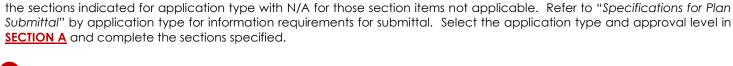
DEVELOPMENT APPLICATION FORM

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



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

Conditional Use

PLANNING AND ZONING BOARD (PZB)

on type from the list b

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

Applicant/Property Owner	Authorized Agent
ddress	Address
City, State, Zip	City, State, Zip
hone	Phone
mail	Email
Proof of Ownership	Authorization Letter
Applicant Signature:	Agent Signature:
PARCEL INFORMATION	D LAND USE INFORMATION
Address/General Location	Existing Use

PARCEL INFORMATI	ON	LAND USE INFOR	MATION
Address/General Location		Existing Use	
Folio Number(s)		Land Use	
		Zoning	
Legal Description (Brief)		Proposed Applications re	equesting land use amendments and rezonings.
City Commission District		Proposed Land Use	
Civic Association		Proposed Zoning	

CIVIC ASSOCIATION					oposea zoning				
PROJECT INFORM	MATION		Provic	le project informa	tion. Circle yes o	or no where noted.	If item is not appli	cable, indicate	N/A.
Project Name									
Project Description (Describe in detail)									
Estimated Project Cost	\$		(Estimate	ed total project co		l costs for all new a			
Affordable Housing Number of Units	3	0%	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	В]- edroom	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	osed standards for the project. Circle yes or no	where 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 []			
Comer / Side []			
Rear []			
For projects in Dov	vntown, Northwest, South Andrews, and Uptown Master Plans t	o be completed in conjunction with the applica	able 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 INFOR	MATION 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 to Does this amendment require a revised wa	the traffic statement or traffic study completed	for the project?	

EXTENSION, DEFERRAL, APP	EAL INFORMATION Provide information f	or 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

URBAN DESIGN AND PLANNING DIVISION

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.

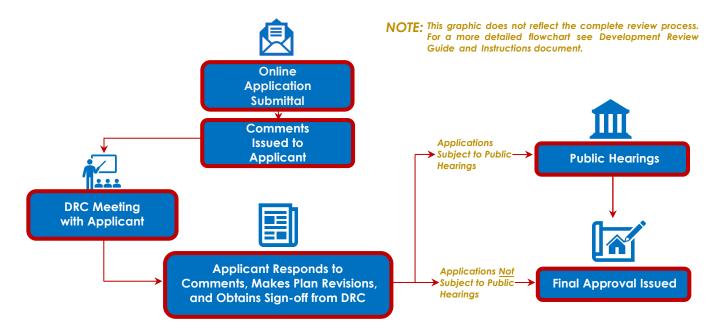
Preliminary Development Meeting completed on the following date:	PROVIDE DATE

- **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> Guide and Instructions 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

Page 3



SUBMITTAL DATE: 01/26/2024 DRC APPROVAL REVISION CASE NUMBER: UDP-S22030 200 WEST BROWARD BLVD. FORT LAUDERDALE, FLORIDA 33311

		44440100					
SITE DATA CHART		11/10/20	22_REV.2				
DEVELOPMENT/ PROJECT NAME	200 WEST BROWARD						
DEVELOPMENT/ PROJECT ADDRESS	200 WEST BROWARD BLVD, FT LAUDERI	200 WEST BROWARD BLVD, FT LAUDERDALE, FL, 33311					
LEGAL DESCRIPTION	LAUDERDALE, ACCORDING TO THE PLAT THERE	LOTS 5,4,3,20,21,22 AND A PORTION OF LOTS 1,6,19,23,AND 24 ALL IN BLOCK 16-TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.					
TAX ID FOLIO NUMBERS (FOR ALL PARCELS IN DEVELOPMENT)	504210012140						
DESCRIPTION OF PROJECT	LOUNGE, SERVICES, AMENITIES. LEVEL 2-9 = OF EXHAUST, LINER UNITS, SERVICES. LEVEL 10 = I	MIXED USE. LEVEL 1: RESIDENTIAL LOOBY, RETAIL, RESTAURANT, BOH, SERVICES. LEVEL 1.5: GARDEN LOUNGE, SERVICES, AMENITIES. LEVEL 2-9 = OPEN AIR PARKING GARAGE WITH MECHANICAL FAN EXHAUST, LINER UNITS, SERVICES. LEVEL 10 = POOL DECK AND AMENITIES. LEVEL 11 = AMENITIES, RESIDENTAIL UNIT. LEVELS 12-48 = RESIDENTIAL UNITS, LEVEL 49 = ROOF LOUNGE, MECHANICAL EQUIPMENT.					
BUILDING TYPE	TYPE 1-A (FBC-TABLE.504.03a). FULLY SPRINKLED WHERE THE STRUCTURAL FLOORS AND ROOF, AND THEIR SUPPORTS ARE OF NON-COMBUSTABLE CONSTRUCTION AND WITH A FIRE RATING OF NOT LESS THAN ONE HOUR AND THE FRAMING COMPONENTS ARE PROTECTED WITH SPRAYED FIBERPROOFING.						
	PER CHAPTER 5 & 6 OF THE 2020 FBC.						
APPLICABLE CODES	PROJECT TO COMPLY WITH 2020 FLORIDA BUILDING CODE (7TH EDITION) AND ACCESIBILITY (7TH EDITION) RESIDENTIAL UNITS TO COMPLY WITH FAIR HOUSING PROVISIONS PER ACESSIBILITY CODE						
OCCUPANCY CLASSIFICATION GROUPS:	A-2 (BAR & RESTAURANT), A-3 (GYM) B (OFFICES) S (STORAGE) R-1 (APARTMENT HOUSES) PER CHAPTER 3 OF THE 2020 FBC.						
FIRE RESISTANCE RATING REQUIREMENTS:	PRIMARY STRUCTURE = 3 HOUR RATING EXTERIOR BEARING WALL= 3 HOURS RATING INTERIOR BEARING ALLS = 3 HOURS RATING NON BEARING WALLS INTERIOR = 0 HOUR RATING FLOOR CONSTRUCTION AND ASSOCIATED ENBERS = 2 HOURS RATING ROOF CONSTRUCTION AND ASSOCIATED MENBERS = 1.5 HOUR RATING. PER CHAPTER 6 OF THE 2020 FBC.						
GENERAL BUILDING HEIGHTS AND							
AREAS:	LEVEL	ELEVATION	NAVD				
	SITE LEVEL	-3' - 0"	4'-0"				
	LEVEL 1	0"	7'-0"				
	LEVEL 40	458' - 4"	465'-4"				
	ROOF	478' - 4"	485'-4"				
	T.O. BUILDING ELEMENT	478' - 4"	485'-4"				
	PER CHAPTER 5 OF THE 2020 FBC.						

OWNER

O: 305.938.5707

NEWGARD DEVELOPMENT GROUP 1 SE 3RD AVENUE, SUITE 3050 MIAMI, FL 33131

CIVIL ENGINEER

FLYNN ENGINEERING

241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

LANDSCAPE ARCHITECTS

WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

O: 954.923.9681

TRAFFIC

KIMLEY-HORN

8201 PETERS ROAD, SUITE 2200 PLANTATION, FL 33324 O: 954.535.5100

ARCHITECT

ARQUITECTONICA INTERNATIONAL 2900 OAK AVENUE MIAMI, FL 33133

LAND USE ATTORNEY

TOOTHAKER

O: 305.372.1812

401 LAS OLAS BOULEVARD, SUITE 130-154 FORT LAUDERDALE, FL 33301 O: 954.777.0276

SURVEYORS

MASER CONSULTING 8290 NW 64TH STREET

MIAMI, FL 33166 O: 930.597.9701

PHOTOMETRICS

SOUTH-DADE

13006 SW 87TH AVENUE MIAMI, FL 33176 O: 305.793.8455

INDEX OF DRAWINGS A-0.0.00 COVER SHEET

SURVEY	SURVEY
PLAT MAP	PLAT MAP
A-0.0.01	CONTEXT PLAN
A-0.0.03	AERIAL PHOTOS
A-0.0,04	SITE PHOTOS
A-0.0.05	ZONING AND CHARACTER AREA MAPS
C-0	SITE PLAN-CIVIL
A-0.0.06	DATA SHEET
A-0.0.07.	RENDERINGS
A-0.0.08	RENDERINGS
A-0.0.09	RENDERINGS
A-0.0.10	RENDERINGS
A-0.0.11	RENDERINGS
A-0.0.12	RENDERINGS
A-0.0.13	RENDERINGS
A-0.0.14	RENDERINGS
A-0.0.15	RENDERIGS
A-0.0.16	RENDERINGS
A-0.0.17	RENDERINGS
A-0.0.18	RENDERINGS
A-0.0.19	RENDERINGS
A-0.0.20	MOOD IMAGES
A-1.0.01	SITE ELEVATIONS
A-1.0.02B	SITE CIRCULATION
A-1.0.02	SETBACK STUDY - FLOOR PLANS
A-1.0.03	SETBACK STUDY - SECTIONS
A-1 0.04	STREET SECTIONS

TRANSPARENCY AT GROUND FLOOR

LEVEL 1.5 - MEZZANINE

LEVELS 3 TO 8 - PARKING

LEVELS 12 TO 48 - TYPICAL

BUILDING ELEVATIONS

BUILDING ELEVATIONS

A-2.2.04B WEST ELEVATION - ENLARGED

DETAILS - PARKING LIFT

TREE DISPOSITION PLAN

PHOTOMETRIC PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

DRAINAGE PLAN

LANDSCAPE DETAIL

OPEN SPACE EXHIBIT

[] = INDICATES MODIFIED SHEETS

A-3.1.00 BUILDING SECTIONS

3D VIEWS

3D VIEWS

LEVEL 49 - MECHANICAL ROOF

EAST ELEVATION - ENLARGED

EAST ELEVATION - ENLARGED

NORTH ELEVATION - ENLARGED

NORTH ELEVATION - ENLARGED

SOUTH ELEVATION - ENLARGED SOUTH ELEVATION - ENLARGED

WEST ELEVATION - ENLARGED

DETAILS - PARKING VENTILATION

CONCEPTUAL PAVING, GRADING, AND

SIDEWALK EASEMENT EXHIBIT

True and accurate data and preliminary concepts can only result from a thorough design process involving

collaboration with engineers and governmental authorities having jurisdiction over this site. All conceptual plans,

levalions, and data are based upon assumptions and unconfirmed preliminary information and are subject to

CONCEPTUAL WATER, AND SEWER PLAN

MAINTENANCE AGREEMENT AREA EXHIBIT

LEVEL 2 - PARKING

LEVEL 10 - POOL

LEVEL 9

LEVEL 11

A-1.3.03

A-1.3.04

A-1.3.05

A-1.3.07

A-1.3.08

A-1.3.09

A-2.1.00

A-4.0.02

A-6.0.01

TD-1

L-2

X-3

SHADOW STUDY REFINED, THE NUMBERS WILL BE ADJUSTED LIFE SAFETY PLAN ACCORDINGLY. LIFE SAFETY PLAN LIFE SAFETY PLAN **FLYNN ENGINEERING** LIFE SAFETY PLAN 241 COMMERCIAL BOULEVARD O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020 O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

200 W BROWARD BLVD

ARQUITECTONICA

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE

200 W BROWARD BLVD. FORT LAUDERDALE, FL

info@newgardgroup.com +1 (305) 938-5707

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131

2900 Oak Avenue, Miami, FL 33133

SEAL/SIGNATURE/DATE: OFFICE REGISTRATION: # AA C000465



O: 954.566.2828

International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2024.02.02 14:57:13-05'00'

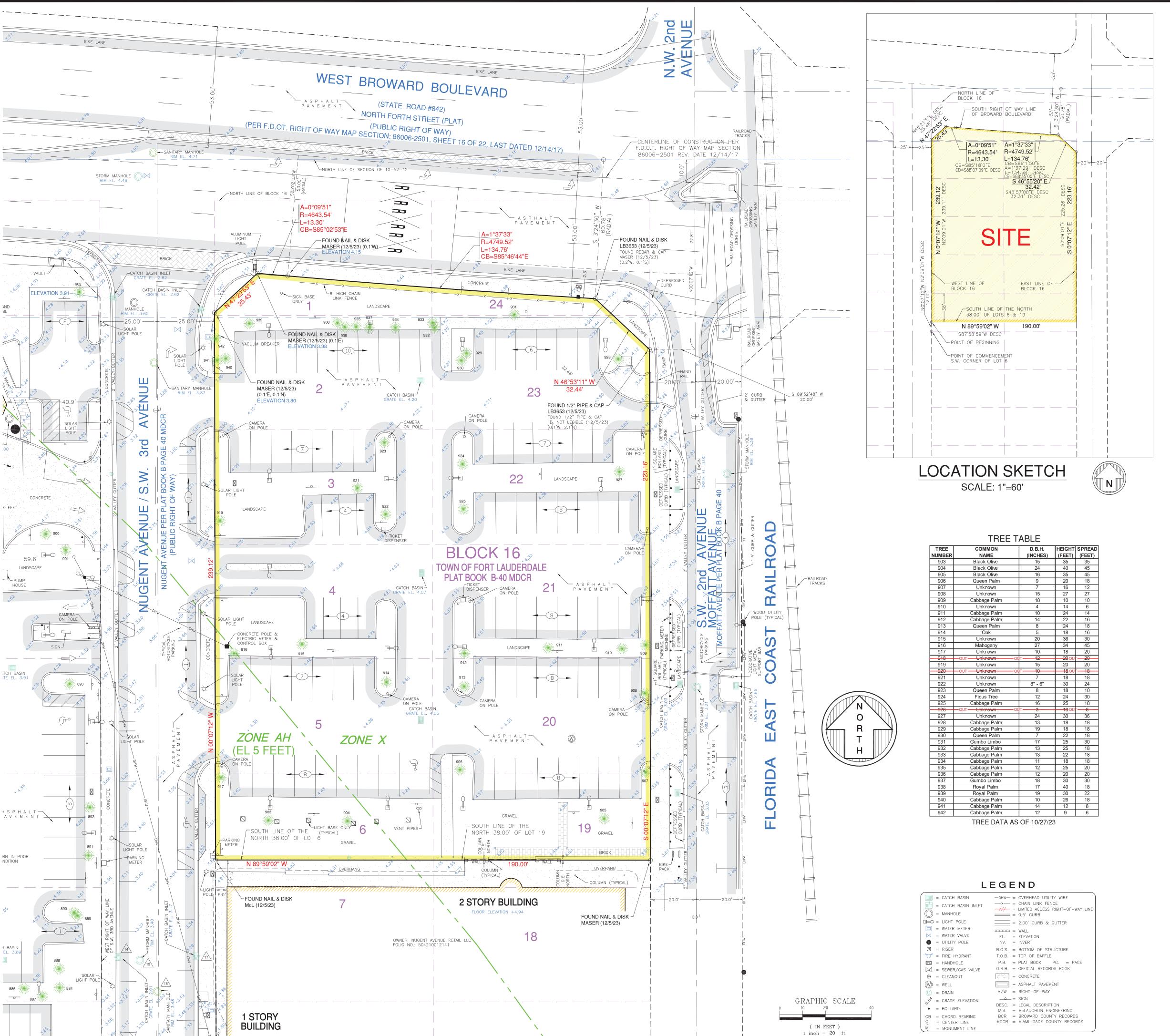
PROJECT NUMBER:

ISSUE# DESCRIPTION

DRC APPROVAL - REV 3

SHEET ISSUE DATE: 10/03/2023

©2023 ARQUITECTONICA INTERNATIONAL, Inc





LEGAL DESCRIPTION

Lots 5, 4, 3, 2, 20, 21, 22 and a Portion of Lots 1, 6, 19, 23 and 24, all in Block 16, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40 of the Public Records, of Dade County (now Miami-Dade County), Florida, and all being more fully described as

COMMENCING at the Southwest corner of said Lot 6; thence North 02° 09' 01" West on the West line of said Block 16, a distance of 12.00 feet to the Point of Beginning; thence continuing North 02' 09' 01" West on said West line 239.11 feet; thence North 45° 21' 05" East on the Southerly right-of-way line of Broward Boulevard, a distance 25.46 feet to a point on a curve; thence Southeasterly on said South right—of—way line and on said curve to the right, with a radius of 4643.54 feet, a central angle of 00° 09' 51" and whose chord bears South 88° 07' 09" East an arc distance of 13.30 feet to a point of compound curve; thence Southeasterly on the said South right-of-way line and on said curve to the right with a radius of 4749.52 feet, a central angle of 01° 37' 29" and whose chord bears South 88° 35' 00" East, an arc distance of 134.68 feet; thence South 48° 57' 08" East on said Southerly right—of—way line, a distance of 32.31 feet to a point on the East line of said Block 16; thence South 02° 09' 01" East on said East line, a distance of 225.26 feet; thence South 87° 58' 59" West on the South line of the North 38.00 of said Lots 19 and 6, a distance of 190.00 feet to the POINT OF Said lands situate, lying and being in Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights—of—way of records per Chicago Title Insurance Company Commitment No. 11005475 with a commitment date of December 1, 2023, Revision 5. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land" Title Survey".

SCHEDULE B-II

1-6. Standard Exceptions not addressed.

- 5. Educational Mitigation Agreement by and between Broward County, the City of Fort Lauderdale, and The School Board of Broward County, recorded March 16, 2007, in Official Records Book 43756, Page 1606, as affected by First Amendment to said Agreement recorded March 31, 2017, as Instrument No. 114295268. Encumbers Parcel but not to location. Blanket in nature.
- Easement in favor of Level 3 Communications, LLC, contained in Amended Easement Deed by Court Order in Settlement of Landowner Action recorded February 14, 2013, in Official Records Book 49510, Page 562, and Easement in favor of Sprint Communications Company L.P., contained in Amended Easement Deed by Court Order in Settlement of Landowner Action recorded October 18, 2013, in Official Records Book 50264, Page 1803, which replaces in its entirety the instrument recorded June 12, 2013, in Official Records Book 49885, Page 466, as confirmed by Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded November 22, 2013, in Official Records Book 50355, Page 1901. Encumbers Parcel but not to location. Blanket in nature.
- Intentionally deleted. (Per underwriting, 3/20/2023)
- Intentionally deleted. (Per underwriting, 3/20/2023) Rights of tenants occupying all or part of the insured land under unrecorded leases
- Not a Survey matter 10. Any rights, interests or claims arising from the following matters shown on ALTA/NSPS Land Title Survey prepared by Daniel C. Fortin Jr. under Job No. 210490, for Fortin, Leavy, Skiles, Inc., originally dated July 28, 2021; most recently updated December 5, 2023; and certified ___
- A. Light pole encroaches over North boundary line of subject property, near its most Northern Northeast corner.
- B. Fence encroaches over the West boundary line of subject property, near its Western-most Northwest corner. C. Overhead wire encroaches over West boundary line near its midpoint, and together
- with the connected concrete pole, electric meter and control box, lies inside said boundary line without the benefit of a recorded easement. D. Walls, columns, and overhang of building located South of subject property, lying in an area East of the border between Lots 6 and 19, Block 16 of the Town of Fort
- Records), encroach 0.5 ft. to 0.6 ft. over the South boundary line of the subject E. Various signs encroach over the North, West, and East boundary lines of subject
- F. Concrete walkway and curbing in multiple areas encroach over the North, South, East and West boundary lines of subject property As shown on survey.
- Bearings hereon are referred to an assumed value of N00°07'12"W for the West line of S.W. 2nd Avenue, and evidenced by found nail & disk and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Benchmark No. SW575, Elevation +5.17. Located on October 24, 2019 at W. Broward Boulevard & S.W. 4th Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having Zone Designations AH (EL 5) and X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0557H, for Community No. 125105, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 47,154 square feet, or 1.083 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000. — This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this boundary & topographic survey may not be current or located.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed
- by the Division of Forestry County Forester or a professional in that field.
- connection points and do not reflect the actual location, number or type of wires. - Underground improvements and/or underground encroachments not shown unless otherwise indicated.

— The locations of overhead utility lines are graphically shown to indicate the approximate

- The approximate location of all utilities shown hereon were determined from As—Built plans and/or on—site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Parcel ID: 504210012140, per Broward County Property Appraisers website.

SURVEYOR'S CERTIFICATION:

200 WEST PROPERTY OWNER LLC 200-520 BROWARD OWNER LLC Chicago Title Insurance Company Next Legal PLLC Greenberg Traurig, P.A.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 28, 2021 and last updated December 5, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027. Florida Statutes. The fieldwork was completed December 5, 2023.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC. LB3653

Daniel C. Fortin Jr. For The Firm Surveyor and Mapper, LS6435

ortin, Leavv, Skiles, In and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

W 0 -

თ ₹

Original Date 7/28/21

S

Scale 1" = 20' Drawn By

CAD No. 191034 Plotted

12/6/23 11:24a Ref. Dwg. 2019-140

Field Book 654/08 & F.S. RLL

1 of 1

210490 Dwg. No. 2021-080-NAVD Thomas to a known as corn auching the to ordhighways shown the first the perpetual was after fublicity personal representations, successory or assigns, owning laides abutting on adjoining the same, the revision or retrisions the line whenever discontinued by land the soft on affilial 2000, Signed and scaledo

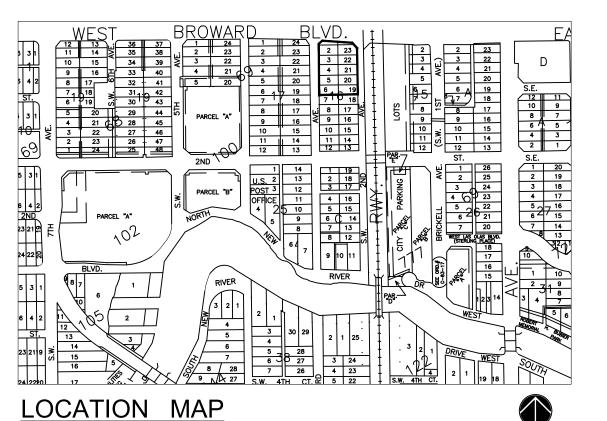
State of Bloods; This day, personally appeared before me 100 B. Briskell and Tany Briskell Survey Briskell and Tany Briskell for Jany Briskell and Tany Bris

I hereby certify and declare that the as nout of the Subdivision of the Sur of Sec. No. and of the Sur of Sec. 10 500 5 13 426, and surface to 500 5 100 5 13 426, and surface to surface the surface of the surface of

Gut varibed and sworn to before

1000 2006 d	agraf april	1-2-1896
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SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	PARKING LOT
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-WMU
ADJACENT ZONING DESIGNATION—SOUTH	RAC-AS

CURRENT USE OF PROPERTY	PARKING LOT
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-WMU
ADJACENT ZONING DESIGNATION—SOUTH	RAC-AS
ADJACENT ZONING DESIGNATION—EAST	RAC-CC
ADJACENT ZONING DESIGNATION-WEST	RAC-CC

47,153 SF / 1.08 AC (NET)

TOTAL SITE AREA		F / 1.65 AC (GROSS)		/ 1.65 AC (GROSS	
	APPROVED:		PROPOSED:		
TOTAL PERVIOUS EXISTING (LANDSCAPE)	14,942 SF	31.7%	14,942 SF	31.7%	
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	2,783 SF	5.9%	1,430 SF	3.0%	
TOTAL IMPERVIOUS EXISTING	32,212 SF	68.3%	32,212 SF	68.3%	
TOTAL IMPERVIOUS PROPOSED	18,876 SF	40.0%	18,753 SF	39.8%	
TOTAL BUILDING FOOT PRINT EXISTING	0 SF	0%	0 SF	0%	
TOTAL BUILDING FOOT PRINT PROPOSED	25,494 SF	54.1%	26,970 SF	57.2%	
TOTAL BUILDING SQUARE FOOTAGE (PROPOSED MIXED USE)	618,084		650,542		
FLOOR AREA RATIO (F.A.R.)		7,153= 13.1	650,542/47,	153=13.8	
LOT DENSITY (FLEX UNITS)	352.7 UNITS F	PER AC (NET)	N/A		
PROPOSED BUILDING RESIDENTIAL UNIT COUNT	381 UN	IITS	0 UNITS		
PROPOSED BUILDING HOTEL UNIT COUNT	0 UNI	· -	384 UNITS		
BUILDING LENGTH X WIDTH	244.8' –	169.9'	234.8'	- 164.6 '	
PROPOSED RESIDENTIAL SF	430,29	8 SF		O SF	
PROPOSED HOTEL CONDO UNITS SF		0 SF	400,00		
PROPOSED COMMERCIAL SF	7,52	7,527 SF		3 SF	
PROPOSED OFFICE SF		0 SF	52,17	3 SF	
PROPOSED AMENITY/TENANT STORAGE/SERVICE SF	180,25	9 SF	182,606 SF		
	TOTAL - 618,0	84 G.S.F.	TOTAL - 650,54	12 G.S.F.	
PROPOSED SERVICE/PKG/LOADING/OTHER SF	149.93	5 SF (NIC)	134.75	1 SF (NIC)	
THO GOLD SCINIOLY HOY ESTABLISH OF	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		,,,,,		
NUMBER OF STORIES/HEIGHT	48 STORIES / 579'-6" TOR		40 STORIES /	458'-4"	
LOT COVERAGE (95% MAX)	37,722 SF	80%	38,222 SF	81.1%	
VUA	891 SF	1.2%	970 SF	2.0%	
PEDESTRIAN WALKS & PLAZAS	17,985 SF	38.1%	7,961 SF	16.9%	

Max. blug neight	None (FAA restrictions apply)	579-6 (IIOIII top of L 39)	450 -4
Max. Bldg Streetwall Length	300'	244.8' (SW 3rd AVE)	235.0' (SW 3rd AVE)
Max. GSF of Bldg Tower Floor Plate Size	12,500 sf	12,496 sf	12,500 sf
1 1001 1 late Size			
Max. Bldg Podium Height	9 Floors	9 Floors	7 Floors
Min. Bldg Tower Step Back	None	30'	None
Min. Separation b/t Towers	60'; 30' min. on subject property (if adjacent to abutting lot under separate ownership)	30' to (Tower to PL)	30' to (Tower to PL)
Min. Residential Unit Size	400 sf	589 sf	510 sf

APPROVED:

PARKING DATA:

DRT TABLE

DOWNTOWN CORE:

REQUIRED:

	SF/UNIT	RATIO	REQUIRED	
COMMERCIAL PARKING				
COMMERCIAL A/RESTAURANT	3,354 SF	1/100	33.5	
COMMERCIAL A/OUTDOOR SEATING	600 SF	1/100	6.0	
COMMERCIAL B/RESTAURANT	3,033 SF	1/100	30.3	
COMMERCIAL B/OUTDOOR SEATING	200 SF	1/100	2.0	
COMMERCIAL C/RETAIL	2,547 SF	1/250	10.2	
SUBTOTA	82.0 C	OMMERCIAL		

+ 800 SF outdoor seating OFFICE PARKING 52,173 SF 1/250 OFFICE

208.7 OFFICE HOTEL PARKING

384 ROOMS 1/1 384.0 384.0 HOTEL * RAC-CC PARKING PER 674.7 TOTAL ULDR SEC 47-20.2. -25.0 RAC-CC EXEMPTION -2,500 SF 1/100 RAC-CC EXEMPTION*

649.7 TOTAL -260.0 REDUCTION * 40% CREDIT FOR NON-RESIDENTIAL 389.7 TOTAL OVER 2,500SF (ULDR SEC 47-20.2).

REQUIRED PROVIDED TOTAL PARKING 12 ADA PARKING SPACES PROVIDED. * ADA SPACES ARE INCLUDED IN TOTAL PKG.

