatment facility. A written determination of reservation of available capacity will be requested from the City and provided to Sustainable Development staff upon request.

J. Schools

The Applicant will mitigate the impact of the residential development on public school facilities in accordance with the Broward County Land Development Code or Section 47-38C as applicable. The Applicant has submitted a Public School Impact Application to the Broward County School Board and the determination letter is included in the package

K. Solid Waste

All solid waste will be disposed of in a manner consistent with all governmental requirements. The solid waste is maintained inside the garages of the townhouses. The development may contract with a private disposal company if required.

L. Storm Water

Please see site plan and civil drawings for information regarding proposed treatment of storm water.

M. Transportation Facilities

- 1. The Applicant does not anticipate that a project of this size will have a significant impact on transportation facilities. The existing transportation facilities in the area have sufficient capacity for this project.
- 2. The Applicant expects the project to create a marginally increased impact on the regional transportation network.
- 3. The proposed project will not measurably affect local streets.
- 4. A traffic study is not required for a project of this size.
- 5. Per discussions with staff, the Applicant will dedicate five (5) feet of right of way on the east side of the Property to the City of Fort Lauderdale.

- 6. The project includes clearly delineated walkways. All pedestrian components will comply with applicable engineering standards.
- 7. Access to the Property is provided on Northeast 17th Way.
- 8. The Applicant does not anticipate needing to make any additional roadway improvements.
- 9. The Applicant will provide the required number and type of street trees.

N. Wastewater

The Applicant does not anticipate that a wastewater main extension will be required. Expansion charges, if any, will be paid by the Applicant.

O. Trash Management

The Applicant does not plan to have a use that will trigger this requirement.

P. Historic and Archaeological Resources

N/A.

Q. Hurricane Evacuation

The project will not adversely impact the Hurricane Evacuation Plan

As discussed above, the proposed project satisfies all of the adequacy requirements of the ULDR.

I. Neighborhood Compatibility (Sec. 47-25.3)

The Applicant has gone to great lengths to ensure the project is compatible with the neighborhood. Specifically, internalized the garage access for each townhouse allowing for the more pleasing front yards experience.

Being a modest sized townhouse project, it will not create smoke, odor, or emissions of particulate matter and noise.

The project also will comply with all lighting requirements and the parking garage is internally designed.

The architecture for the project is modern and clean, and generally consistent with the architecture in the neighborhood.

The Applicant proposes providing extensive landscaping and five-foot sidewalk on the main entrance of the site to beautify the Property at the ground level and make the retail space an inviting area for pedestrians to wander towards.

The proposed townhouse project is consistent with other development in the area. It is important to note the Applicant is not seeking any modifications or special provisions.

III. Conclusion

The proposed development of the Property is consistent with the applicable land use and zoning regulations. Moreover, the design and scale of the project make it compatible with the neighborhood. Accordingly, the Applicant respectfully requests a DRC determination that the proposed development meets the standards and requirements of the ULDR, the criteria for a Site Plan Level II development. If we can provide any additional information, or if you have any questions, please do not hesitate to contact us.

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-23120014

Completion Date: 12/15/2023

Purpose of Address Request: To verify an existing address for DRC

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address. please note that more than one folio

number will be listed

Folio Number: 494234058640

Address: 929 NE 17 WAY, FORT LAUDERDALE FL Legal Description: PROGRESSO 2-18 D LOT 4,5,6 BLK 231

Requestor Name: Boris Golan

Requestor Email: boris.golan@icloud.com

Requestor Phone: 786-897-2759

Verified / Assigned Address: 929 NE 17 WAY, FORT LAUDERDALE FL

Former / Known As Address: 929 NE 17 WAY, FORT LAUDERDALE FL

Authorized City Representative: JAZMINE EVEILLARD

Notes (If Applicable):

12/14/23, 1:07 PM 929 NE 17 WAY



Site Address	929 NE 17 WAY, FORT LAUDERDALE FL 33304	ID#	4942 34 05 8640
Property Owner	17TH WAY DEVELOPMENT LLC	Millage	0312
Mailing Address	18401 COLLINS AVE #1201 SUNNY ISLES BEACH FL 33160	Use	28-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 4,5,6 BLK 231		