BICYCLE REQUIREMENTS: TOTAL BICYCLE PARKING interior (residences 1/10 units +) 38 64

Feb 01, 2024 - 12:34pm

S S			·		·
)22	LOADING REQUIREMENTS:		GSF	REQUIRED	PROVIDED
/20	HOTEL		834 UNITS	0	0
Ĺ.	COMMERCIAL		9,734 SF	1 TVDF II	1-TYPE II
ü	OFFICE		52,173 SF	I-ITPE II	I-ITPE II
Ĕ		TOTAL	61,907 SF	1-TYPE II	1-TYPE II

LEGAL DESCRIPTION:

LOTS 5, 4, 3, 2, 20, 21, 22 AND A PORTION OF LOTS 1, 6, 19, 23, 24, ALL IN BLOCK 16, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS, OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 02 09' 01" WEST ON THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 09' 01" WEST ON SIDE WEST LINE 239.11 FEET; THENCE NORTH 45 21' 05" EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BROWARD BOULEVARD, A DISTANCE 25.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ON SAID SOUTH RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 4643.54 FEET, A CENTRAL ANGLE OF 00 09' 51" AND WHOSE CHORD BEARS SOUTH 88 07' 09' EAST AN ARC DISTANCE OF 13.30 FEET TO A POINT OF COMPOUND CURVE: THENCE SOUTHEASTERLY ON THE SAID SOUTH WIGHT-OF-WAY LINE AND ON SAID CURVE TO THE RIGHT WITH A RADIUS OF 4749.52 FEET, A CENTRAL ANGLE OF 01 37' 29" AND WHOSE CHORD BEARS SOUTH 88 35' 00" EAST, AN ARC DISTANCE OF 134.68 FEET; THENCE SOUTH 48 57' 08" EAST ON SAID SOUTHERLY 02 09' 01" EAST ON SAID EAST LINE. A DISTANCE OF 225.26 FEET: THENCE SOUTH 87 58' 59" WEST ON THE SOUTH LINE OF THE NORTH 38.00 OF SAID LOTS 19 AND 6, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

SETBACK TABLE	REQUIRED	APPROVED	PROVIDED		
FRONT YARD (NORTH) — BROWARD BLVD	10.0'	13.5' BLDG to PL 10.0' BAL to PL	11.0' BLDG to PL		
SIDE VARD (EAST) SW 2nd Ave	35 O'	37.7' to CL	35.0' BLDG to CL		

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

` ,		10.0 BAL 10 PL	
SIDE YARD (EAST) — SW 2nd Ave	35.0'	37.7' to CL 36.8' BAL to CL	35.0' BLDG to
SIDE YARD (WEST) - SW 3rd Ave	35.0'	38.6' to CL 34.0' BAL to CL	35.0' BLDG to
SIDE YARD (SOUTH) — adjacent site	0'	0.4' BLDG to PL	0.0' BLDG to

ON-SITE (GROSS AREA 10%) * SEE OPEN SPACE EXHIBIT (SHEET X4)

47,153 SF / 1.08 AC (NET)

OPEN SPACE

NORTH

 REQUIRED:
 APPROVED:
 PROVIDED:

 7,191 SF
 36,967 SF
 27,049 SF

WATER/WASTEWATER SERVICE PROVIDER: * CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

* STRUCTURAL SOIL WILL BE PROVIDED AS PER THE CITY OF FORT LAUDERDALE ULDR.

* STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

SOLID WASTE / RECYCLING:

- * HOTEL CONTAIN THE FOLLOWING EQUIPMENT 1 WASTE/RECYCLING CHUTE PER TOWER WITH BISORTER WASTE COMPACTOR WITH 2YD RECYCLE CONTAINERS (14). RECYCLING COMPACTOR WITH 2YD RECYCLE CONTAINERS (6). WASTE REMOVAL WILL BE 6 DAYS/WK OR AS NEEDED. RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
- (2) 30 YD SELF-CONTAINED COMPACTORS REMOVED 2-3 TIMES PER WEEK * THE WASTE SYSTEM WILL MEET THE CAPACITY REQ. OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

FLOOD DATA:

1 20 0 2 7 117 11
PRELIMINARY FLOOD ZONE ELEV (6.0) NAVD ON FIRM MAP #12011C0557J, DATED 2019 / 2021
FLOOD ZONE 'AE' ELEV (5.0) NAVD ON FIRM MAP #12011C0557H, DATED 08/14/2014.
BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.50) NAVD
BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (7.0) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) NAVD

PARKING GARAGE DATA:

* SEE SHEET (arch)

CIRCULATION EXHIBIT:

DELIVERIES:	

** DELIVERY SERVICE WILL UTILIZE SW 2ND AVE TO ACCESS THE PRIVATE LOADING AREAS

RIDESHARE:

*** RIDESHARE WILL UTILIZE THE DRIVEWAY TO PICK UP/DROP OFF AT THE LOBBY AREA.

VALET PARKING:

PROPOSED:

* VALET PARKING WILL BE PROVIDED ON-SITE

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

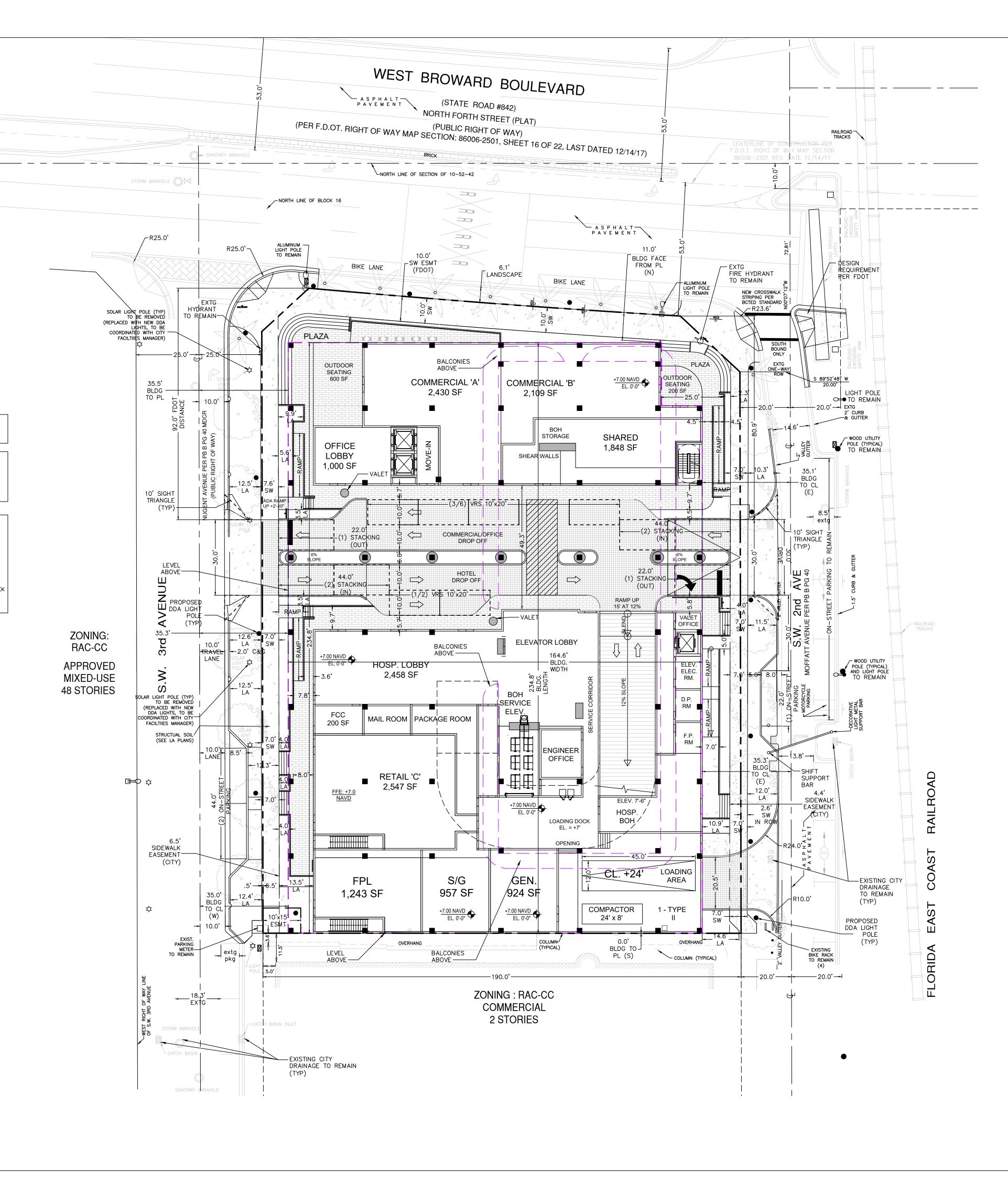
VEHICLE RESERVOIR SPACES:		IN-BOUND	IN-BOUND		OUT-BOUND	OUT-BOUND	
		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
VALET PARKING >50 SPACES		6	6		N/A	N/A	
* VRS REQUIREMENT PER ULDR SEC 47-20.17.							

OUT-BOUND OUT-BOUND IN-BOUND IN-BOUND

ON-STREET LIGHTING:

* THE EXISTING STREET LIGHT POLES ON BROWARD BOULEVARD AND 2ND AVENUE TO REMAIN AND SOLAR LIGHT POLE TO BE REMOVED AND REPLACED WITH NEW DDA LIGHTS, TO BE COORDINATED WITH CITY FACILITIES MANAGER. SOLAR LIGHT ALONG THE ENTIRE BLOCK WILL BE REPLACED TO MATCH THE NEW LIGHTS. REPLACED LIGHTING FIXTURES LOCATED IN FRONT OF THE SITE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN AS SHOWN IN THE MAINTENANCE AGREEMENT EXHIBIT"

NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT; THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING.



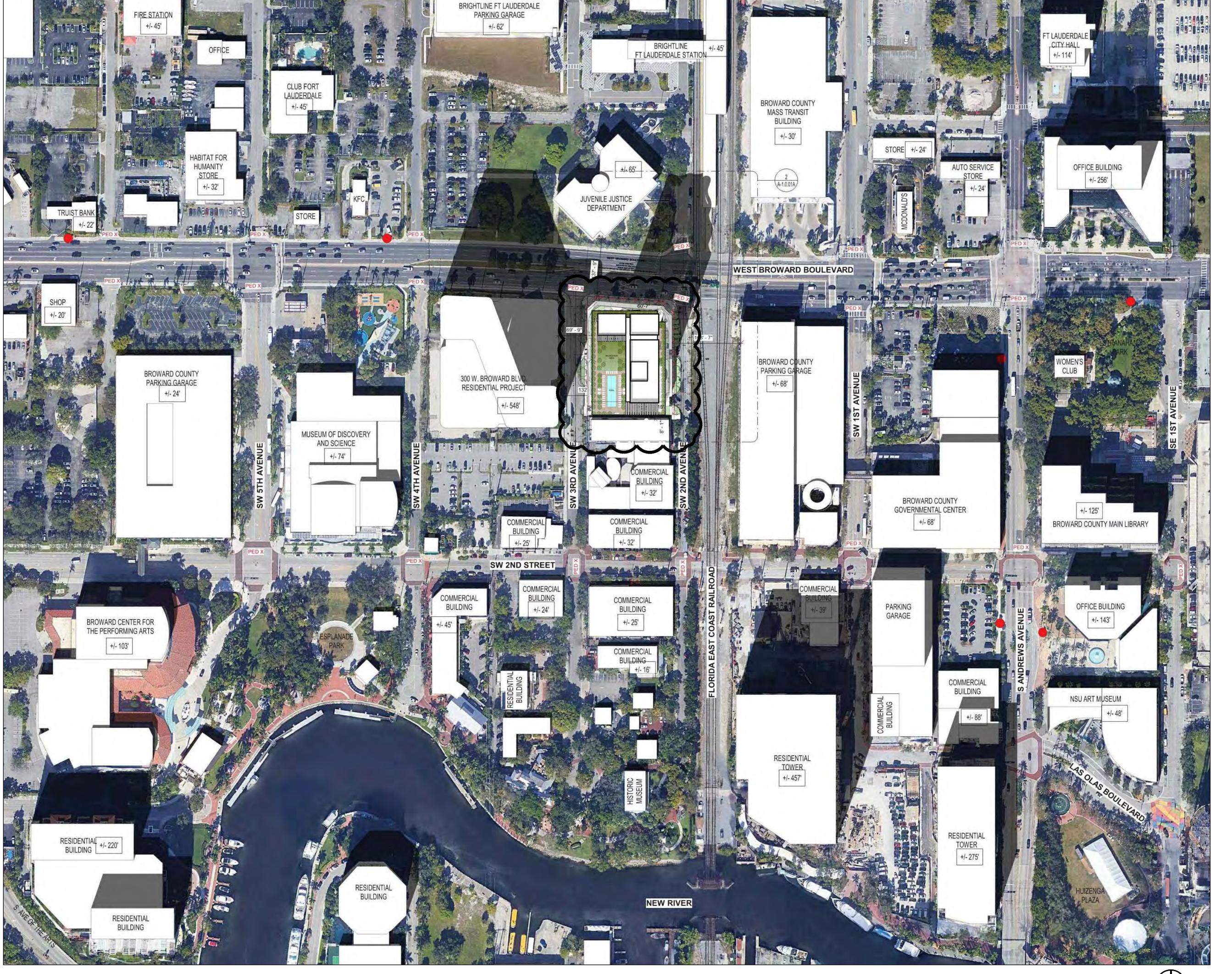
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Revisions

Phase: DRC AMENDMENT DOCUMENTS

1"=20' | 02/01/24

22-1691.01 02/01/24 Drawn by SROD Appr. by



SITE IN CONTEXT



PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133 T: 305.372.1812

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CIVIL ENGINEER: FLYNN ENGINEERING 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020 O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

SEAL/SIGNATURE/DATE: OFFICE REGISTRATION: # AA C000465

O: 954.566.2828



International Corporation.
This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2024.02.02 14:57:29-05'00'

DATE

Arquitectonica

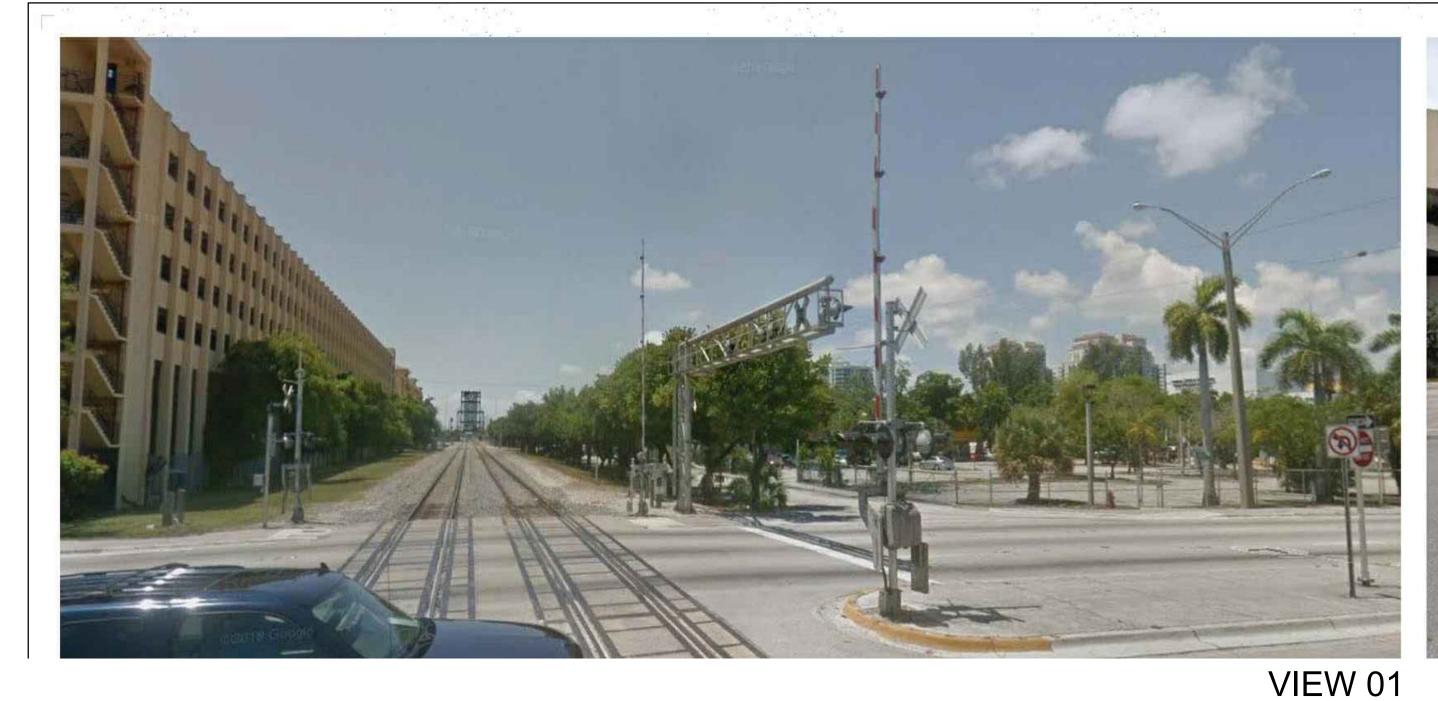
PROJECT NUMBER:

DESCRIPTION ISSUE#

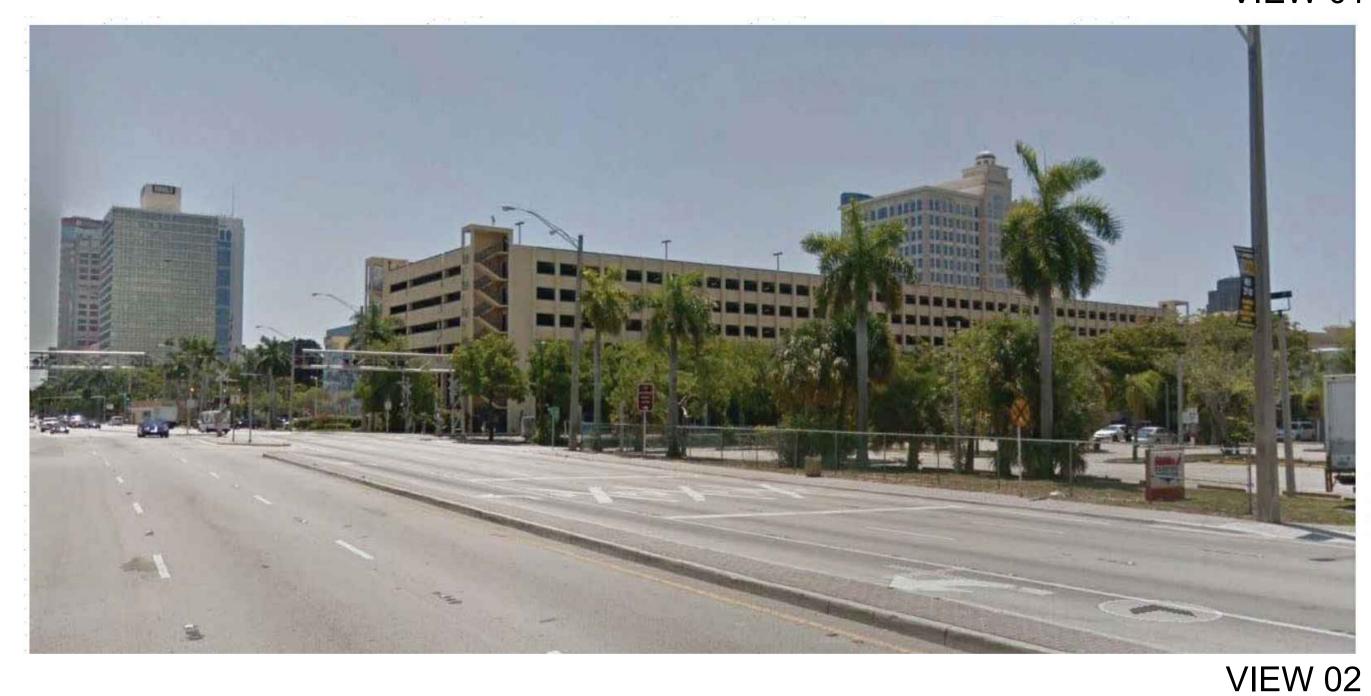
DRC APPROVAL - REV 3 SHEET ISSUE DATE: 10/03/2023

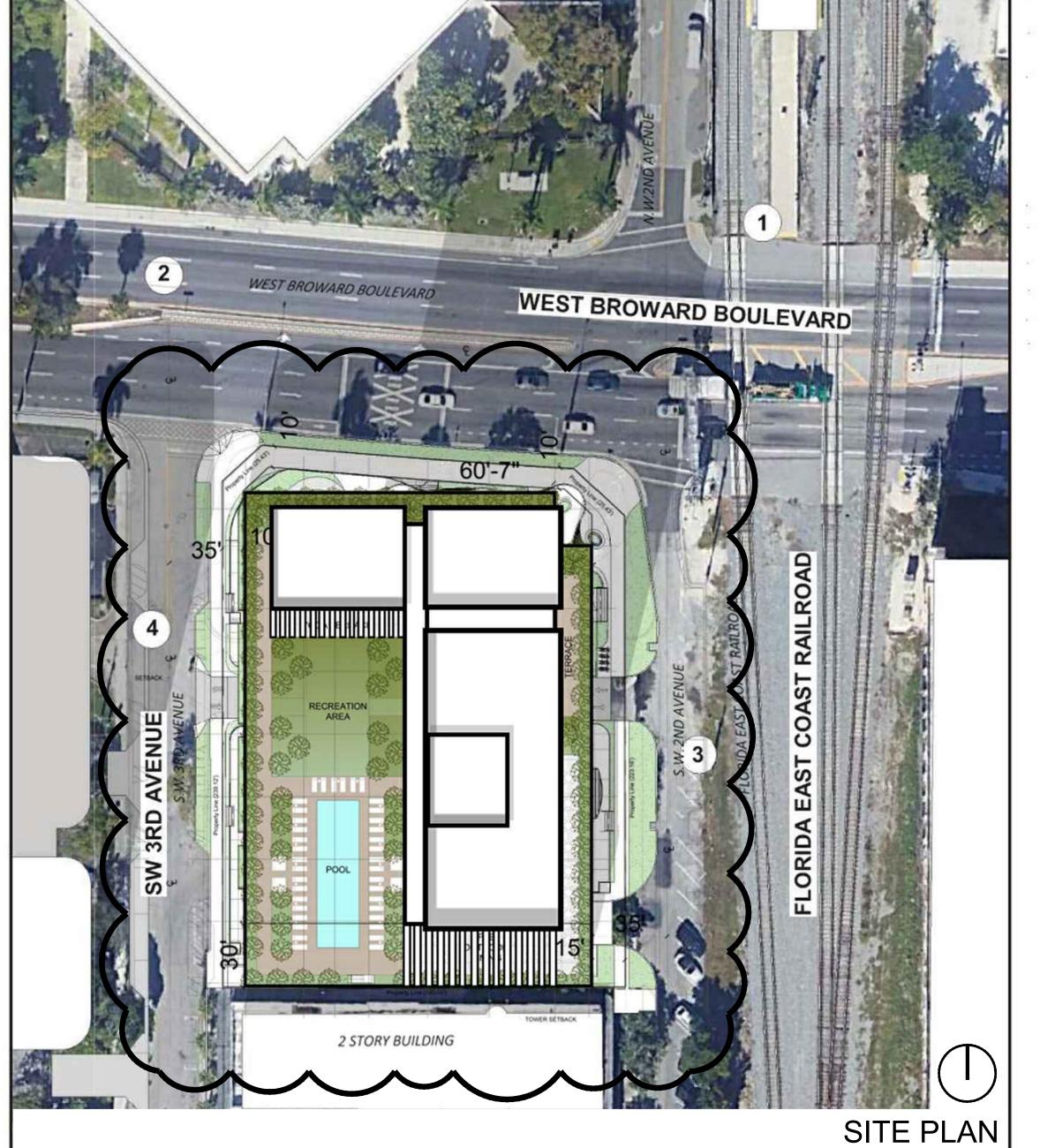
SITE IN CONTEXT **AERIAL**

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VIL V UZ

VIEW 03



PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

VIEW 04

OWNER:
NEWGARD DEVELOPMENT GROUP
1 SE 3rd Ave, Suite 3050, Miami, FL 33131
info@newgardgroup.com
+1 (305) 938-5707

ARQUITECTONICA

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CIVIL ENGINEER:

FLYNN ENGINEERING
241 COMMERCIAL BOULEVARD
LAUDERDALE-BY-THE-SEA, FL 33308
O: 954.522.1004

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1
MIAMI, FL 33172
O: 305.477.8826

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020
O: 954.923.9681

INTERIOR DESIGNER:

ID & DESIGN INTERNATIONAL

ONE NORTH OCEAN BOULEVARD, SUITE 106
POMPANO BEACH, FL 33062

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

O: 954.566.2828



International Corporation.
This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.02.02 14:57:40-05'00'

Arquitectonica

PROJECT NUMBER:

ISSUE # DESCRIPTION

DATE

DRC APPROVAL - REV 3
SHEET ISSUE DATE: 10/03/2023

EXISTING SITE PHOTOS

A004

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W BROWARD BOULEVARD

1/24/2024

PROJECT DATA

	Proposed Buildi	ing													
											Total	Lift			
	Units	Hospitality NSF H		Terraces	Amenities SF	F&B SF	Kitchen F&B SF	Retail SF	Office SF	Parking GSF	Parking Spaces	Count	Bicycles	GSF	Floorplate
Level 40	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 39	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 38	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 37	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 36	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 35	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 34	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 33	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 32	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 31	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 30	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 29	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 28	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 27	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 26	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 25	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 24	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 23	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 22	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 21	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 20	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 19	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 18	12 Units	9,845 SF	12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 17	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 16	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 15	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 14	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 13	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 12	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 11	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 10	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 09	12 Units		12,500 SF	2,913 SF										12,500 SF	15,413 SF
Level 08 (AMENITIES)		2/2 /2 21		2,0200.	9,045 SF	4,954 S	SF 765 SF							15,369 SF	38,482 SF
Level 07				1,988 SF	5/5 .5 5.	· /			8,377 SF	23,264 SF	83 Spaces	28 Lifts	8 Bikes	36,219 SF	38,209 SF
Level 06				2,000 0.					10,949 SF	23,264 SF	•	31 Lifts	8 Bikes	38,209 SF	38,209 SF
Level 05									10,949 SF	23,264 SF	· ·	31 Lifts	8 Bikes	38,209 SF	38,209 SF
Level 04									10,949 SF	23,264 SF		31 Lifts	8 Bikes	38,209 SF	38,209 SF
Level 03												31 Lifts	8 Bikes		
Level 02					1,667 SF				10,949 SF	23,264 SF 16,704 SF		31 LIILS		38,209 SF	38,209 SF
						F 640 C	E 1 0/0 CF	25/755			· · · · · · · · · · · · · · · · · · ·		24 Bikes	18,950 SF	20,960 SF
Ground Level	204 11-2-2-	245 040 05	400 000 05	05 204 65	3,321 SF	5,649 S		2,547 SF		1,727 SF		150 Life -	C4 D!l	27,168 SF	27,168 SF
TOTAL	384 Units	315,040 SF	400,000 SF	95,204 SF	14,033 SF	10,603 S	SF 2,613 SF	2,547 SF	52,173 SF	134,751 SF	F 433 Spaces	152 Lifts	64 Bikes	650,542 SF	770,871 SF

RESIDENTIAL UNITS

UNIT MIX PROJECT

OIVIT IVIIA	PROJECT				
TYPE	UNITS	PERCENTAGE			
STU	64	17%			
1BR	224	58%			
2BR	64	17%			
3BR	32	8%			
TOTAL	384	100%			
		·			



200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

OWNER:
NEWGARD DEVELOPMENT GROUP
1 SE 3rd Ave, Suite 3050, Miami, FL 33131
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+1 (305) 938-5707

ARQUITECTONICA

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CIVIL ENGINEER:
FLYNN ENGINEERING
241 COMMERCIAL BOULEVARD
LAUDERDALE-BY-THE-SEA, FL 33308
O: 954.522.1004

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1
MIAMI, FL 33172
O: 305.477.8826

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020
O: 954.923.9681

INTERIOR DESIGNER:

ID & DESIGN INTERNATIONAL

ONE NORTH OCEAN BOULEVARD, SUITE 106
POMPANO BEACH, FL 33062
O: 954.566.2828

SEAL/SIGNATURE/DATE: OFFICE REGISTRATION: # AA C000465



Arquitectonica
International Corporation.
This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.02.02 14:57:52-05'00'

PROJECT NUMBER:

ISSUE # DESCRIPTION

DATE

DRC APPROVAL - REV 3
SHEET ISSUE DATE: 10/03/2023

11221 10002 B/(12: 10/00/2020

A007

ZONING DATA

SHEET:

INTERIOR AREAS	SUMMARY	INTERIOR AREAS	SUMMARY	INTERIOR AREAS		INTERIOR AREA
Name		Name				Name
LEVEL 1			221.04 SF			
	136.94 SF					2 BEDRM + DEN
B.O.H. CORR.	935.24 SF				256.42 SF	3 BEDRM + DEN
	1,288.15 SF		745.00 SF		933.42 SF	
COMMERCIAL-A RESTAURANT	2,770.04 SF			Level 44		
COMMERCIAL-B			13,190.47 SF	LEVEL 11 2 BEDRM		PASS, ELEV.
RESTAURANT		1 BEDRM		CONFERENCE		
COMMERCIAL-B	790,81 SF	1 BEDRM + DEN	1,305.16 SF			
		2 BEDRM	1,357.26 SF			
GRAB/N/GO		2 BEDRM + DEN	1,382.12 SF		877.30 SF 91.61 SF	LEVEL 19
	1,000.03 SF	3 BEDRM CORRIDOR	1,631.67 SF 1,528.47 SF	EMPLOYEE		1 BEDRM 1 BEDRM + DEN
	252.74 SF					
	674.42 SF		743,67 SF			
					1,355,47 SF 743,67 SF	
				RESTROOMS	589.17 SF	
FIRE COMMAND	244.65 SF		256,42 SF 13,190,47 SF			
FPL MAIL ROOM	1,147.25 SF 422.88 SF				256.42 SF	
MAIN LOBBY		1 BEDRM			10,692.38 SF	
	201.36 SF	1 BEDRM + DEN			1.522.50 SF	
	180.70 SF	2 BEDRM	1,357.26 SF		1,049.01 SF	
	77.33 SF	2 BEDRM + DEN	1,382.12 SF		3,237.71 SF	LEVEL 20
	578.41 SF 743.66 SF	3 BEDRM CORRIDOR	1,631.67 SF 1,528.47 SF	2 BEDRM + DEN	1,443.80 SF	
			221,04 SF	3 BEDRM + DEN	1,869.87 SF	2 BEDRM
			743.67 SF			2 BEDRM + DEN
	247.71 SF		1,009.42 SF			3 BEDRM + DEN
	115.56 SF					
	114,00 SF	VESTIBULE	256.42 SF 13,363.16 SF			
SERVICE YARD STAIR	3,041.78 SF 1,259.12 SF				256.42 SF	STAIR
	1,670.17 SF	1 BEDRM			12,177.46 SF	STUDIO
SWITCHGEAR	434.89 SF	1 BEDRM + DEN	1,305.16 SF	LEVEL 14 1 BEDRM	1.522.50 SF	
UNISEX		2 BEDRM	1,357.26 SF	1 BEDRM + DEN		
	274.83 SF	2 BEDRM + DEN	1,382.12 SF			LEVEL 21
	23,192.62 SF	3 BEDRM CORRIDOR	1,631.67 SF 1,528,47 SF	2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN
LEVEL 1.5 ASSISTANT	210.14 SF		221,04 SF	3 BEDRM + DEN	1,869.87 SF	2 BEDRM
	3,324.19 SF	PASS: ELEV.				
			998.72 SF			3 BEDRM + DEN
					743.67 SF 609.79 SF	
MANAGEMENT						
OFFICE MANAGER	321.14 SF		13,352,46 SF			
MOVIE / CIGAR /	716.84.SF	1 BEDRM			12,177,46 SF	
			1,305.16 SF	LEVEL 15		
PASS, ELEV.	665,53 SF	2 BEDRM		1 BEDRM	1,522.50 SF	
		2 BEDRM + DEN	1,382.12 SF	1 BEDRM + DEN 2 BEDRM	1,049.01 SF 3,237.71 SF	
	1,382,83 SF 285.29 SF	3 BEDRM	1,631.67 SF	2 BEDRM + DEN	1,443.80 SF	1 BEDRM
TRASH ROOM	368.64 SF		1,528.47 SF	3 BEDRM + DEN	1,869.87 SF	1 BEDRM + DEN 2 BEDRM
UNISEX			221,04 SF 743,67 SF			2 BEDRM + DEN
						3 BEDRM + DEN
					743.67 SF	
1 BEDRM 1 BEDRM + DEN			13,320.16 SF		256.42 SF	
2 BEDRM + DEN		LEVEL 9 1 BEDRM			12,177.46 SF	
3 BEDRM	1,630,40 SF	1 BEDRM + DEN		LEVEL 16		VEST.
	1,598.56 SF	2 BEDRM	1,357.05 SF	1 BEDRM	1,522.50 SF	
			1,382.12 SF	1 BEDRM + DEN 2 BEDRM		
	222,06 SF 743.67 SF	3 BEDRM		2 BEDRM + DEN	1,443.80 SF	1 BEDRM
	1,120,41 SF		1,528,47 SF	3 BEDRM + DEN	1,869.87 SF	1 BEDRM + DEN
	1,121.96 SF	PASS: ELEV. STAIR	743.67 SF 836.73 SF			2 BEDRM 2 BEDRM + DEN
			526.42 SF			3 BEDRM + DEN
			256.42 SF		743.67 SF	
LEVEL 3					609.79 SF 589.17 SF	
1 BEDRM + DEN	3,182.93 SF 1,305.16 SF			VEST.	256.42 SF	PASS. ELEV.
2 BEDRM		PASS. ELEV	743.67 SF			
2 BEDRM + DEN	1,382.12 SF		1,464.27 SF 256,42 SF			
3 BEDRM	1,631.67 SF			1 BEDRM	1,522.50 SF	
	1,528.47 SF			1 BEDRM + DEN	1,050.83 SF	LEVEL 24
ELEC/TELE		CLUB ROOM	1,312.70 SF	2 BEDRM 2 BEDRM + DEN	3,237,71 SF 1,443.80 SF	
			1,555.84 SF	3 BEDRM + DEN	1,869.87 SF	
	1,103,81 SF 745.00 SF				695.92 SF	2 BEDRM
	256,42 SF	GOLF SIMULATOR GYM			159.61 SF	2 BEDRM + DEN 3 BEDRM + DEN
			1,106.90 SF 371.23 SF		743.67 SF	CORRIDOR
	13,457.55 SF					
		LOCKER ROOMS NEW'S CAFE				
VESTIBULE LEVEL 4 1 BEDRM	13,457.55 SF 3,182,93 SF	NEW'S CAFE PASS. ELEV.	1,306.72 SF 743.67 SF		589.17 SF	
VESTIBULE LEVEL 4 1 BEDRM 1 BEDRM + DEN	13,457.55 SF 3,182,93 SF 1,305.16 SF	NEW'S CAFE	1,306.72 SF		589.17 SF 256.42 SF	
VESTIBULE LEVEL 4 1 BEDRM 1 BEDRM + DEN 2 BEDRM	13,457.55 SF 3,182,93 SF 1,305.16 SF 1,357.26 SF	NEW'S CAFE PASS. ELEV. POOL EQUIPMENT RESTROOMS	1,306.72 SF 743.67 SF 391.64 SF 589.17 SF		589.17 SF	PASS. ELEV. STAIR STUDIO
VESTIBULE LEVEL 4 1 BEDRM 1 BEDRM + DEN	13,457.55 SF 3,182,93 SF 1,305.16 SF	NEW'S CAFE PASS. ELEV. POOL EQUIPMENT	1,306.72 SF 743.67 SF 391.64 SF		589.17 SF 256.42 SF	PASS. ELEV. STAIR

IARY	INTERIOR AREAS	S SUMMARY	INTERIOR AREAS	S SUMMARY	INTERIOR AREAS	SUMMARY
	Name		Name		Name	
	1 BEDRM	1,522.50 SF		12,179.28 SF		
	1 BEDRM + DEN	1,050.83 SF				
	2 BEDRM	3,237.71 SF	1 BEDRM			12,179.28
	2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN			
	3 BEDRM + DEN CORRIDOR	1,869.87 SF 695.92 SF	2 BEDRM 2 BEDRM + DEN	3;237.71 SF 1,443.80 SF	1 BEDRM + DEN	1,522.50
			3 BEDRM + DEN			
	PASS, ELEV.	743.67 SF			2 BEDRM + DEN	1,443.80
256.42 SF				159.61 SF	3 BEDRM + DEN	
		589.17 SF				
	VEST.	256.42 SF 12,179.28 SF	STAIR			159.61
150.83 SF		12,179.20 5F	STUDIO VEST	589.17 SF 256.42 SF		
	1 BEDRM	1,522.50 SF		12,179.28 SF		589.17
	1 BEDRM + DEN	1,050.83 SF				
			1 BEDRM			12,179.28
95.92 SF	2 BEDRM + DEN		1 BEDRM + DEN		LEVEL 40	
59.61 SF 43.67 SF	3 BEDRM + DEN CORRIDOR		2 BEDRM 2 BEDRM + DEN	3,237,71 SF 1,443.80 SF	1 BEDRM 1 BEDRM + DEN	1,522.50
		159.61 SF		1,869,87 SF	2 BEDRM	3,237.71
					2 BEDRM + DEN	1,443.80
				159,61 SF	3 BEDRM + DEN	1,869.87
		589.17 SF				
	VEST.	256,42 SF		609.79 SF		159,61
		12,179,28 SF		589.17 SF 256.42 SF	PASS: ELEV: STAIR	
	1 BEDRM	1,522.50 SF				
	1 BEDRM + DEN		LEVEL 34			
	2 BEDRM		1 BEDRM			12,179.28
	2 BEDRM + DEN	1,443.80 SF	T BEDRM + DEN	1,050,83 SF		
59.61 SF	3 BEDRM + DEN	1,869.87 SF	2 BEDRM	3,237.71 SF	1 BEDRM	1,522.50
43.67 SF			2 BEDRM + DEN 3 BEDRM + DEN		1 BEDRM + DEN 2 BEDRM	1,050.83
		743.67 SF	CORRIDOR		2 BEDRM + DEN	1,443.80
				159.61 SF	3 BEDRM + DEN	
		256.42 SF				159.61
		12,179.28 SF		589,17 SF	PASS. ELEV.	743.67
	LEVEL 28 1 BEDRM		VEST.		STAIR STUDIO	
	1 BEDRM + DEN	1,050.83 SF				
	2 BEDRM		1 BEDRM			12,179.28
	2 BEDRM + DEN		1 BEDRM + DEN	1,050,83 SF		
	3 BEDRM + DEN	1,869.87 SF	2 BEDRM		1 BEDRM	1,522.50
			2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN	1,050.83
			3 BEDRM + DEN		2 BEDRM	3,237.71
89.17 SF 256.42 SF		743.67.SF 609.79.SF	CORRIDOR ELEC./ TELE.	695.92 SF 159.61 SF	2 BEDRM + DEN 3 BEDRM + DEN	1,443.80
79.28 SF						695.92
				609.79 SF		159.61
		12,179.28 SF		589.17 SF		
	LEVEL 29			256.42 SF		
	1 BEDRM	1,522.50 SF		12,179.28 SF		589.17
	1 BEDRM + DEN 2 BEDRM	1,050.83 SF 3,237.71 SF	LEVEL 36 1 BEDRM			256.42 12,179.28
	2 BEDRM + DEN		1 BEDRM + DEN	1,050.83 SF	LEVEL 43	12,173,20
59.61 SF	3 BEDRM + DEN		2 BEDRM	3,237.71.SF	1 BEDRM	1,522.50
43.67 SF	CORRIDOR		2 BEDRM = DEN		1 BEDRM + DEN	1,050.83
		159.61 SF	3 BEDRM + DEN	1,869.87 SF	2 BEDRM	
				695,92 SF	2 BEDRM + DEN	
256.42 SF 79.28 SF		609.79 SF 589.17 SF		159.61 SF 743.67 SF	3 BEDRM + DEN CORRIDOR	1,869.87 695.92
10.2001			STAIR		ELEC./ TELE.	159.61
22.50 SF		12,179.28 SF		589.17 SF		743.67
						609.79
	1 BEDRM	1,522.50 SF		12,179.28 SF		589.17
43.80 SF	1 BEDRM + DEN		LEVEL 37			256.42
	2 BEDRM 2 BEDRM + DEN	3,237.71 SF 1,443.80 SF	1 BEDRM 1 BEDRM + DEN			12,179.28
	3 BEDRM + DEN		2 BEDRM	3,237,71 SF		
			2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN	1,050.83
			3 BEDRM + DEN		2 BEDRM	3,237.71
					2 BEDRM + DEN	1,443.80
256,42 SF			ELEC/TELE	159,61 SF	3 BEDRM + DEN	1,869.87
	STUDIO		PASS, ELEV. STAIR	743.67 SF 609.79 SF		695.92 159.61
	VEST.	12,179.28 SF		589.17 SF		
50.83 SF	LEVEL 31	14,110,40,01		256,42 SF		
		1,522.50 SF				589.17
	1 BEDRM + DEN					
	2 BEDRM	3,237.71 SF	1 BEDRM	1,522,50 SF		12,179.28
	2 BEDRM + DEN	1,443.80.SF	1 BEDRM + DEN	1,050.83 SF	LEVEL 45	4 800 00
59.61 SF 43.67 SF	3 BEDRM + DEN CORRIDOR	1,869.87 SF 695.92 SF	2 BEDRM 2 BEDRM + DEN	3,237.71 SF 1,443.80 SF	1 BEDRM 1 BEDRM + DEN	1,522.50
			3 BEDRM + DEN	1,869.87 SF	2 BEDRM	
		743.67 SF	CORRIDOR		2 BEDRM + DEN	1,443.80
256.42 SF			ELEC/TELE.	159.61 SF	3 BEDRM + DEN	1,869.87
			PASS, ELEV.			695.92

INTERIOR AREAS		INTERIOR AREAS	
Name		Name	
		PASS, ELEV.	743.67
	12,179.28 SF		589.17
		VEST.	
1 BEDRM			12,179.28
1 BEDRM + DEN	1,050:83 SF		
2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN	1.050.83
8 BEDRM + DEN			3,237.71
	695.92 SF	2 BEDRM + DEN	
	159.61 SF	3 BEDRM + DEN	
STAIR			
	589.17 SF		743.67
	12,179.28 SF		589.17
LEVEL 40			256.42
1 BEDRM	1,522,50 SF		
1 BEDRM + DEN		LEVEL 47	
2 BEDRM	3,237.71 SF		
2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN	
3 BEDRM + DEN	1,869.87 SF	2 BEDRM	3,237.71
		2 BEDRM + DEN	1,443.80
	159,61 SF	3 BEDRM + DEN	
PASS ELEV.			
STAIR			
	589.17 SF	PASS, ELEV.	
	12,179.28 SF		589.17
			256,42
1 BEDRM	1,522.50 SF		
1 BEDRM + DEN		LEVEL 48	
2 BEDRM		1 BEDRM	
2 BEDRM + DEN	1,443.80 SF	1 BEDRM + DEN	
3 BEDRM + DEN	1,869.87 SF		3,237.71
CORRIDOR		2 BEDRM + DEN	1,443.80
	159.61 SF	3 BEDRM + DEN	1,869.87
PASS_ELEV_	743.67 SF		
STAIR			159,61
		PASS ELEV.	743.67
	12,179.28 SF	STUDIO	
1 BEDRM	1,522.50 SF		12,179.28
1 BEDRM + DEN	1,050.83 SF		
2 BEDRM		BOILER ROOM	384.64
2 BEDRM + DEN	1,443.80 SF	GIRCULATION	265.42
3 BEDRM + DEN	1,869.87 SF	COMM/BDA	
			123.00
	159.61 SF		127,56
			674.12
	256.42 SF		95.12
	12,179,28 SF		235.17
LEVEL 43			
1 BEDRM	1,522.50 SF		605,378.48
1 BEDRM + DEN	1,050.83 SF		
2 BEDRM	3,237.71 SF	TOTAL LIGGDITAL	TV DATCOMEC
2 BEDRM + DEN		TOTAL HOSPITALI	1
3 BEDRM + DEN	1,869.87 SF	Name	Area
CORRIDOR			

PARKING ARE	AS SUMMARY
Name	Area
PARKING	1,727 SI
GROUND LEVEL	1,727 S
PARKING	16,704 SI
LEVEL 02	16,704 SI
PARKING	23,264 SI
LEVEL 03	23,264 SI
PARKING	23,264 SI
LEVEL 04	23,264 SI
PARKING	23,264 SI
LEVEL 05	23,264 SI
PARKING	23,264 SI
LEVEL 06	23,264 SI
PARKING	23,264 SI
LEVEL 07	23,264 SI
00.00	134,751 S
	1/0 03/1 22 8

BALCONY

Name	Area
LEVEL 01	
F&B - A	1,387 SF
OUTDOOR SEATING	
PLAZA	495 SF
LANDSCAPE	7,139 SF
SIDEWALK	6,047 SF
INTERNAL DRIVE	6,882 SF
INTERNAL SIDEWALK	3,201 SF
	25,151 SF
LEVEL 07	
TERRACE	1,988 SF
	1,988 SF
LEVEL 08	
PICKLEBALL AREA	2,269 SF
F&B OUTDOOR	1,683 SF
SEATING	
YOGA TERRACE	797 SF
COVERED BREEZEWAY	1,593 SF
POOL DECK	5,207 SF
LANDSCAPE	9,036 SF
TERRACE	1,588 SF
	22,173 SF
ROOF	
ROOF	2,913 SF
	2,913 SF
22.17.11/3	52,225 SF
	06 21 00

<u>. </u>		PARKING TIPE	REQUIRED	AFTER REDUCTIO
	2,913 SF	REGULAR SPACES	719 SPACES	432 SPACES
	52,225 SF	LIFT PARKING (STACKERS)		
	265.12 SF	HANDICAP SPACES	719 SPACES	432 SPACES
		TOTAL PARKING SPACES PRO	the proof sector to be a sector to	452 STACES
		* 60% parking reduction		
	96,31 SF			
RSEATING	167.42 SF			
BANAS				
	1,161.01 SF			
	9,488.85 SF	MARKADINE.		
DITATION/ SITTING		PROVIDE	D PARKING SU	JMMARY PER LEV
		LEVEL 02		
		8'-8" x 18' - 90 deg		
	1,285,15 SF	8'-8" x 18' - 90 deg (LI	FT)	
	150.64 SF	12' x 18' HC		
	476.66 SF	1 EVEL 03		
	24,975.74 SF	LEVEL 03 8'-8" x 18' - 90 deg		
EL 11		8'-8" x 18' - 90 deg (LI	FT)	
RACE	2,383.44 SF	12' x 18' HC		
	2.383.44 SF	1777		
		LEVEL 04		
		8'-8" x 18' - 90 deg		
	80.13.SF	8'-8" x 18' - 90 deg (LI	FT)	
SEATING		12' x 18' HC		
		LEVEL 05		
HANIGAL YARD	9,386.31 SF	8'-8" x 18' - 90 deg	Lin	
		8'-8" x 18' - 90 deg (LI	FT)	
	12,724,93 SF	12' x 18' HC		III III
		ASA 3. 120 Th		100
		LEVEL 06		
	4,809.23 SF	8'-8" x 18' - 90 deg	FT)	
	84,771.30 SF	8'-8" x 18' - 90 deg (LI 12' x 18' HC	FI)	
		12 X 18 HC		
GROSS SALEABLE	ARFA	LEVEL 07		
	7 111271	8'-8" x 18' - 90 deg		
OCCUPANCY	AREA	8'-8" x 18' - 90 deg (LI	FT)	The state of the s