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

Year 2024 2023 2022		* 202	4 values a	are con	sidere	ب معنايات ميدال ام								
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2024 2023				F	rope	rty Assessr	nent \	/alues	•					
2023		Land	In	Building / Improvement		Just / Market t Value		Assessed / SOH Value		Тах				
-	\$1,5	518,750		\$37,26	0	\$1,	556,01	10	\$1,556,0	10				
2022	\$1,5	518,750		\$37,26	0	\$1,	556,0°	10	\$1,556,010		\$30,442.07		07	
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			2024 Ex	emptio	ns an	d Taxable V	/alues	by Ta	xing Authorit	y				
				Cou	unty	Sch	ool B	oard	Munic	ipal	Ind	epe	ndent	
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Exempt Ty	ype				0	0		0				0		
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			Sales His	story					Land	Calcu	lations			
Date		Type	Pri	ce	Boo	ok/Page or (age or CIN		Price		Factor		Type	
5/3/2023	3	WD-Q	\$2,950	,000		118837925		\$75.00		20,250			SF	
4/27/202	2	WD-D	\$2,850	,000		118143361								
4/18/2018	8	WD-Q	\$1,050	,000		115028892								
4/17/2014	4	WD-Q	\$815,	000		112233317		-						
11/28/201	11	SWD-D	\$350,	\$350,000		48342 / 884 Ad		.dj. Bldg. S.F. (Card, S		, Sketch)				
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Fire	Ga	ırb	Light	Dra	in	Impr Safe		fe Storm		(Clean		Misc	
03									F2					
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Instr# 118837925 , Page 1 of 2, Recorded 05/05/2023 at 02:51 PM

Broward County Commission Deed Doc Stamps: \$20650.00

Prepared by and return to:

Olive Judd, P.A. 2426 E. Las Olas Boulevard Fort Lauderdale, FL 33301 (954) 334-2250

File Number: 23-8910

Parcel Identification No. 49-42-34-05-8640

[Space Above This Line For Recording Data]

Warranty Deed (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3 day of May, 2023 between 1740 E Sunrise, LLC, a Florida limited liability company whose post office address is 26 Nurmi Drive, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida, grantor*, and 17TH WAY DEVELOPMENT LLC, a Florida limited liability company whose post office address is 18401 Collins Avenue, Unit 1201, Sunny Isles Beach, Florida 33160 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 4, 5 and 6, Block 231, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name:

E SUNRISE, LLC. 1740 limited liability commany

hn DiSalvatore By: J

Its: Manager

Instr# 118837925 , Page 2 of 2, End of Document

State of Florida County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of May, 2023 by John DiSalvatore, as Manager of 1740 E SUNRISE, LLC, a Florida limited liability company who is personally known or has produced a driver's license as identification.

[Seal]

Notary Public Print Name: My Commission Expires:



STUDIOPATRICKSOARES

333 Las olas Way, Suite 422, Fort Lauderdale, FL 33301 studio@patrickosoares.com www.patrickosoares.com (561)603-8395

City of Fort Lauderdale Office of the City Clerk 100 N. Andrews Avenue, 7th Floor Fort Lauderdale, FL 33301

AUTHORIZATION LETTER

To Whom it May Concern:

Please accept this letter of authorization permitting Patrick O. Soares of STUDIOPATRICKSOARES, LLC. to represent the interests of 17TH WAY DEVELOPMENT in connection with site plan approval and permitting in the City of Fort Lauderdale.

Sincerely,

Respectfully submitted,

Boris Golan

The School Board of Broward County, Florida PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3714-2023
Municipality Number: N/A
Folio #: 494234058640
The Nine at Progresso
December 18, 2023



SCAD Expiration Date: June 15, 2024

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT	
Date: December 18, 2023	Single-Family:		Elementary: 1	
Name: The Nine at Progresso	Townhouse: 9			
SBBC Project Number: SBBC-3714-2023	Garden Apartments:		Middle: 1	
County Project Number: N/A	Mid-Rise:			
Municipality Project Number: N/A	High-Rise:		High: 1	
Owner/Developer: 17th Way Development	Mobile Home:	1		
Jurisdiction: Ft. Lauderdale	Total: 9		Total: 3	

SHORT RANGE - 5-YEAR IMPACT

		<u> </u>		<u> </u>	·VI / IIBI VOI		
Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Harbordale	480	998	497	-31	-1	94.1%	1
Sunrise	1,403	1,403	1,257	-146	-6	89.6%	5
Fort Lauderdale	2,033	934	2,183	-53	-2	97.6%	1