AREA

NAME	AREA
OFFICE LEVEL 03	10,949 SF
OFFICE LEVEL 04	10,949 SF
OFFICE LEVEL 05	10,949 SF
OFFICE LEVEL 06	10,949 SF
OFFICE LEVEL 07	8,377 SF
	52,173 SF

CLASSIFICATION

HOSPITALITY

93,216 SF

UNIT MATRIX			
TYPE	COUNT	PERCENTAGE	
STUDIO	64	16.67%	
1 BEDRM	224	58.33%	
2 BEDRM	64	16.67%	
3 BEDRM	32	8.33%	
Grand total:	384	100.00%	
TOTAL OF BEDROOMS: 512			

NAME	AREA
F&B - A	7,491 SF
RETAIL - B	2,547 SF
F&B - C (LEVEL 08)	5,725 SF
	15,763 SF
COMMERCIAL-C OUTDOOR SEA	TING 250 SF

PARKING TYPE	REQUIRED	AFTER REDUCTION*	PROVIDED
REGULAR SPACES	719 SPACES	432 SPACES	269 SPACES
LIFT PARKING (STACKERS)			152 SPACES
HANDICAP SPACES			12 SPACES
	719 SPACES	432 SPACES	
TOTAL PARKING SPACES PRO	VIDED		433 SPACES

60% parking reduction	
	434 SPACES

LEVEL 02	
8'-8" x 18' - 90 deg	28
8'-8" x 18' - 90 deg (LIFT)	0
12' x 18' HC	2
LEVEL 03	
8'-8" x 18' - 90 deg	47
8'-8" x 18' - 90 deg (LIFT)	31
12' x 18' HC	2
LEVEL 04	
8'-8" x 18' - 90 deg	47
8'-8" x 18' - 90 deg (LIFT)	31
12' x 18' HC	2
LEVEL 05	
8'-8" x 18' - 90 deg	47
8'-8" x 18' - 90 deg (LIFT)	31
12' x 18' HC	2
LEVEL 06	
8'-8" x 18' - 90 deg	47
	-132

THE NO. OF	8-8 × 18 - 30 deg (Eli 1)	31
,771.30 SF	12' x 18' HC	2
:A	LEVEL 07	
	8'-8" x 18' - 90 deg	53
AREA	8'-8" x 18' - 90 deg (LIFT)	28
ANLA	12' x 18' HC	2
	PARKING SPACES PROVIDED	433
400,000 SF		

8'-8" x 18' - 90 deg	
8'-8" x 24' - PARALLEL	
12' x 18' HC	1
8'-8" x 18' - 90 deg	
8'-8" x 24' - PARALLEL	
	1

PROVIDED BIKE SPACES		
SITE LEVEL	PROVIDED	
LEVEL 02		
LEVEL 03		
LEVEL 04		
LEVEL 05		
LEVEL 06		
LEVEL 07		
BICYCLE (REQUIRED: 1/10 UNITS = 38)		
SPACES PROVIDED		





200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

OWNER: NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

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CIVIL ENGINEER: **FLYNN ENGINEERING** 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020 O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

O: 954.566.2828 SEAL/SIGNATURE/DATE: OFFICE REGISTRATION: # AA C000465



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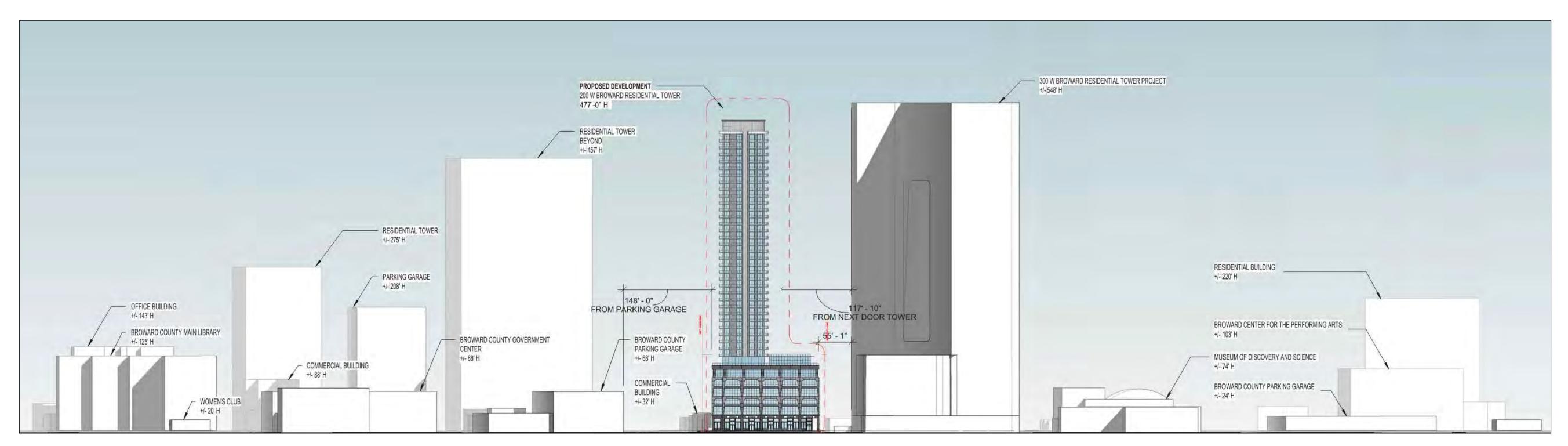
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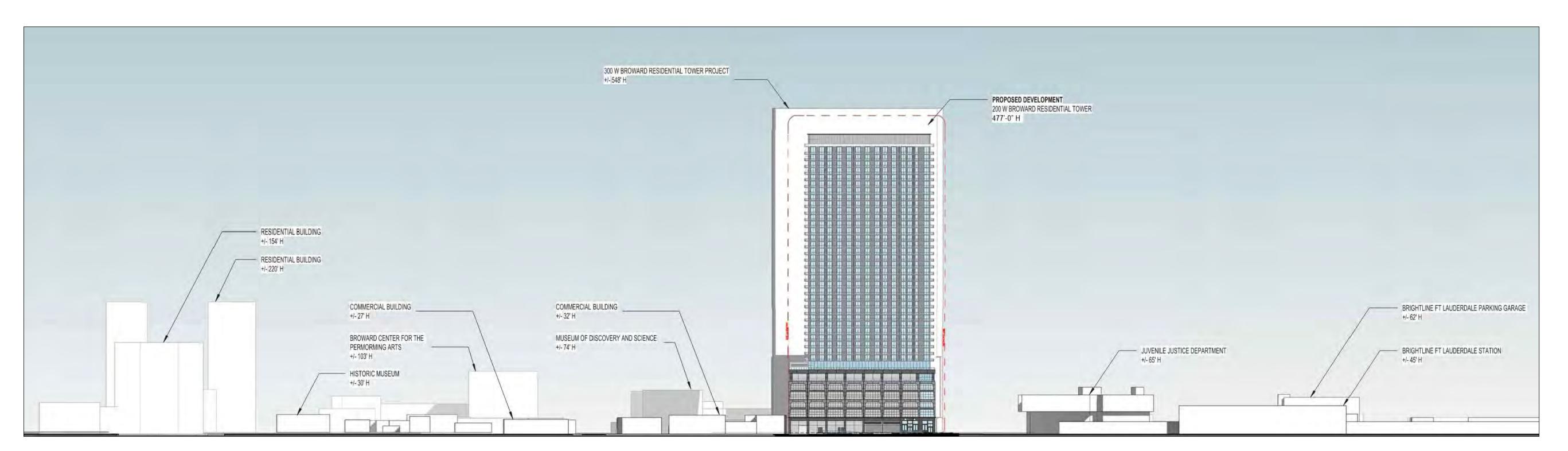
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ZONING DATA





STREET PROFILE 01 - BROWARD BOULEVARD



STREET PROFILE 02 - 2ND AVENUE



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241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

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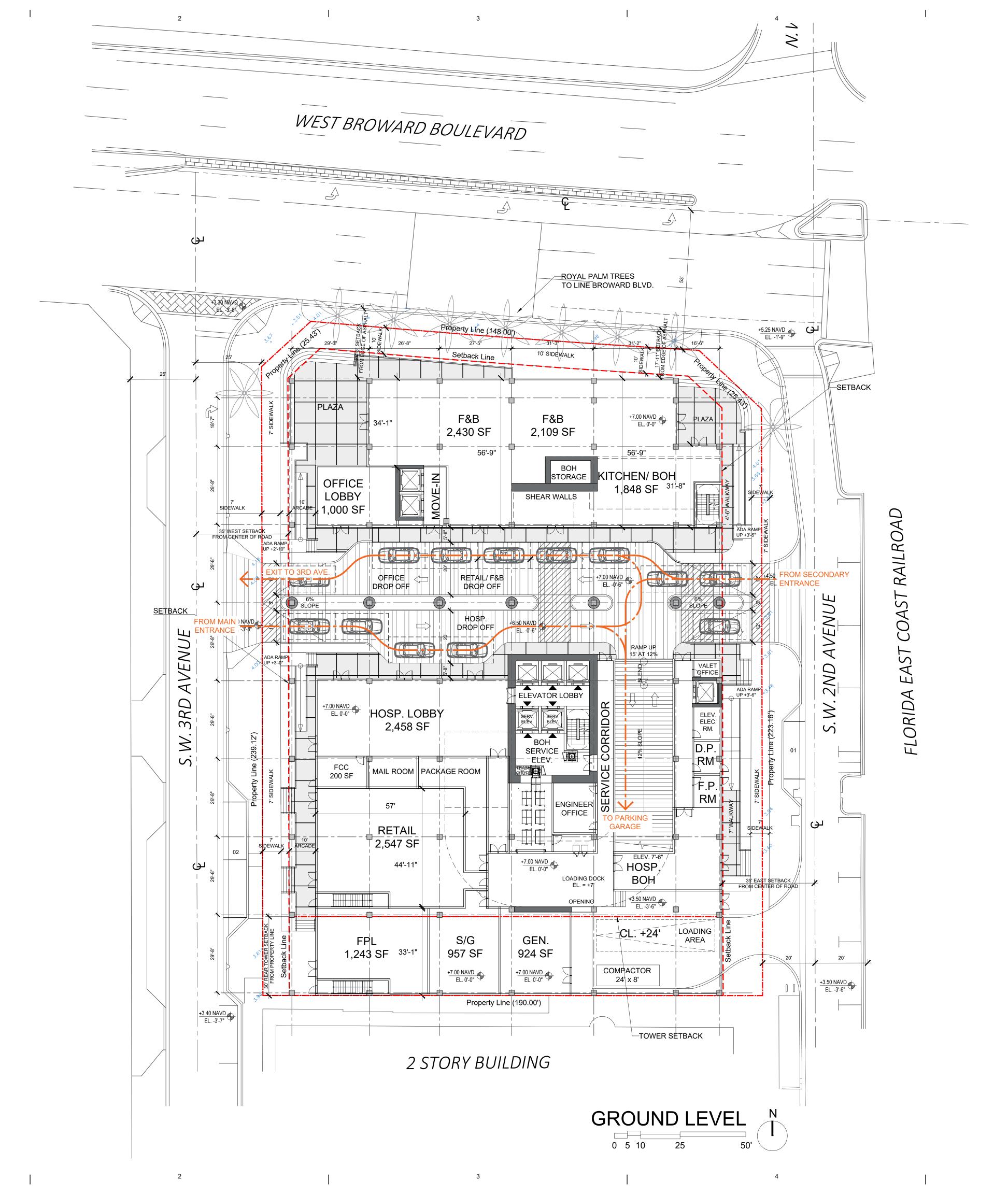
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INTERIOR DESIGNER:

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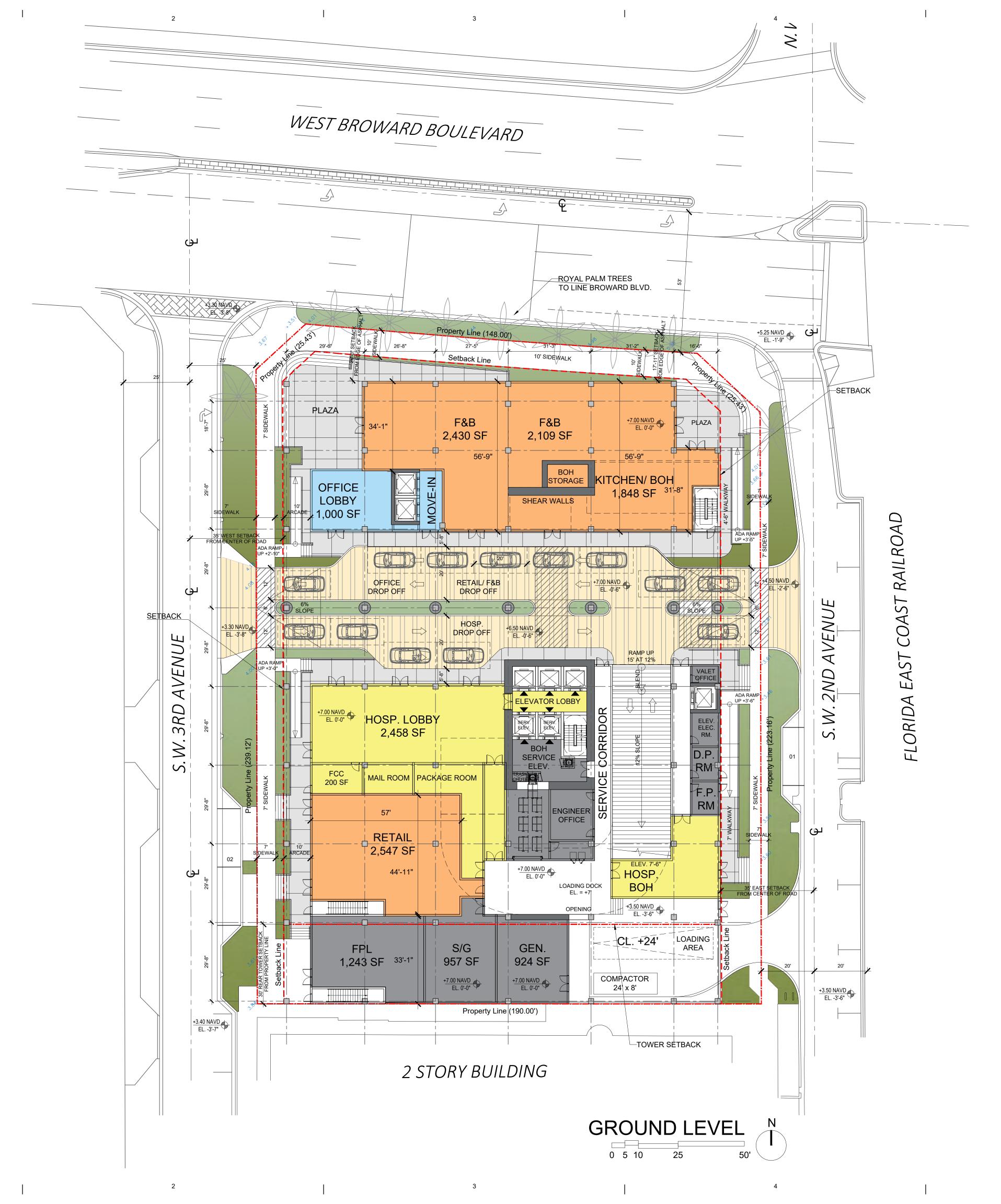
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SITE CIRCULATION

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STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING

O: 954.522.1004

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O: 954.923.9681 INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106

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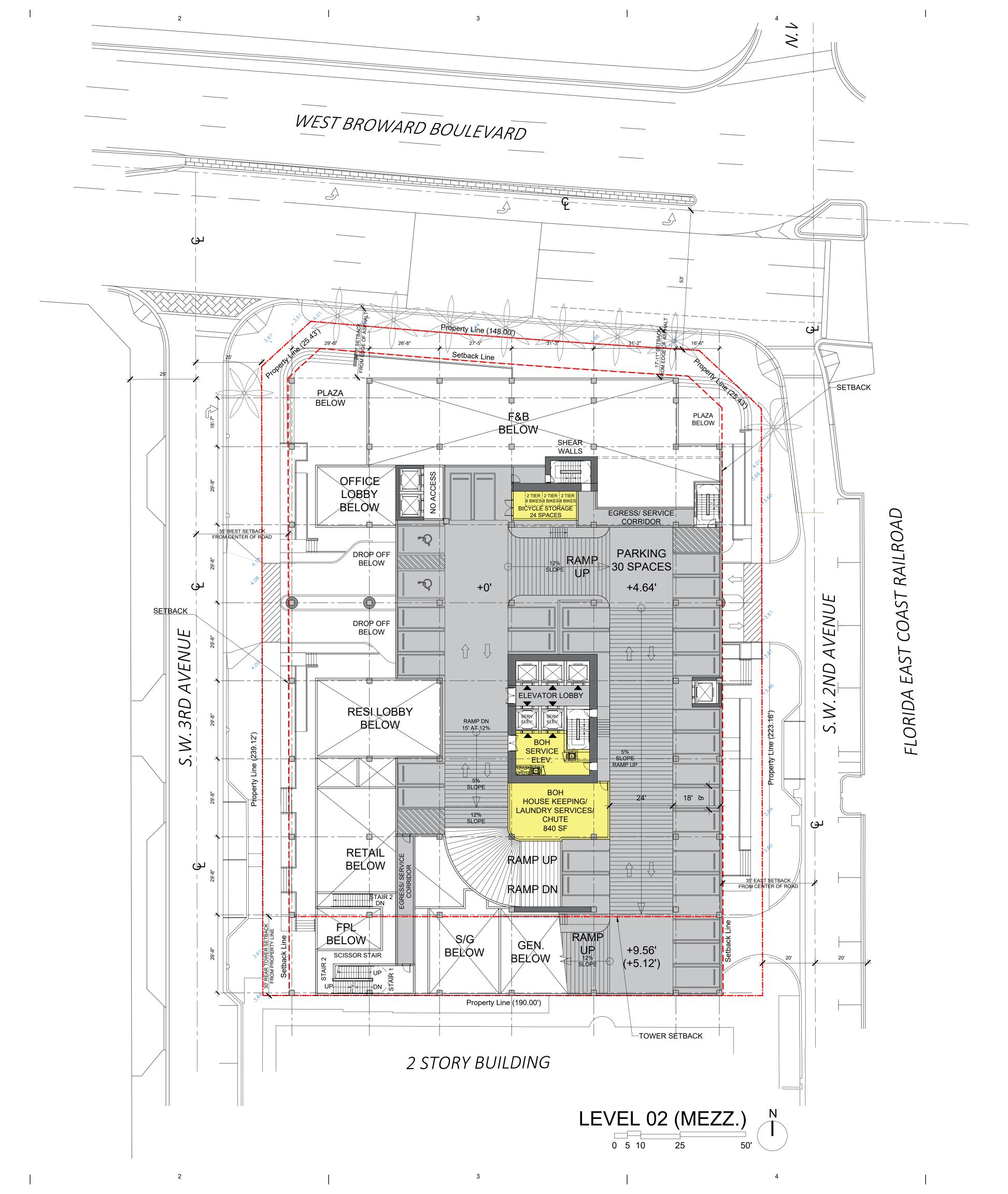
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DRC APPROVAL - REV 3

SHEET ISSUE DATE: 10/03/2023 GROUND FLOOR PLAN/

SITE PLAN





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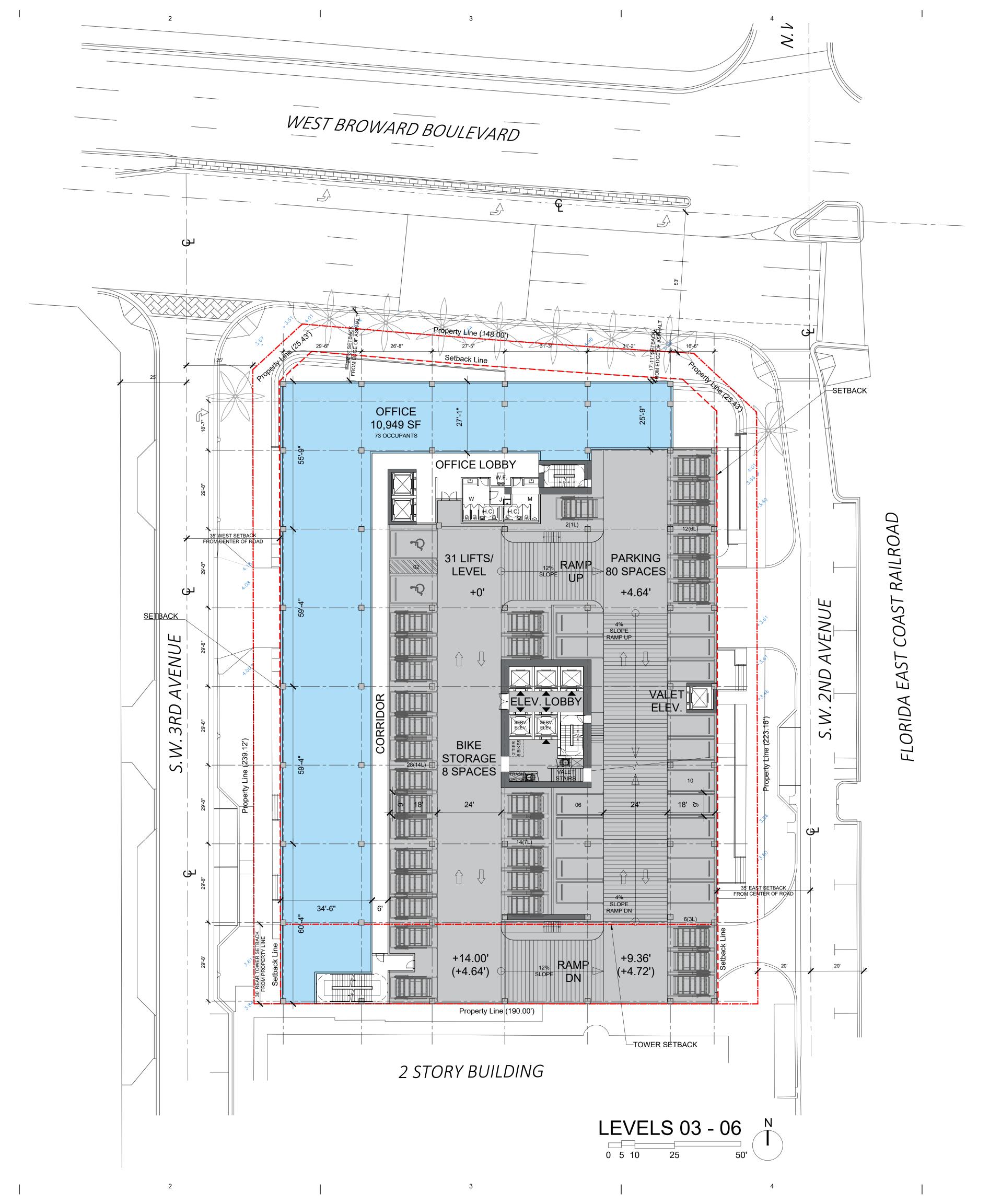
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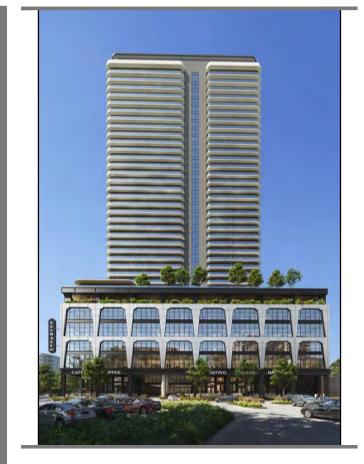
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LEVEL 02 GARAGE





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STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING

O: 954.522.1004

O: 954.923.9681

O: 954.566.2828

8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

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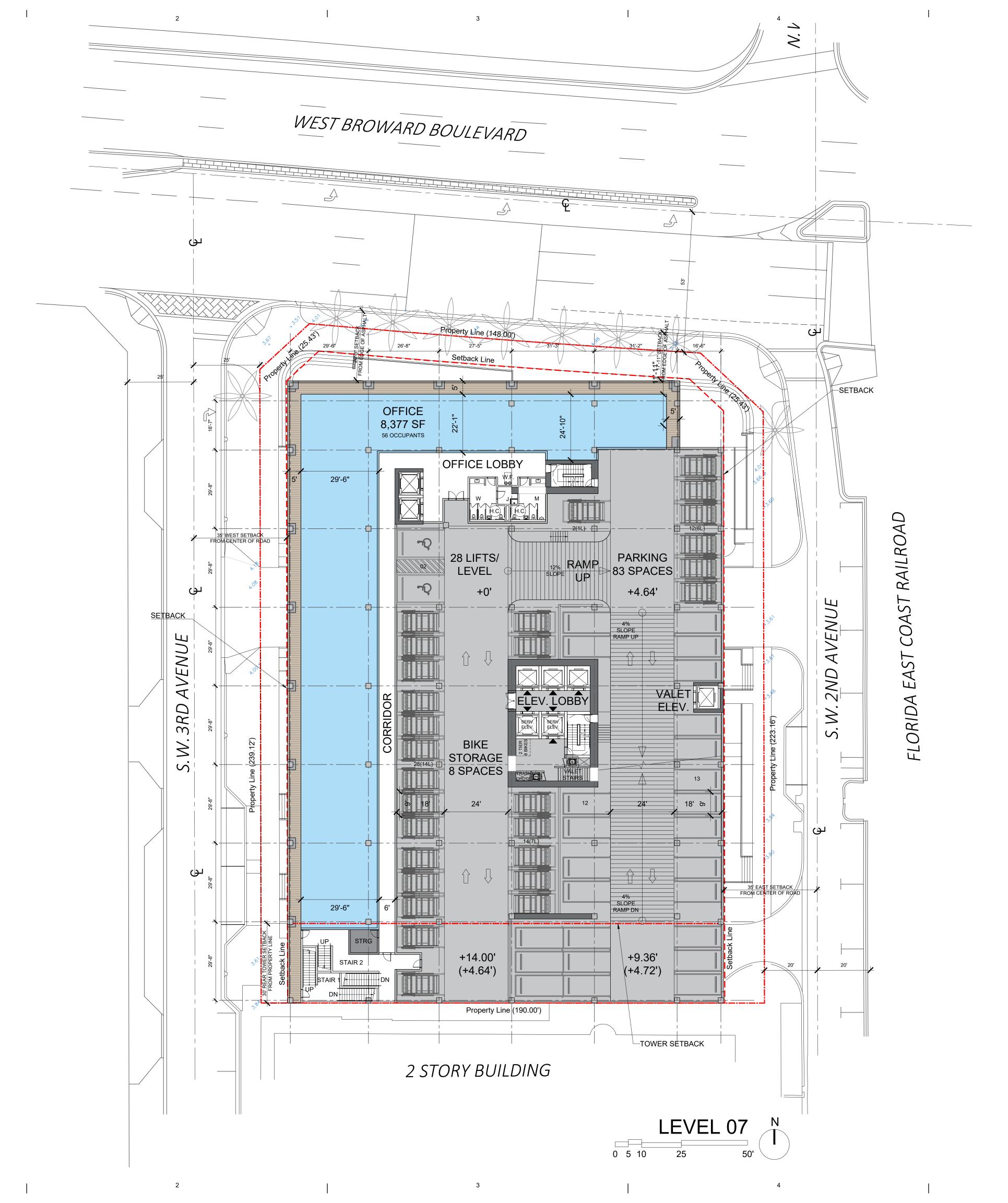
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LEVELS 03-06 TYP. GARAGE





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241 COMMERCIAL BOULEVARD

D: 954.522.1004

STRUCTURAL ENGINEER:

DE LOS REYES ENGINEERING
8726 NW 26TH STREET #1
MIAMI, FL 33172
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HOLLYWOOD, FL 33020

O: 954.923.9681

INTERIOR DESIGNER:
ID & DESIGN INTERNATIONAL
ONE NORTH OCEAN BOULEVARD, SUITE 106

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O: 954.566.2828

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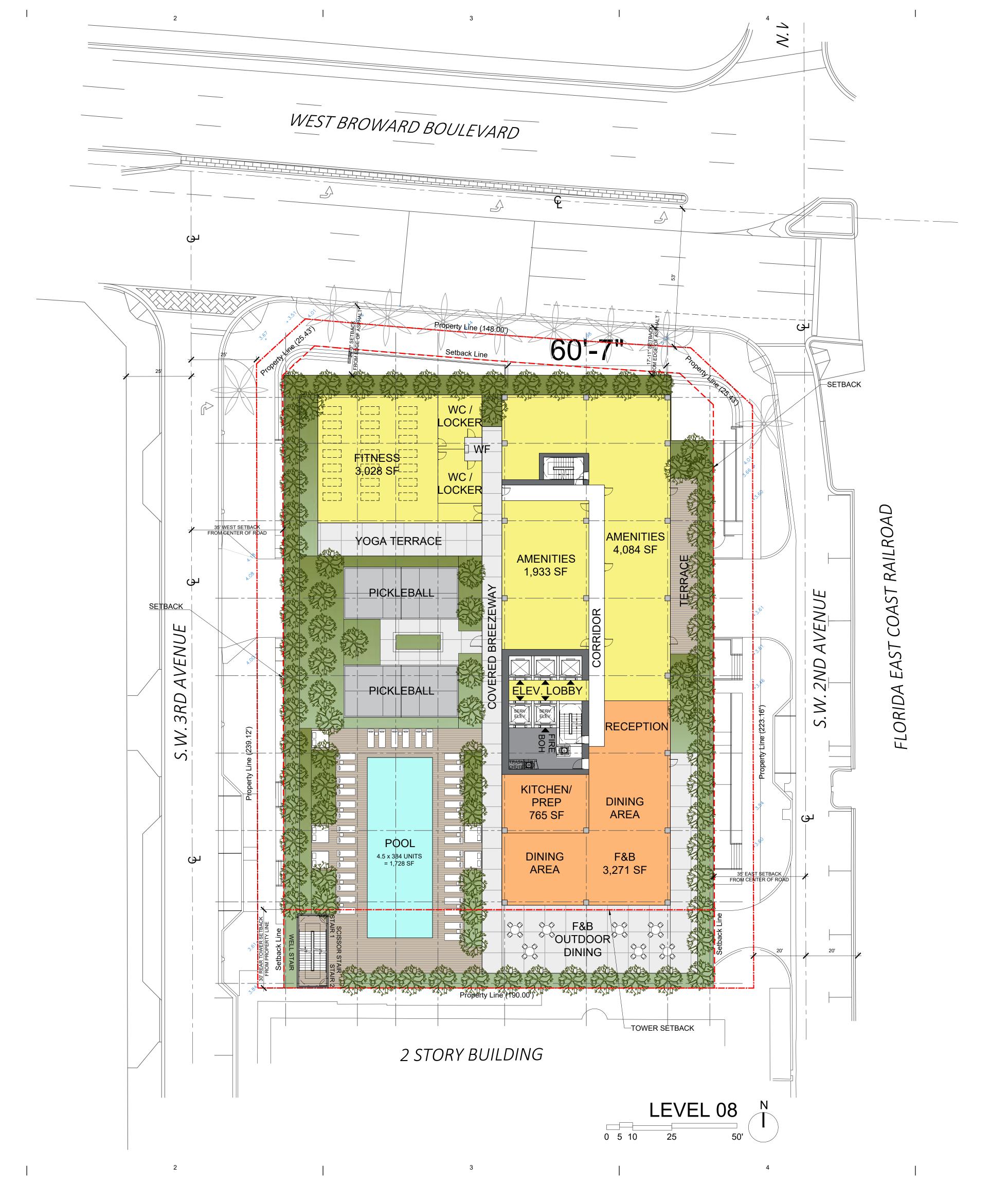
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LEVEL 07 GARAGE/ OFFICE

A104





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STRUCTURAL ENGINEER:

O: 954.522.1004

O: 954.923.9681

O: 954.566.2828

DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

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LEVEL 08 AMENITY PLAN





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O: 954.522.1004

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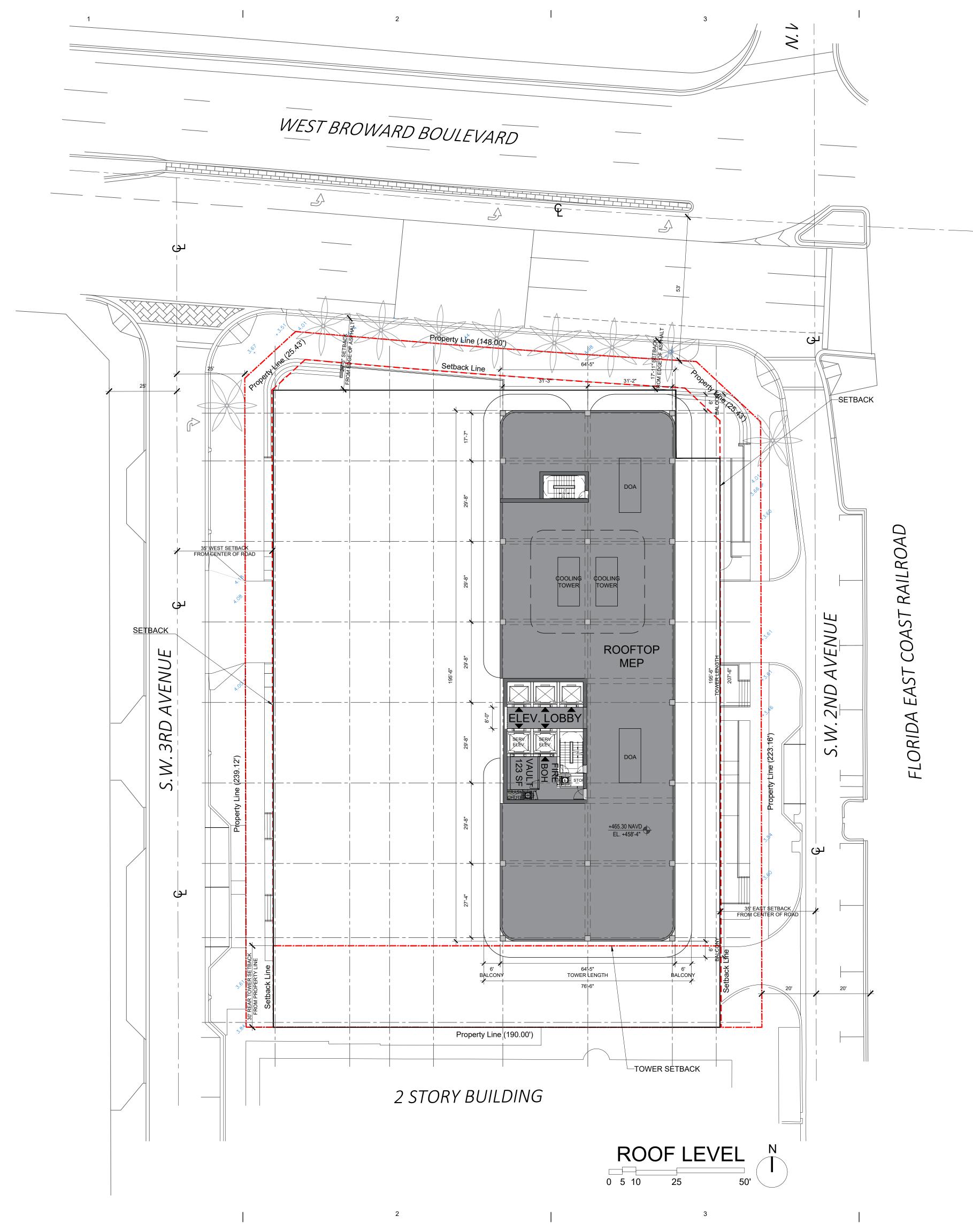
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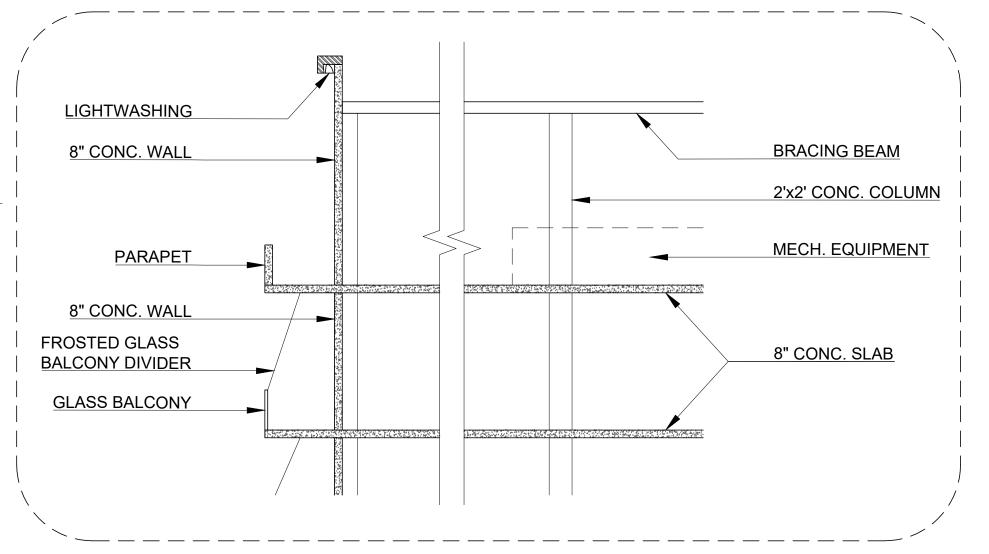
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TYP. RESIDENTIAL PLAN



MECHANICAL ROOF SECTION DETAIL





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VNER:

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STRUCTURAL ENGINEER:
DE LOS REYES ENGINEERING

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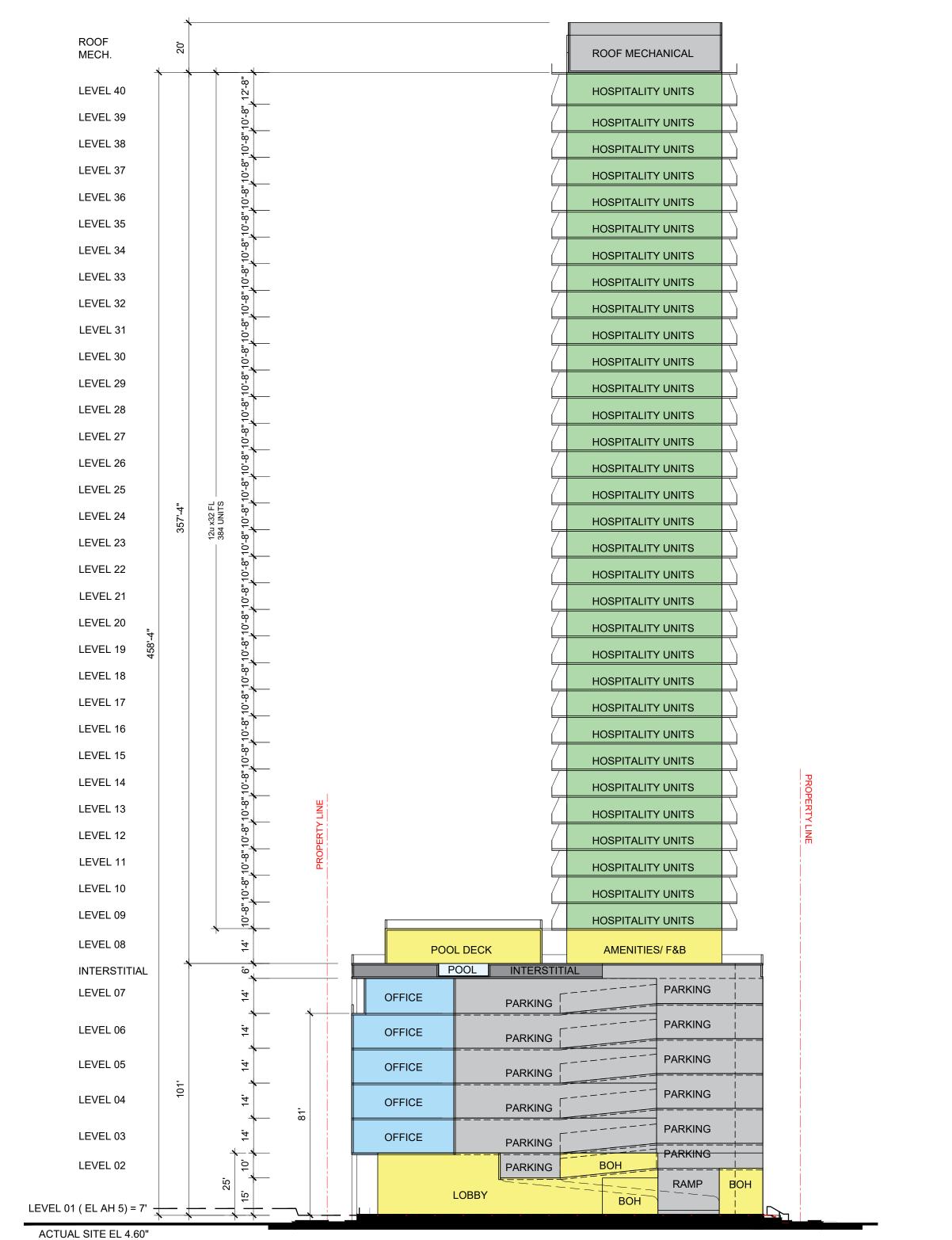
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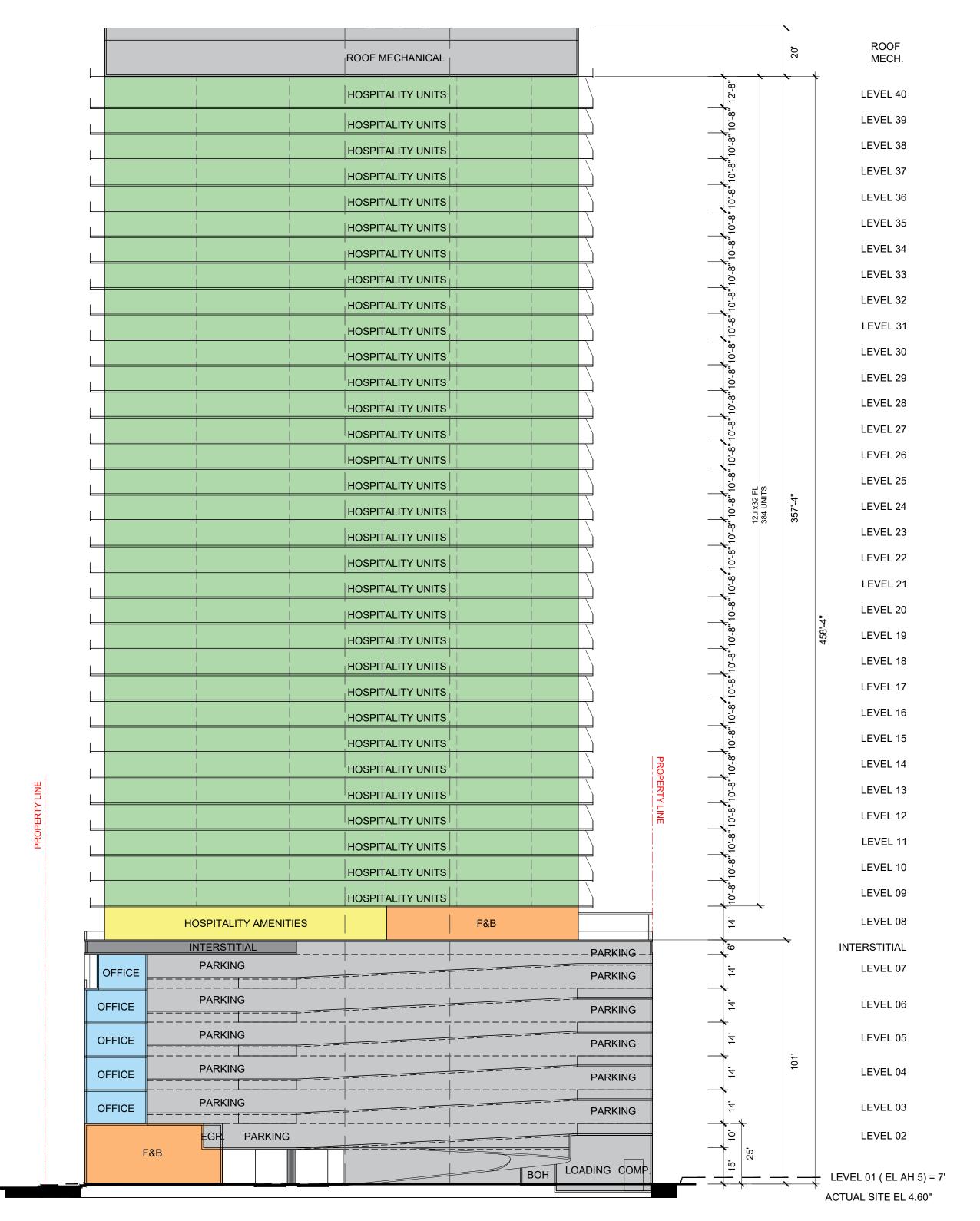
A107

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EAST - WEST BUILDING SECTION

NORTH - SOUTH BUILDING SECTION







200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

OWNER:

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

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CIVIL ENGINEER: **FLYNN ENGINEERING**241 COMMERCIAL BOULEVARD
LAUDERDALE-BY-THE-SEA, FL 33308
O: 954.522.1004

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1
MIAMI, FL 33172
O: 305.477.8826

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020

O: 954.923.9681

O: 954.566.2828

INTERIOR DESIGNER:

ID & DESIGN INTERNATIONAL

ONE NORTH OCEAN BOULEVARD, SUITE 106
POMPANO BEACH, FL 33062

SEAL/SIGNATURE/DATE:

OFFICE REGISTRATION: # AA C000465



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PROJECT NUMBER:

ISSUE # DESCRIPTION DATE

DRC APPROVAL - REV 3
SHEET ISSUE DATE: 10/03/2023

EAST-WEST SECTION NORTH-SOUTH SECTION

A301

2002 ADOLLANDA INTERNATIONAL IN





PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

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CIVIL ENGINEER: **FLYNN ENGINEERING** 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING

8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

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OFFICE REGISTRATION: # AA C000465



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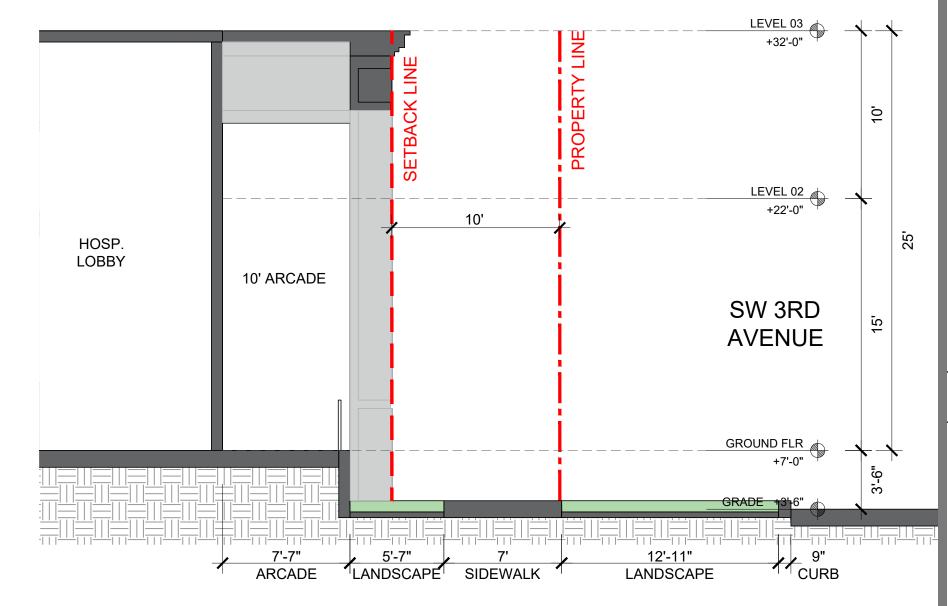
ISSUE# DESCRIPTION DATE

DRC APPROVAL - REV 3 SHEET ISSUE DATE: 10/03/2023

STREET SECTIONS



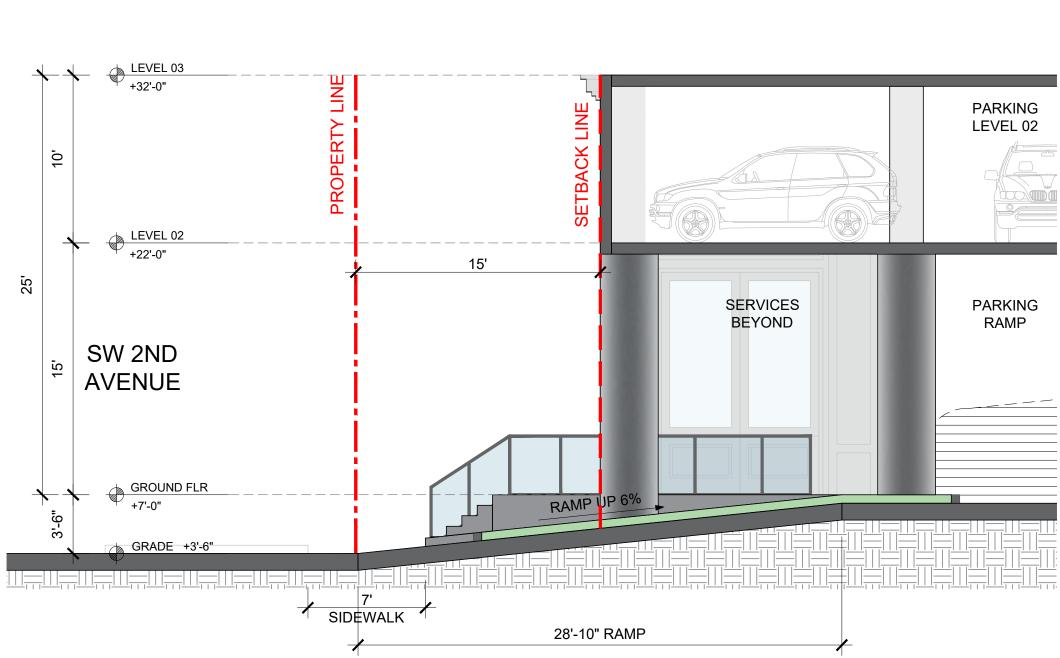
+32'-0" +22'-0" OFFICE LOBBY BEYOND 10' ARCADE SW 3RD **AVENUE** GROUND FLR 12'-7" LANDSCAPE