	Adjusted	Over/Under LOS-Adj.	% LOS Cap. Adj.	Projected Enrollment					
Currently Assigned Schools	Benchmark	Benchmark Enrollment	Benchmark	24/25	25/26	26/27	27/28	28/29	
Harbordale	498	-30	94.3%	494	486	481	497	502	
Sunrise	1,262	-141	90%	1,250	1,248	1,246	1,243	1,240	
Fort Lauderdale	2,184	-34	98.5%	2,136	2,084	2,029	1,975	1,919	

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information; https://www.browardschools.com/Page/34040. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

^{*}This number represents the higher of: 100% gross capacity or 110% permanent capacity, **The first Monday following Labor Day, ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

		OOL INFORMA!	IION			
Charter Schools within 2-mile radius Sunrise High	Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Project 24/25	cted Enrolli 25/26	ment 26/27
	550	370	-180	370	370	370

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

	THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN				
School(s)	Description of Improvements				
Harbordale	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.				
Sunrise	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.				
Fort Lauderdale	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.				
-					

tudents generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project ture charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The benchmark enrollment count taken on the first Monday following Labor Day is

Comments

The site plan application proposes 9 (three-bedroom or more) townhouse units, which are anticipated to generate 3 (1 elementary, 1 middle, and 1 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Harbordale Elementary, Sunrise Middle, and Fort Lauderdale High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 amendment.

Charter schools located within a two-mile radius of the site in the 2023/24 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 9 (three-bedroom or more) townhouse units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3714-2023 Meets Public School Concurrency Requirements	s ⊠ Yes □No
	Reviewed By:
12/18/2023 Date	Glennika D. Gordon Signature
	Glennika D. Gordon, AICP
	Planner
	Title



Patrick Soares <studio@patrickosoares.com>

Fw: Water and Wastewater Capacity Availability Request Form

1 message

regina bobojackson <gator_ec@bellsouth.net>
To: Patrick Soares <studio@patrickosoares.com>

Thu, Dec 14, 2023 at 4:52 PM

FYI

Regards,

Regina Bobo-Jackson, P.E.

Gator Engineering Associates, Inc. 11390 Temple Street Cooper City, FL. 33330 Office: 954.434.5905 Fax: 954.434.5904 Cell: 954.865-0641 PLEASE BE ADVISED, UNTIL FURTHER NOTICE, OUR OFFICE HOURS ARE MONDAY-THURSDAY 9AM TO 5PM & 9AM TO NOON ON FRIDAY.

---- Forwarded Message -----

From: "fortlauderdale@enotify.visioninternet.com" <fortlauderdale@enotify.visioninternet.com>

To: "gator_ec@bellsouth.net" <gator_ec@bellsouth.net> **Sent:** Thursday, December 14, 2023 at 04:51:49 PM EST

Subject: Water and Wastewater Capacity Availability Request Form

A new entry to a form/survey has been submitted.

Form Name: Water and Wastewater Capacity Availability Request Form

Date & Time: December 14, 2023 4:51 PM

Response #: 455 **Submitter ID:** 77137

IP address: 2600:1700:1990:b8e0:5d1c:4fbd:6b26:89fa

Time to complete: 52 min., 10 sec.

Survey Details

Page 1

CONTACT INFORMATION

(o) Agent

Gator Engineering Associates

Name Regina Bobo-Jackson gator_ec@bellsouth.net

Phone (954) 434-5905

PROJECT INFORMATION

Project Name The Nine
Project Folio Number 4942 34 05 8640

12/15/23, 8:56 AM

Project Address 929 NE 17th Way
Development Review UDP-S23071

Committee (DRC) Case

Number

Area/Zone for Pump Not answered

Station

Provide a brief project description

The project is to develop an existing parking facility into a residential development consisting of 2 building, one containing 5 units and the other 4 units. Each unit is proposed to be serviced individually by water and sewer.

ATTACHMENTS

Site plan showing all connections to water and sewer utilities.

The Nine Civil C2.pdf

ERC Calculations based on City of Fort Lauderdale "Guidelines for Calculation of Sanitary Sewer Connection Fees". The Nine Demand Table.pdf

Thank you,

City of Fort Lauderdale, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.