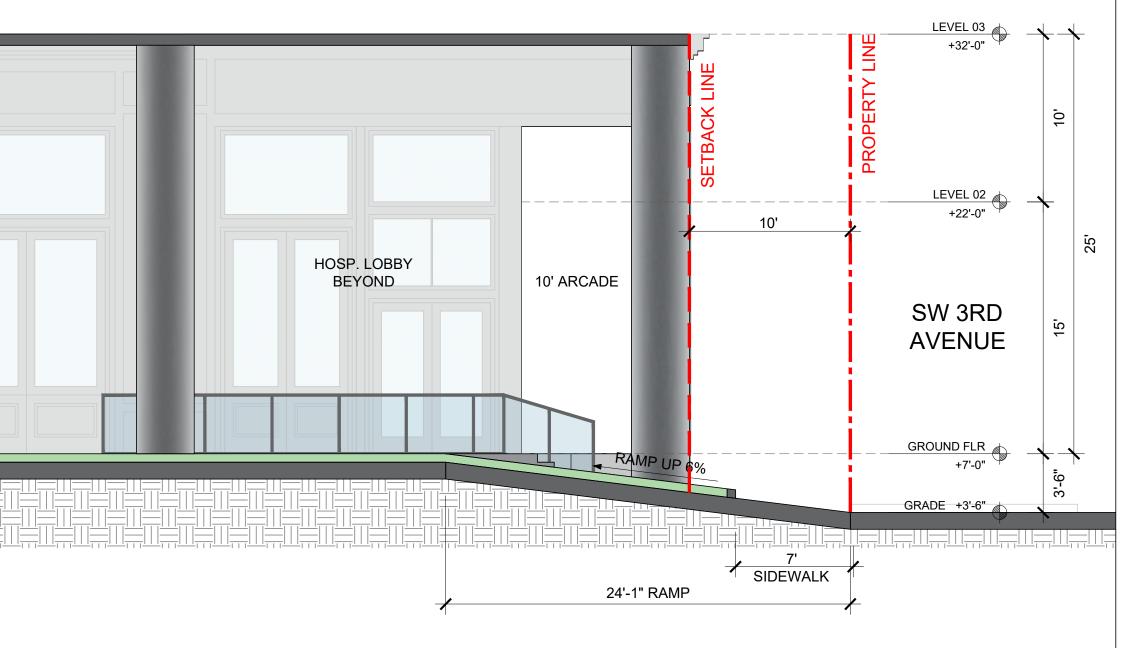
STREET SECTION 01 - PLAZA SW 2ND AVE

STREET SECTION 02 - PLAZA SW 3RD AVE

STREET SECTION 03 - CROSSBLOCK SW 3RD AVE



STREET SECTION 04 - CROSSBLOCK SW 2ND AVE



STREET SECTION 05 - SW 3RD AVE





PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

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CIVIL ENGINEER: **FLYNN ENGINEERING** 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

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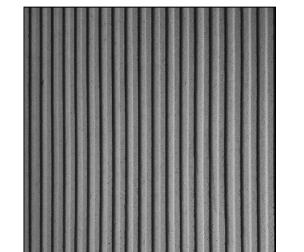
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ISSUE# DESCRIPTION DATE

DRC APPROVAL - REV 3

SHEET ISSUE DATE: 10/03/2023

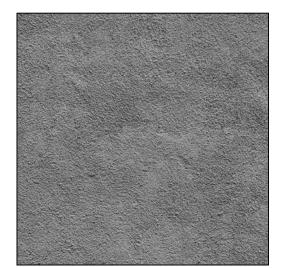
STREET SECTIONS



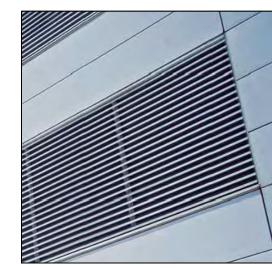
SCORED STUCCO - GRAY FINISH (1)



CONCRETE - CHARCOAL FINISH (8)



GRAY STUCCO (2)



ARCHITECTURAL GRILLE (9)



GRAY-TINTED GLASS (3)





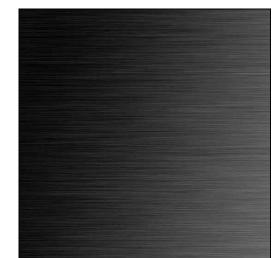
GLASS BALCONIES (4)



FROSTED GLASS BALCONY DIVIDER (11)



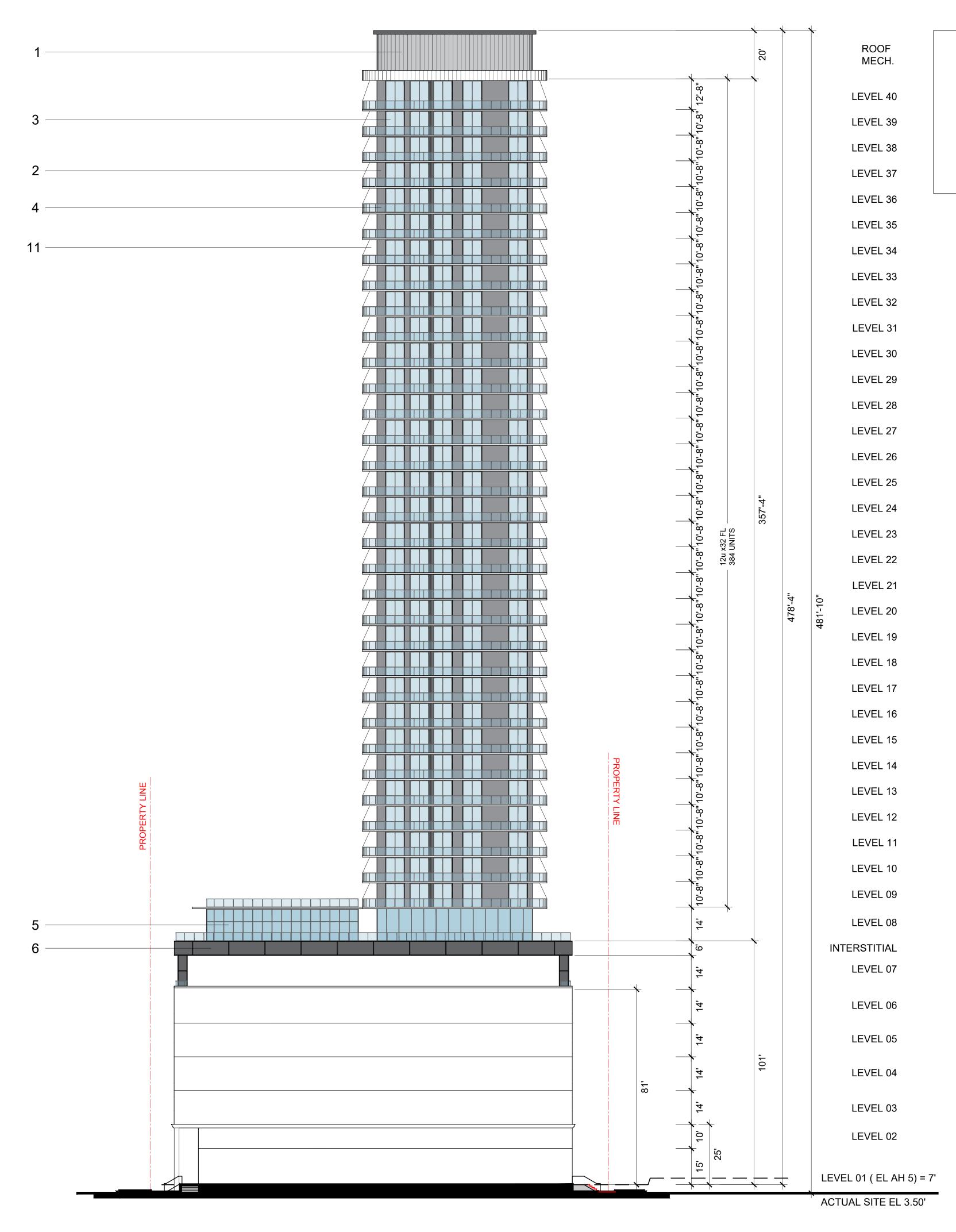
CLEAR GLASS (5)



BRAKE METAL - CHARCOAL FINISH (6)



ARTISTIC CONCRETE (7)



SOUTH ELEVATION TOWER GLAZING = 14,621 SF (64%)

TOTAL BUILDING SOLID = 275,199 SF (100%)
TOTAL GLAZING = 117,117 SF (43%)
TOWER GLAZING = 93,178 (34%)
PODIUM GLAZING = 23,939 (9%)



200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

OWNER:

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CIVIL ENGINEER: FLYNN ENGINEERING

241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020

O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

O: 954.566.2828

SEAL/SIGNATURE/DATE:
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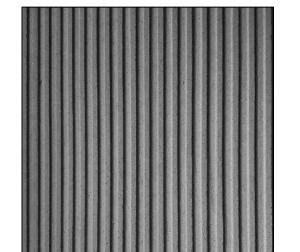
ISSUE # DESCRIPTION

DRC APPROVAL - REV 3
SHEET ISSUE DATE: 10/03/2023

SOUTH ELEVATION

A401

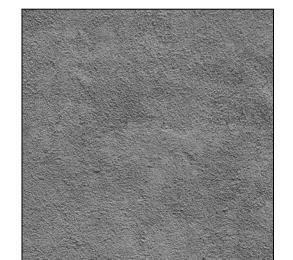
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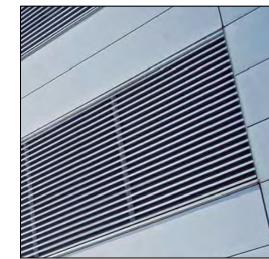
SCORED STUCCO - GRAY FINISH (1)



CONCRETE - CHARCOAL FINISH (8)



GRAY STUCCO (2)



ARCHITECTURAL GRILLE (9)

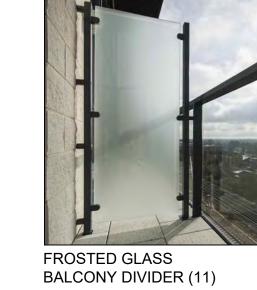
OPAQUE SPANDREL GLASS (10)



GRAY-TINTED GLASS (3)

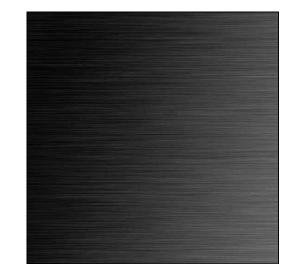


GLASS BALCONIES (4)

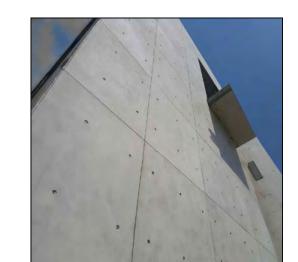




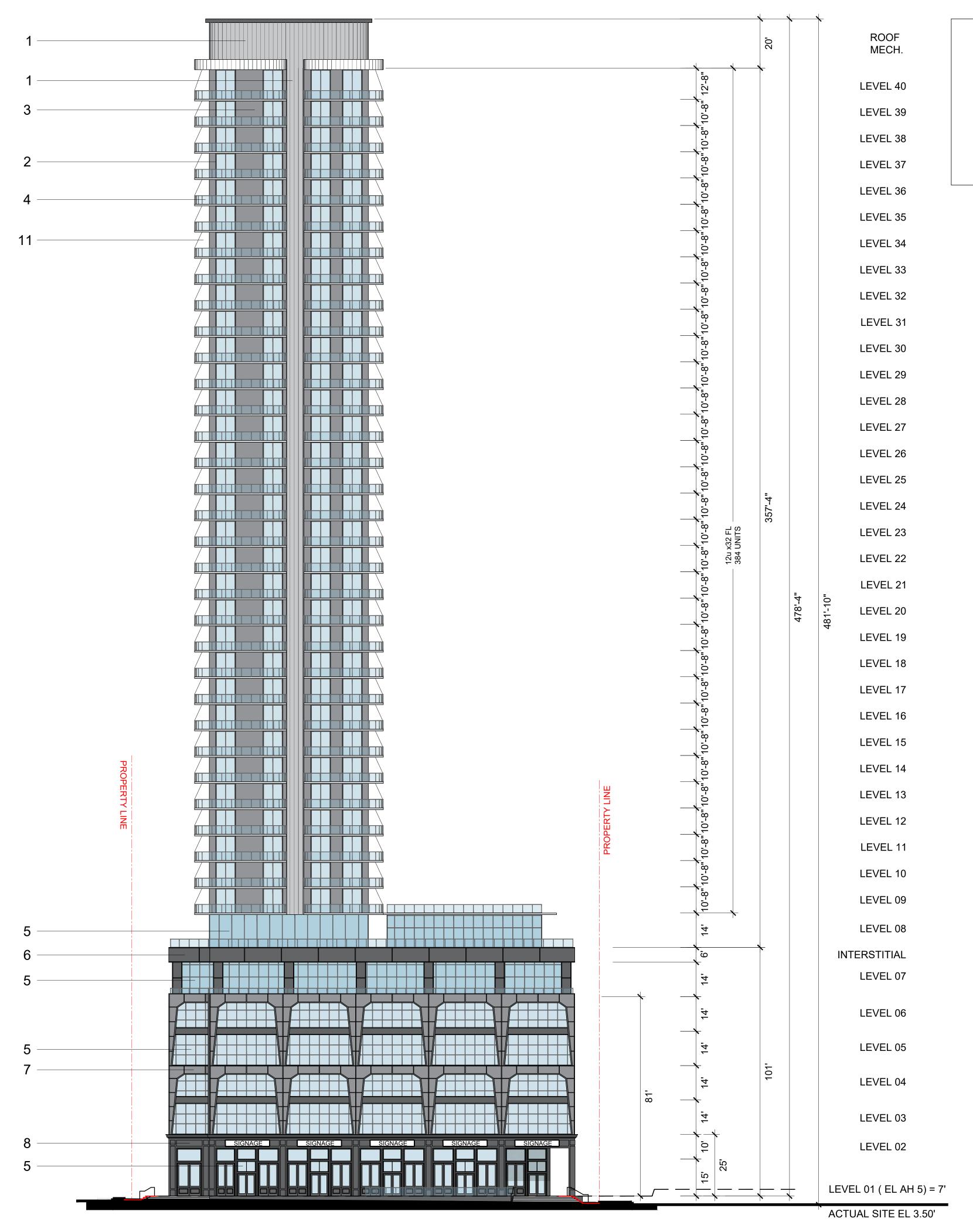
CLEAR GLASS (5)



BRAKE METAL - CHARCOAL FINISH (6)



ARTISTIC CONCRETE (7)



NORTH ELEVATION TOWER GLAZING = 12,046 SF (53%)

TOTAL BUILDING SOLID = 275,199 SF (100%)
TOTAL GLAZING = 117,117 SF (43%)
TOWER GLAZING = 93,178 (34%)
PODIUM GLAZING = 23,939 (9%)



200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

WNER:

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

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CIVIL ENGINEER: FLYNN ENGINEERING

241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020

O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106

O: 954.566.2828

POMPANO BEACH, FL 33062

SEAL/SIGNATURE/DATE: OFFICE REGISTRATION: # AA C000465 Arquitectonica



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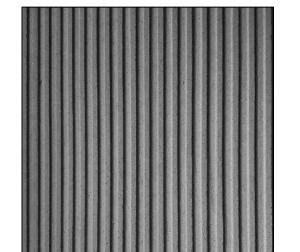
ISSUE # DESCRIPTION

DRC APPROVAL - REV 3

NORTH ELEVATION

SHEET ISSUE DATE: 10/03/2023

A402



SCORED STUCCO - GRAY FINISH (1)



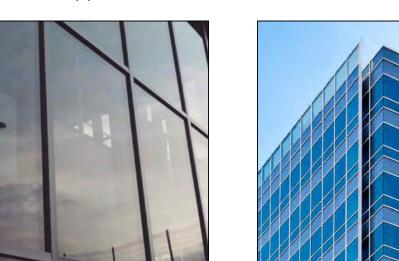
CONCRETE - CHARCOAL FINISH (8)



GRAY STUCCO (2)



ARCHITECTURAL GRILLE (9)



OPAQUE SPANDREL GLASS (10)



GRAY-TINTED GLASS (3)

GLASS BALCONIES (4)

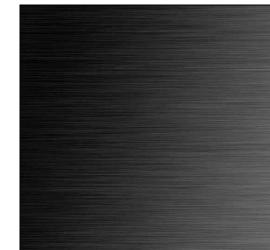


FROSTED GLASS

BALCONY DIVIDER (11)



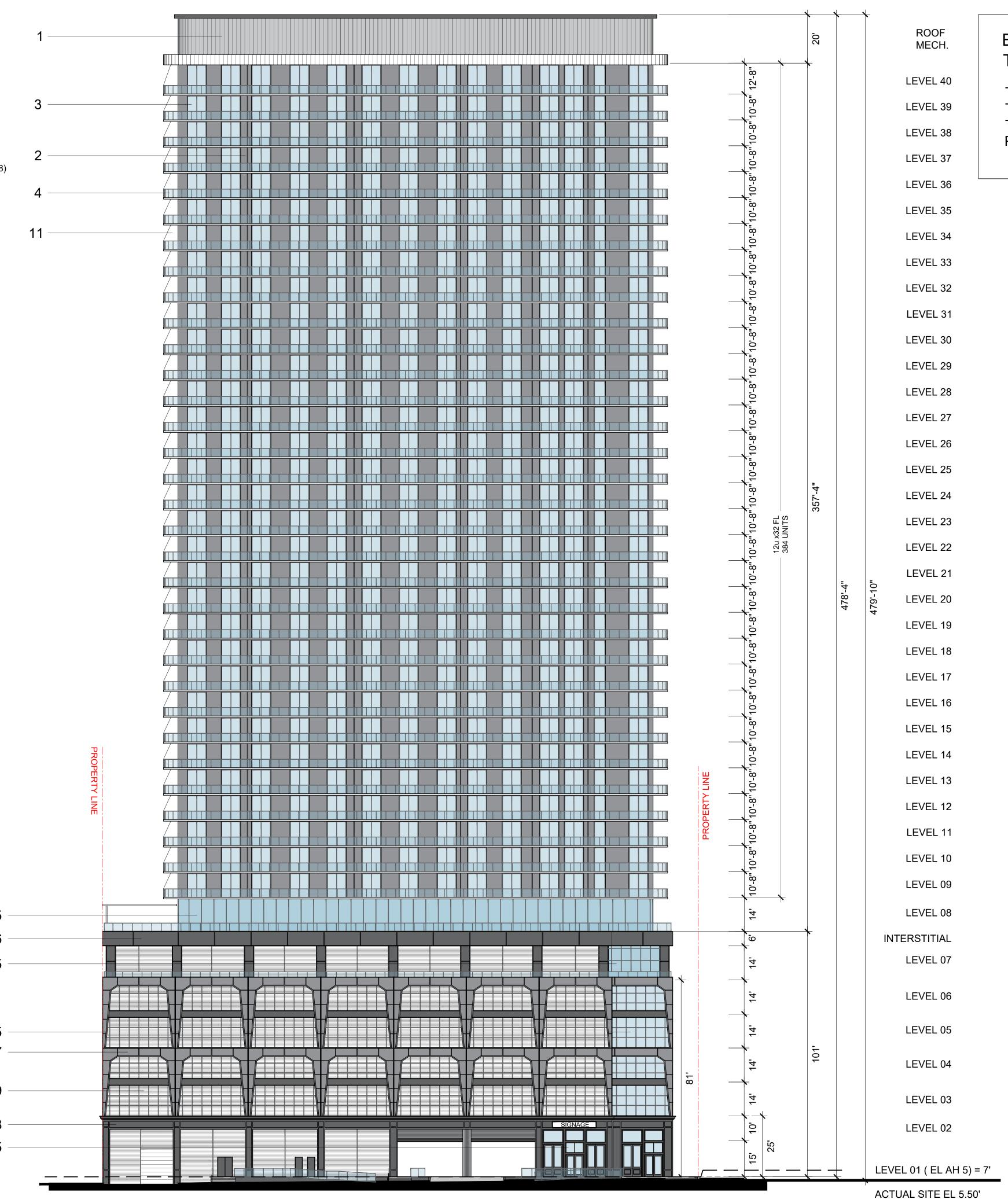
CLEAR GLASS (5)



BRAKE METAL - CHARCOAL FINISH (6)



ARTISTIC CONCRETE (7)



EAST ELEVATION TOWER GLAZING = 37,626 SF (51%)

TOTAL BUILDING SOLID = 275,199 SF (100%) TOTAL GLAZING = 117,117 SF (43%) TOWER GLAZING = 93,178 (34%) PODIUM GLAZING = 23,939 (9%)



200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

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CIVIL ENGINEER: **FLYNN ENGINEERING** 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172

O: 954.522.1004

O: 954.923.9681

O: 954.566.2828

O: 305.477.8826 LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

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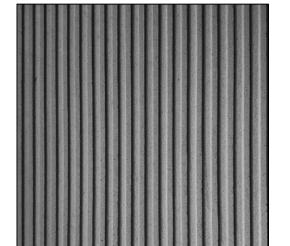
DESCRIPTION ISSUE#

DRC APPROVAL - REV 3

SHEET ISSUE DATE: 10/03/2023

EAST ELEVATION





SCORED STUCCO - GRAY FINISH (1)



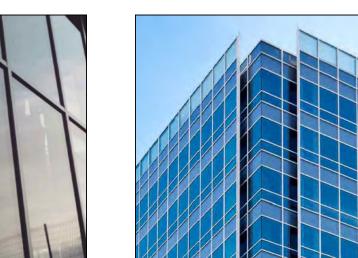
CONCRETE - CHARCOAL FINISH (8)



GRAY STUCCO (2)



ARCHITECTURAL GRILLE (9)

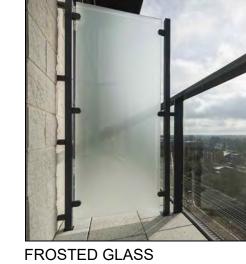


OPAQUE SPANDREL GLASS (10)



GRAY-TINTED GLASS (3)

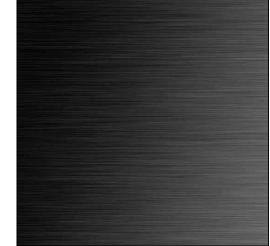
GLASS BALCONIES (4)



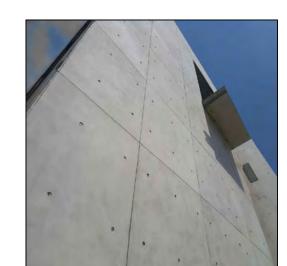
BALCONY DIVIDER (11)



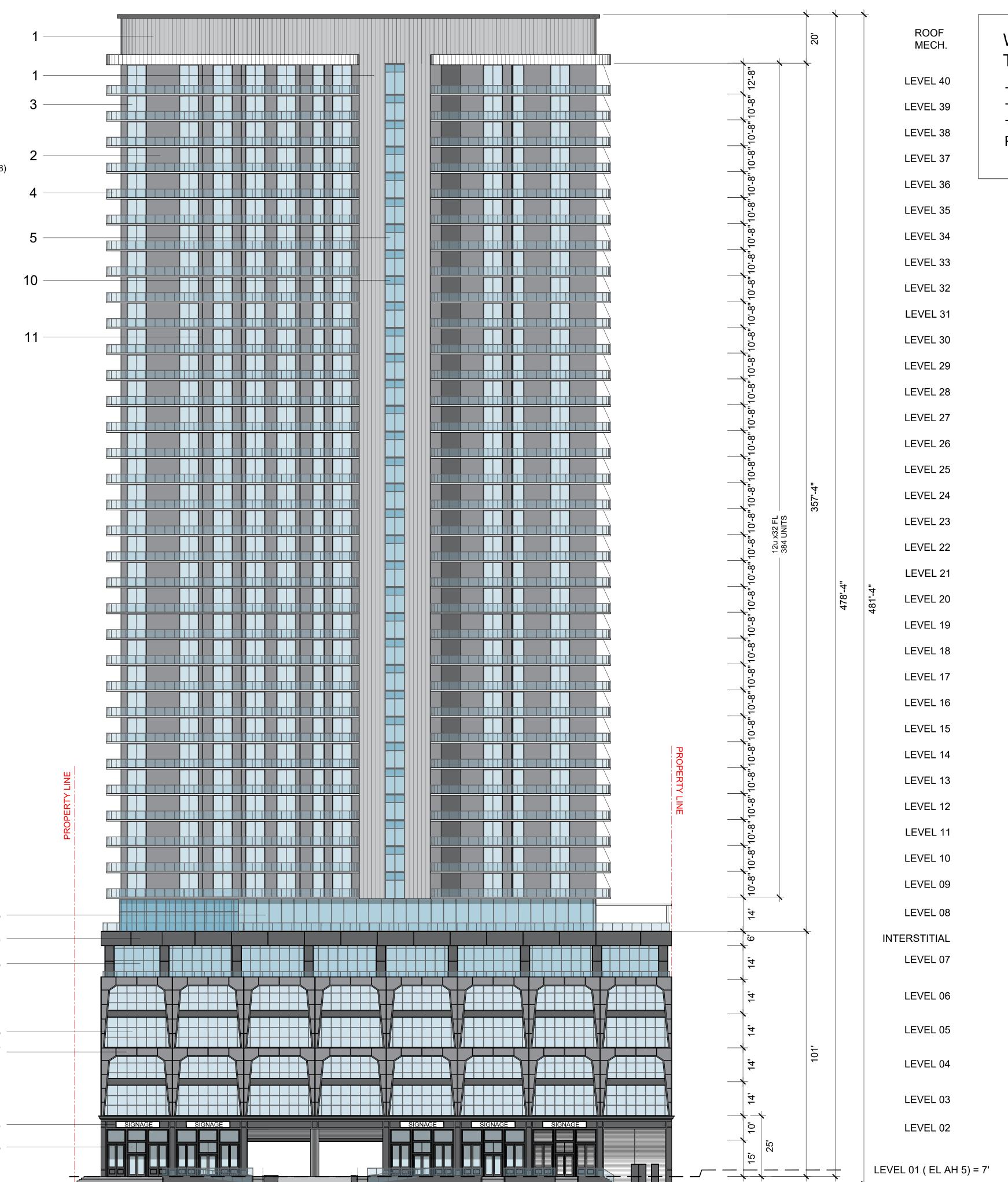
CLEAR GLASS (5)



BRAKE METAL - CHARCOAL FINISH (6)



ARTISTIC CONCRETE (7)



WEST ELEVATION TOWER GLAZING = 28,885 SF (39%)

TOTAL BUILDING SOLID = 275,199 SF (100%) TOTAL GLAZING = 117,117 SF (43%) TOWER GLAZING = 93,178 (34%) PODIUM GLAZING = 23,939 (9%)

ACTUAL SITE EL 4.00'



200 W BROWARD BLVD.

PROJECT ADDRESS: 200 W BROWARD BLVD. FORT LAUDERDALE, FL

NEWGARD DEVELOPMENT GROUP 1 SE 3rd Ave, Suite 3050, Miami, FL 33131 info@newgardgroup.com +1 (305) 938-5707

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CIVIL ENGINEER:

FLYNN ENGINEERING 241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172

O: 305.477.8826 LANDSCAPE ARCHITECT:

WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020 O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106 POMPANO BEACH, FL 33062

SEAL/SIGNATURE/DATE:

O: 954.566.2828

OFFICE REGISTRATION: # AA C000465



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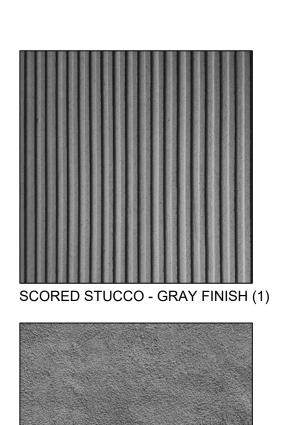
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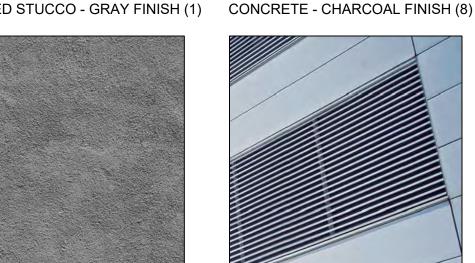
DESCRIPTION ISSUE#

DRC APPROVAL - REV 3

WEST ELEVATION

SHEET ISSUE DATE: 10/03/2023





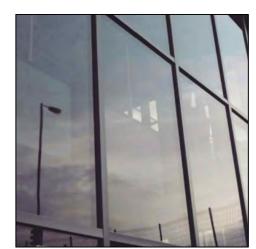
ARCHITECTURAL GRILLE (9)

OPAQUE SPANDREL GLASS (10)

FROSTED GLASS

BALCONY DIVIDER (11)

GRAY STUCCO (2)

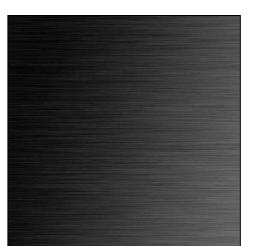


GRAY-TINTED GLASS (3)



GLASS BALCONIES (4)

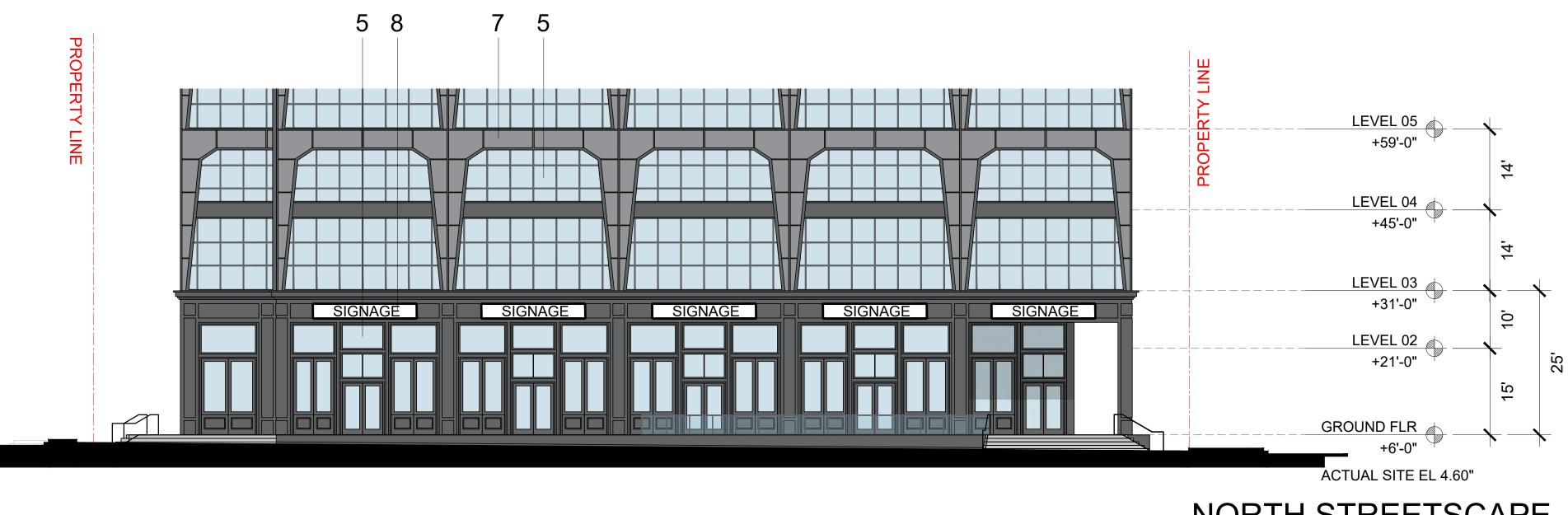




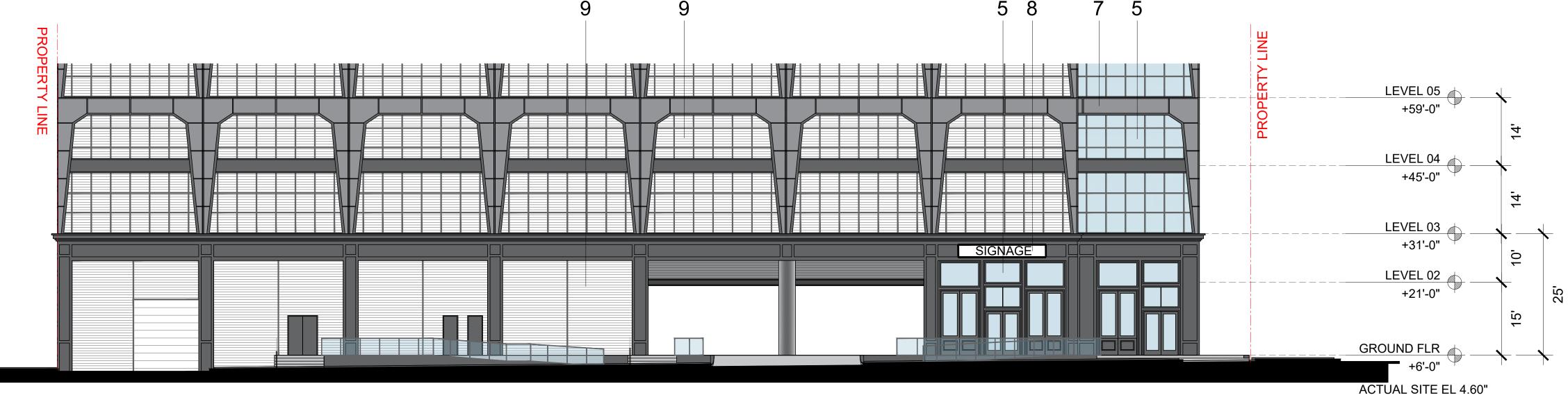
BRAKE METAL - CHARCOAL FINISH (6)



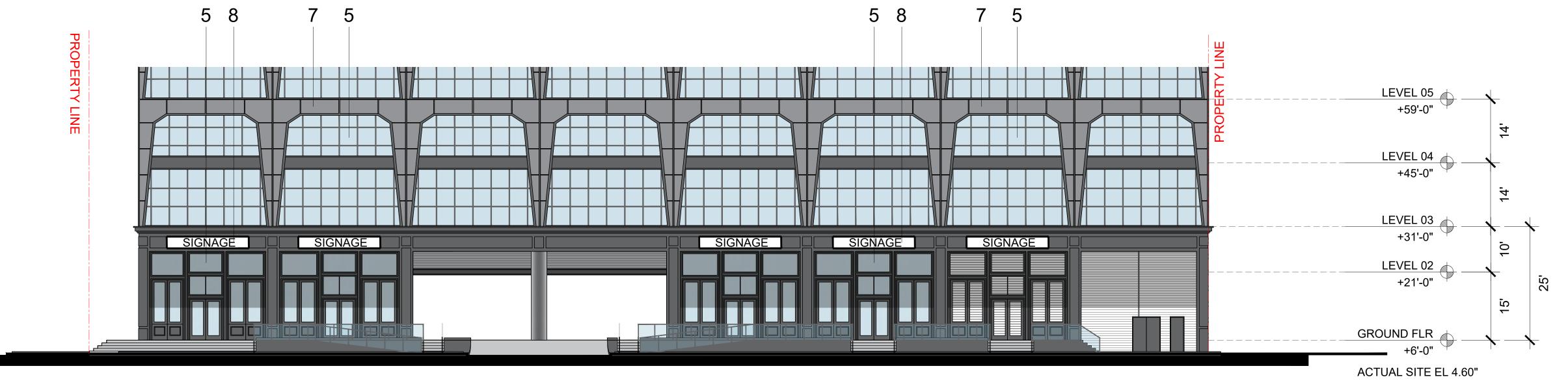
ARTISTIC CONCRETE (7)



NORTH STREETSCAPE



EAST STREETSCAPE



WEST STREETSCAPE



200 W BROWARD BLVD.

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241 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FL 33308 O: 954.522.1004

STRUCTURAL ENGINEER: DE LOS REYES ENGINEERING 8726 NW 26TH STREET #1 MIAMI, FL 33172 O: 305.477.8826

LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

O: 954.923.9681

INTERIOR DESIGNER: ID & DESIGN INTERNATIONAL ONE NORTH OCEAN BOULEVARD, SUITE 106

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> **GROUND LEVEL** TRANSPARENCY



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RENDERING

VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHEAST



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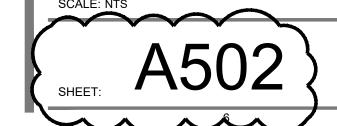
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VIEW OF DROP AREA LOOKING SOUTHEAST



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241 COMMERCIAL BOULEVARD
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ACCORDINGLY.

O: 954.522.1004

O: 305.477.8826

STRUCTURAL ENGINEER: **DE LOS REYES ENGINEERING**8726 NW 26TH STREET #1

MIAMI, FL 33172

LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020

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INTERIOR DESIGNER:

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RENDERING

A504

SHEET:

VIEW LOOKING EAST





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LANDSCAPE ARCHITECT: WITKIN HULTS + PARTNERS 307 S 21ST AVENUE HOLLYWOOD, FL 33020

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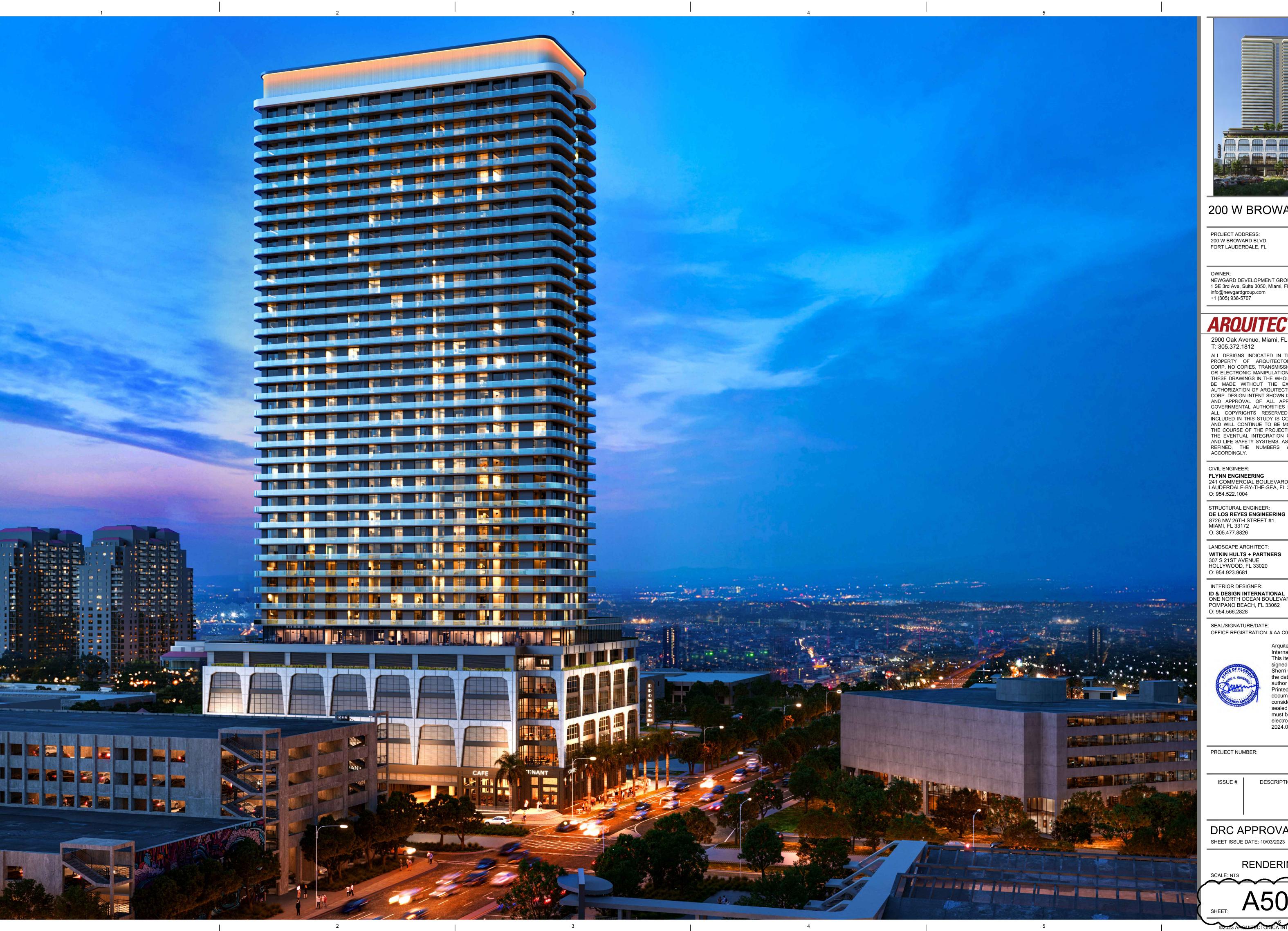
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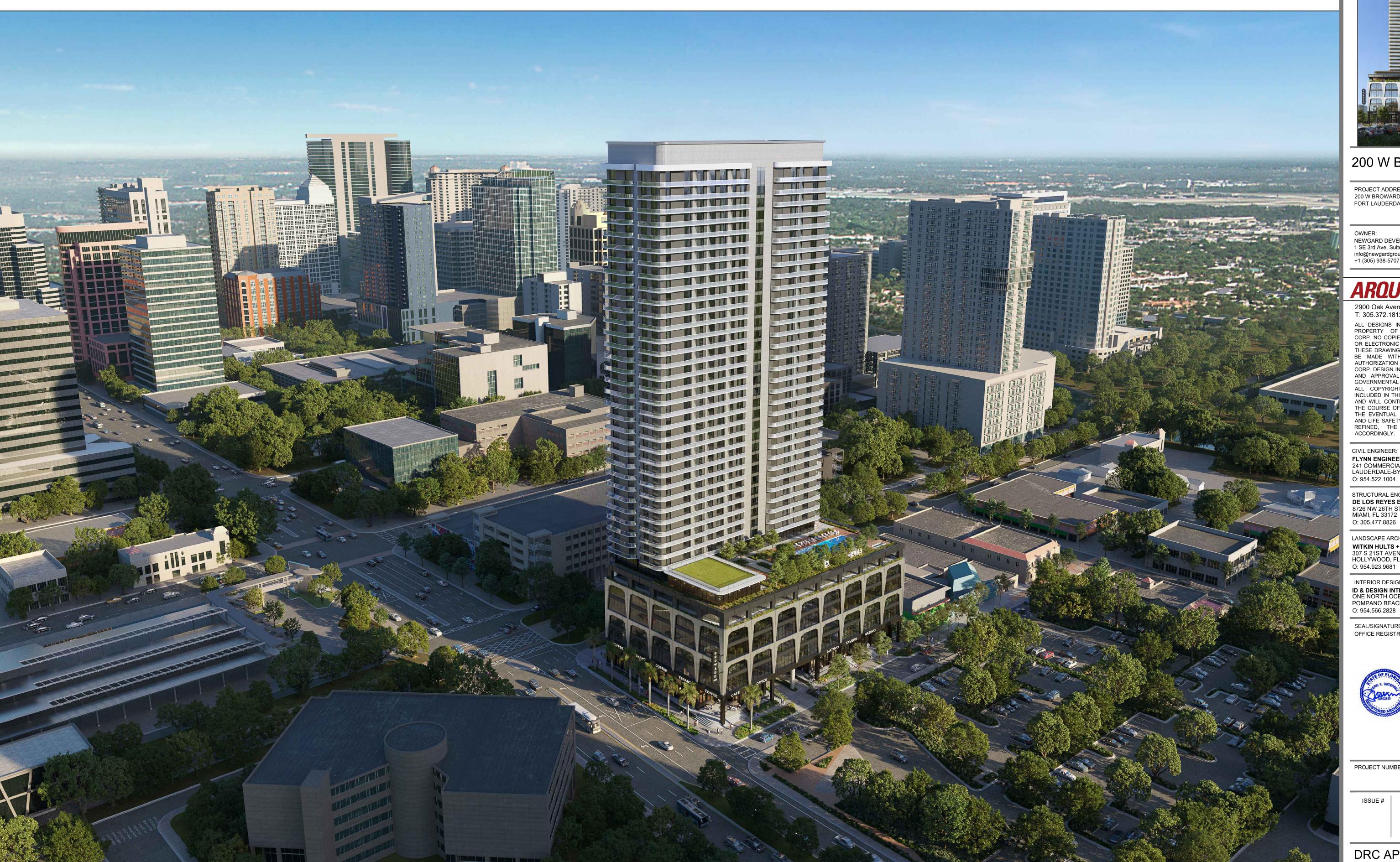
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AERIAL VIEW LOOKING SOUTHEAST



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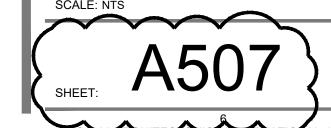
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VIEW LOOKING SOUTHWEST



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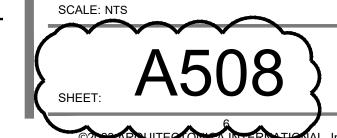
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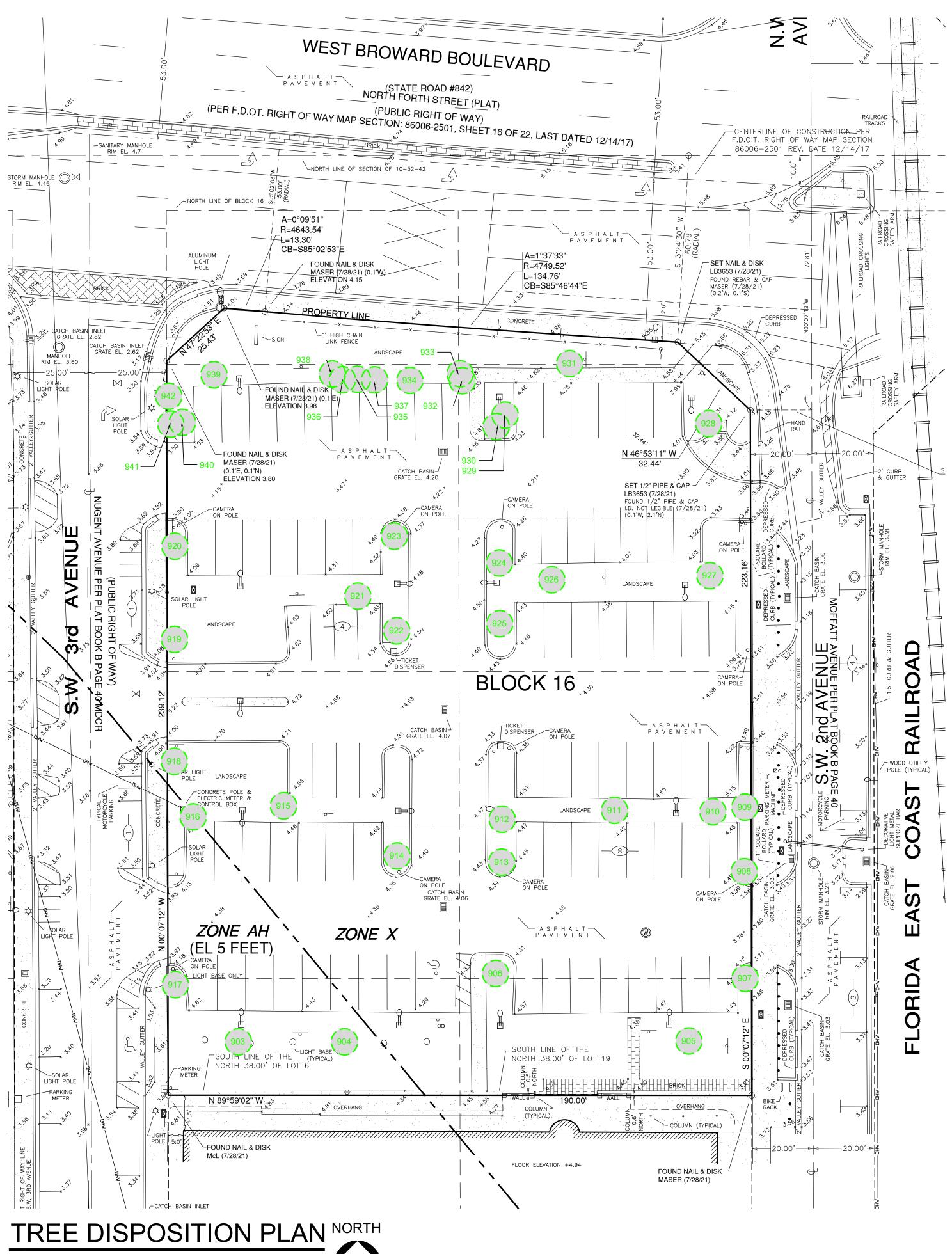
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Scale: 1" = 20'-0"

							TIVEL OF	ALIV		0311	ION TABLE			DEDAC	EMENT CA		TIONS
#	Common Name	Botanical Name	Hight (Ft.)	Canopy / Width (Ft.)	Clear Trunk (Ft.)	DBH (in)	Condition	Health%	Class Rating	Relocation Candiate	Observations Overlifted, minor trunk damage		Disposition	Caliner	Cross Sectional Diameter (in²)	OR	Dollar Replacement
903	Black Olive	Bucida buceras	45	20		16	FAIR	55%	С	N	Overlifted, minor trunk damage		REMOVE	5.28	NA	OR	\$79.20
904	Black Olive	Bucida buceras	52	50		21	GOOD	65%	С	N	See Arborist Report		REMOVE	8.19	NA	OR	\$122.85
905	Black Olive	Bucida buceras	40	55		17	FAIR	60%	С	N	Poor form, codominant trunks, minor surface root damage, pruning wound	YES	REMOVE	6.12	NA	OR	\$91.80
906	Queen Palm	Syagrus romanzoffiana	27	10	22		FAIR	50%	N/A	N	Nutritional deficiencies, trunk wounds	YES	REMOVE	NA	NA	OR	\$180.00
907	Tamarind	Tamarindus indica	20	15		8	POOR	35%	А	N	Dieback throughout canopy, trunk damage	YES	REMOVE	2.8	NA	OR	\$70.00
	Tamarind	Tamarindus indica	34	20		20	FAIR	45%	Α	N	See Arborist Report	YES	REMOVE	9	NA	OR	\$135.00
	Cabbage Palm	Sabal palmetto	18	11	6		GOOD	75%	N/A	<u>Y</u>	Booted, minor nutritional deficiencies	NO	REMOVE	NA	NA	OR	\$180.00
	Pink Trumpet Tree Cabbage Palm	Tabebuia heterophylla Sabal palmetto	15 29	9	16	5	FAIR GOOD	50% 65%	B N/A	N	Poor form and vigor Trunk wounds	YES YES	REMOVE REMOVE	NA	NA NA	OR	\$40.00 \$180.00
	Cabbage Palm	Sabal palmetto	25	10	13		GOOD	75%	N/A N/A		Minor nutritional deficiencies	YES	REMOVE	NA NA	NA NA	OR OR	\$180.00
	Queen Palm	Syagrus romanzoffiana	26	19	20		FAIR	55%	N/A	 N	Poor trunk taper and trunk wounds	YES	REMOVE	NA NA	NA NA	OR	\$180.00
914	Live Oak	Quercus spp	20	18		6	FAIR	60%	Α	N	Poor form, overlifted	YES	REMOVE	3.6	NA	OR	\$90.00
915	Tamarind	Tamarindus indica	43	25		20	FAIR	55%	Α	N	See Arborist Report	YES	REMOVE	11	NA	OR	\$165.00
916	Mahogany	Swietenia mahagoni	40	48		32	FAIR	45%	А	N	See Arborist Report	YES	REMOVE	14.4	NA	OR	\$216.00
917	Hong Kong Orchid	Bauhinia blakeana	25	16		13	VERY POOR	20%	С	N	Extensive trunk cavities, poor form, decline	YES	REMOVE	1.56	NA	OR	\$23.40
918	Hong Kong Orchid	Bauhinia blakeana	25	16		14	VERY POOR	20%	С	N	Very poor form, headed, decline, trunk splitting	YES	REMOVE	1.68	NA	OR	\$25.20
919	Hong Kong Orchid	Bauhinia blakeana	26	12		14	POOR	25%	С	N	Very poor form, extensive dieback of upper canopy	YES	REMOVE	2.1	NA	OR	\$31.50
920	Hong Kong Orchid	Bauhinia blakeana	20	16		9	POOR	40%	С	N	Poor form, trunk wounds, dieback		REMOVE	2.16	NA	OR	\$32.40
921	Hong Kong Orchid	Bauhinia blakeana	19	17		10	POOR	40%	С	N	Poor form, buried root collar, trunk wounds, nutritional deficiencies	YES	REMOVE	2.4	NA	OR	\$36.00
922	Hong Kong Orchid	Bauhinia blakeana	32	18		9	POOR	40%	С	N	Two leaders emerging from ground, very poor form	YES	REMOVE	2.04	NA	OR	\$30.60
923	Queen Palm	Syagrus romanzoffiana	18	8	10		POOR	35%	N/A	N	Trunk penciling, undersized fronds, decline, trunk wounds	YES	REMOVE	NA	NA	OR	\$180.00
924	Carrotwood	Cupaniopsis anacardioides	29	26		15	FAIR	50%	F	N	Prohibited Species	NO	REMOVE	0	NA	OR	\$0.00
925	Cabbage Palm	Sabal palmetto	28	14	14		GOOD	70%	N/A	Υ	Booted, minor nutritional deficiencies	YES	REMOVE	NA	NA	OR	\$180.00
926	Pink Trumpet Tree	Tabebuia heterophylla	10	4		2	FAIR	50%	В	Ν	Codominant trunks, poor form and vitality	YES	REMOVE	0.8	NA	OR	\$16.00
927	Bishopwood	Bischofia javanica	35	31		33	FAIR	55%	F	N	Prohibited Species	NO	REMOVE	0	NA	OR	\$0.00
928	Cabbage Palm	Sabal palmetto	20	12	9		GOOD	75%	N/A	N	Booted, too close to infrastructural for relocation, insufficient rootball	YES	REMOVE	NA	NA	OR	\$180.00
929	Cabbage Palm	Sabal palmetto	18	12	6		GOOD	80%	N/A	Υ	Booted	NO	REMOVE	NA	NA	OR	\$180.00
930	Queen Palm	Syagrus romanzoffiana	28	20	15		FAIR	55%	N/A	N	Nutritional deficiencies	YES	REMOVE	NA	NA	OR	\$180.00
931	Gumbo Limbo	Bursera simaruba	35	34		18	FAIR	55%	Α	Ν	See Arborist Report	YES	REMOVE	9.9	NA	OR	\$148.50
932	Cabbage Palm	Sabal palmetto	30	14	22		FAIR	60%	N/A	?	Leaning, too close to adjacent palm for adequate rootball	YES	REMOVE	NA	NA	OR	\$180.00
933	Cabbage Palm	Sabal palmetto	28	12	16		GOOD	65%	N/A	?	Possible relocation candidate if taking both 932 and 933. High mortality.	YES	REMOVE	NA	NA	OR	\$180.00
934	Cabbage Palm	Sabal palmetto	18	15	8		GOOD	70%	N/A	Υ		YES	REMOVE	NA	NA	OR	\$180.00
935	Cabbage Palm	Sabal palmetto	28	18	24		FAIR	60%	N/A	N	Overcrowded	YES	REMOVE	NA	NA	OR	\$180.00
936	Cabbage Palm	Sabal palmetto	16	12	8		GOOD	70%	N/A	Υ		YES	REMOVE	NA	NA	OR	\$180.00
937	Gumbo Limbo	Bursera simaruba	36	31		19	FAIR	50%	Α	N	See Arborist Report	YES	REMOVE	9.5	NA	OR	\$142.50
938	Royal Palm	Roystonea regia	50	16	34		FAIR	55%	N/A	N	Significant penciling near frond base	YES	REMOVE	NA	NA	OR	\$1,020.00
939	Royal Palm	Roystonea regia	26	15	17		FAIR	60%	N/A	Υ	Minor penciling and trunk wounds	YES	REMOVE	NA	NA	OR	\$510.00
940	Cabbage Palm	Sabal palmetto	28	12	18		FAIR	50%	N/A	N	Nutritional deficiencies, trunk damage	YES	REMOVE	NA	NA	OR	\$180.00
941	Cabbage Palm	Sabal palmetto	10	10	5		FAIR	60%	N/A	N	Booted, undersized	NO	REMOVE	NA	NA	OR	\$180.00
	Cabbage Palm	Sabal palmetto	8	6	3		FAIR	60%	N/A	N	Booted, undersized, too close to infrastructure	NO	REMOVE	NA	NA	OR	\$180.00
	DIAMS	+		I		ı	1						1	I	1		

TREE & PALM DISPOSITION TABLE

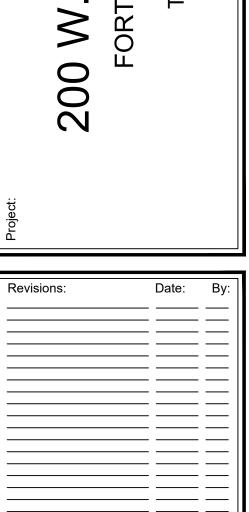
TREE & PALM REMOVAL & REPLACMENT CALUCULATIONS										
Total Tree Replacement Caliper (in)	94.53	OR	\$1,495.95							
Total Palm C.T. (feet)	274	OR	\$4,770.00							
OR Palm Rep	lacemnt by	Quantity								
Number of Replacment Palms	18	AT	8' CT							

SYMBOL LEGEND

INVASIVE SPECIES

SPECIMEN DBH

Tree to Remove

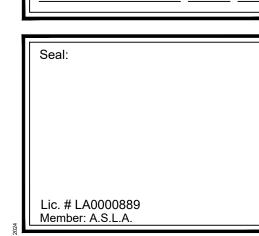


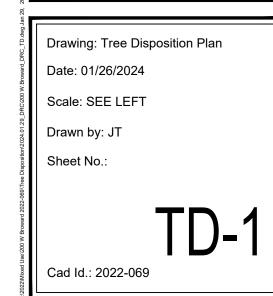
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UNDER THE COPYRIGHT PROTECTION ACT

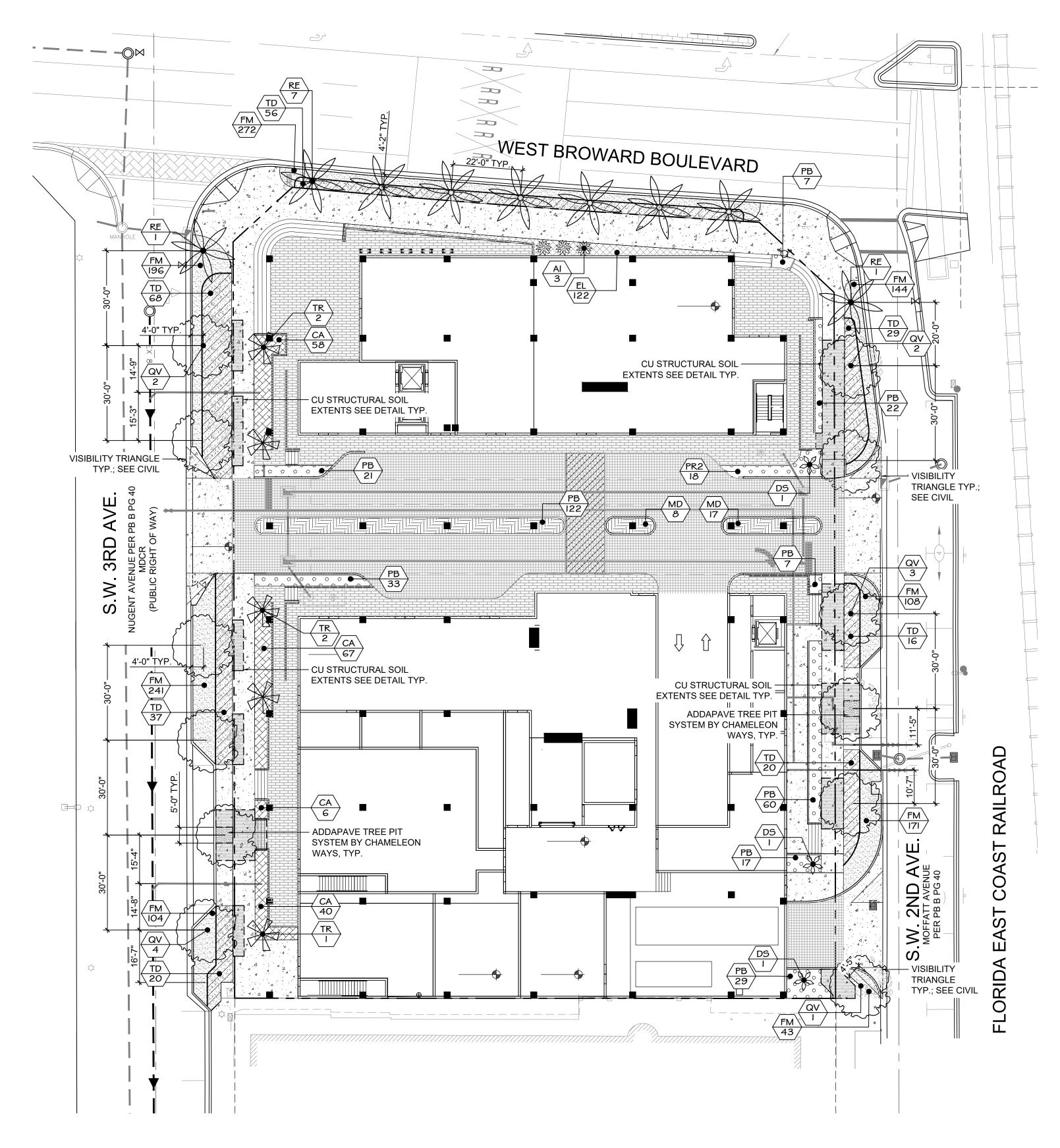
FLORID/

LAUDERDALE,

BROWARD







LANDSCAPE PLAN - GROUND FLOOR NORTH

Scale: 1" = 20'-0"



SHEET INDEX:

- TD-1 TREE DISPOSITION PLAN
- L-1 LANDSCAPE PLAN GROUND FLOOR
- L-2 LANDSCAPE PLAN AMENITY FLOOR
- L-3 LANDSCAPE DETAILS

MBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
M TREES	3						
	TR	5	Thrinax radiata Florida Thatch Palm	8` C.T.	F.G.	Y	-
REET TRE	ES						
The second second	QV	12	Quercus virginiana Live Oak	22` HT. X 8` SPR. 6" CAL 10` C.T. MIN.	F.G.	Υ	-
	RE	9	Roystonea elata Florida Royal Palm	28` O.A. HT 12` G.W. MIN.	F.G.	Y	MATCHED HEIGHTS
RUBS	1	•			1	1	
	Al	3	Alcantarea imperialis 'Green' Green Imperial Bromeliad	36" HT. X 36" SPR.	17" POT	N	-
\mathscr{K}	DS	3	Dioon spinulosum Giant Dioon	36" HT. X 36" SPR.	15 GAL.	N	-
RUB ARE	AS						
	CA	171	Chrysobalanus icaco 'Green Tip' Green Tip Coco Plum	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	-
	MD	25	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 36" O.C.	3 GAL.	N	-
	РВ	318	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	-
7.7.7.7.	PR2	18	Philodendron x 'Rojo Congo' Congo Red Philodendron	24" HT. X 24" SPR. / 36" O.C.	3 GAL.	N	-
	TD	246	Tripsacum dactyloides Fakahatchee Grass	36" HT. X 36" SPR. / 36" O.C.	3 GAL.	Υ	-
OUND CC	VERS						
	EL	122	Ernodea littoralis Golden Creeper	3 gal.		Y	
	FM	1,279	Ficus microcarpa Green Island ficus	15" HT. X 15` SPR. / 15" O.C.	3 GAL.	N	-

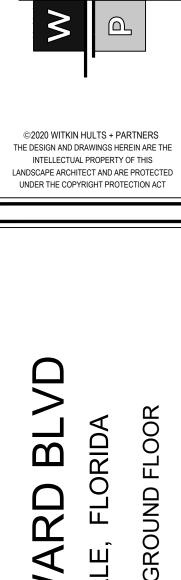
\$1,464

\$720

| DESCRIPTION | REMOVED | PROVIDED | DEFICIENCY | DOLLAR REPLACMENT

CALIPER TREE

NUMBER OF PALMS



200

LANDSCAPE LEGEND

ZONE DISTRICT: RAC-CC

Gross Land: 71,910(s.f.) = 1.65 ac

Net Land: 47,153 (s.f.)

DESCRIPTION	REQ.	PROV.
LOT REQUIREMEN	ΓS	
Lot Tree Requirement 47,153 sf - NET LOT AREA (1 TREE PER 1,000)	N/A	1
Lot Shrub Requirement (10 PER 1,000 SF):	N/A	500+
Maximum Lawn Area (50% of Landscape Area) 4,111 sf x 50% =	2,055	0
Street trees (30' O.C.): 592 LF.	20	21

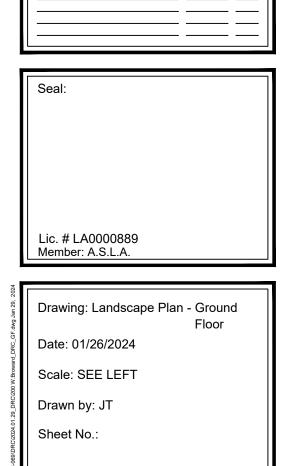
Street trees (30 O.C.): 592 LF.	20	21							
SITE TOTALS									
Total Number of Shrubs	N/A	809							
Total Number of Trees (Palms count 3:1)	N/A	1							
60% Shrubs / Hedge To Be Native	N/A	246							
50% of Trees Shall Be Native & / or N/A N/A Drought Tolerant									
Note: All pervious areas must be landscaped with lawn, groundcover									

Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery.

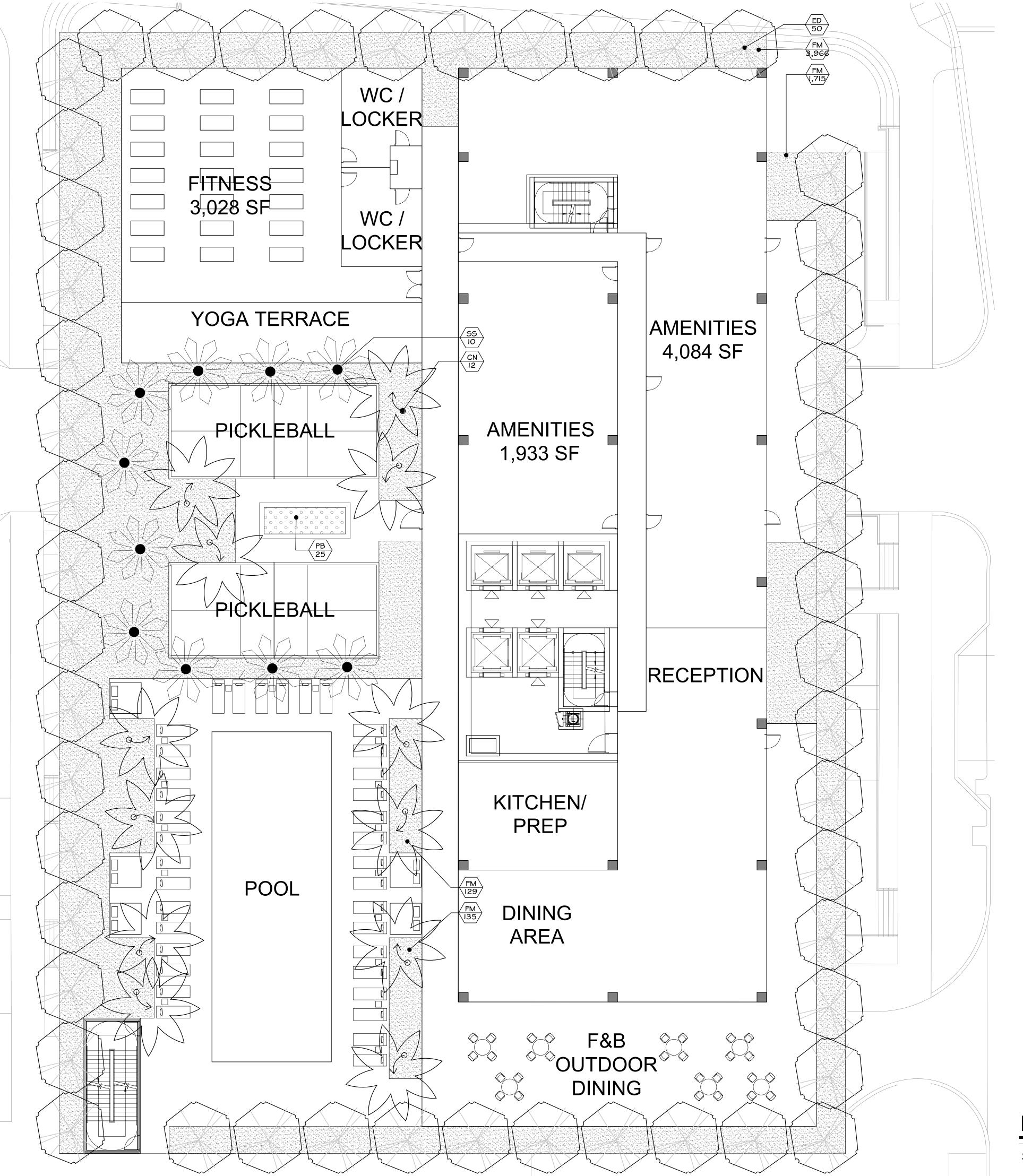
and/or shrubbery.

This landscape plan was prepared using the principles of Florida Friendly Landscaping in order to reduce the amount of water required. The turf areas are less than 50% of landscaped area & shrubs will be on separate zones than turf areas. Hydrozones will be illustrated on the irrigation plans which will be submitted at time of permitting. Native or naturalized plant

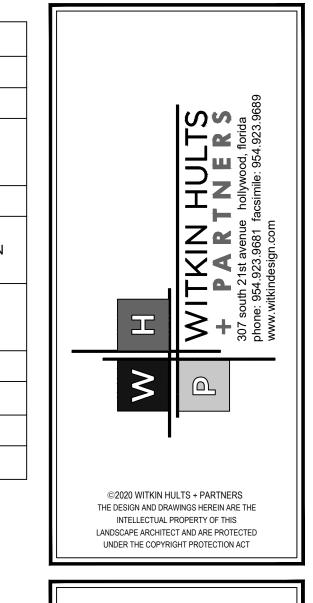
material were chosen specifically to reduce watering needs.



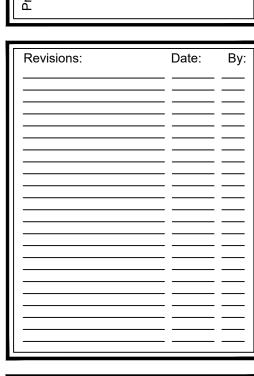
Cad Id.: 2022-069



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES				
TREES	REES										
	ED	50	Elaeocarpus decipiens Japanese Blueberry Tree	16` O.A. HT.	F.G.	N	STANDARD				
PALM TREES	ALM TREES										
Z.S.	CN	12	Cocos nucifera 'Green Malayan' Coconut Palm	8` G.W.	F.G.	N	CURVED TRUNK - LEAN IN DIRECTION AS SHOW				
	ss	10	Syagrus schizophylla Arikury Palm	14`HT. X 10` SPR.		Y					
SHRUB AREA	AS	•			•	•					
0 0 0 0	РВ	25	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	-				
GROUND CO	VERS		Dulle Malx]				
	FM	5,945	Ficus microcarpa Green Island ficus	15" HT. X 15` SPR. / 15" O.C.	3 GAL.	N	-				



200 W. BROWARD BLVD
FORT LAUDERDALE, FLORIDA

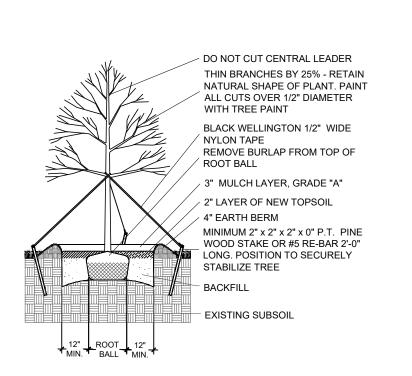


Seal:
Lic. # LA0000889
Member: A.S.L.A.

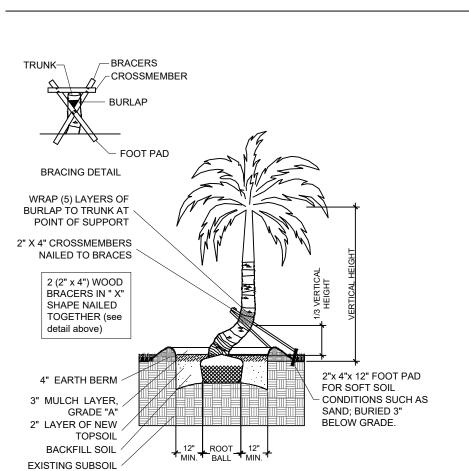
Drawing: Landscape Plan - Amenity Level
Date: 01/26/2024
Scale: 3/32" = 1'-0"
Drawn by: JT
Sheet No.:
l o
L-Z
Cad Id.: 2022-069

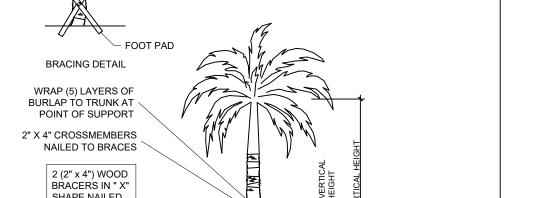
LANDSCAPE PLAN - AMENITY LEVEL NORTH

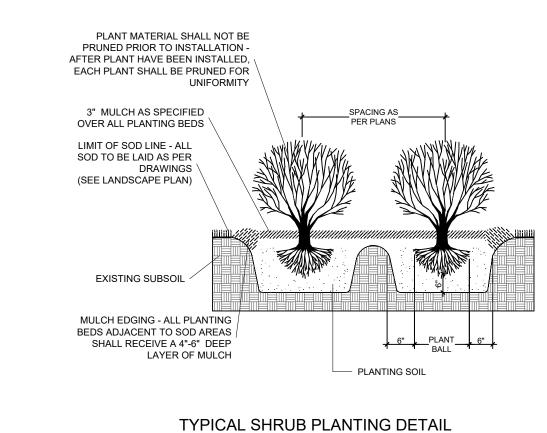
Scale: 3/32" = 1'-0"



LARGE TREE PLANTING DETAIL







SMALL TREE PLANTING DETAIL

RETAIN NATURAL SHAPE OF

PLANT - PAINT ALL CUTS OVER

4" DIA. WITH TREE PAINT - DO

TREES OF SAME SPECIES TO

GUY WIRE - #12 DOUBLE STRAND

AT ALL POINTS OF CONTACT

4" EARTH BERM

GRADE "A'

3" MULCH LAYER,

BACKFILL SOIL

EXISTING SUBSOIL

REMOVE BURLAP FROM TOP /

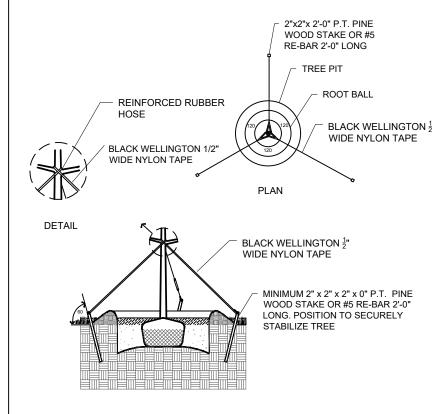
2" LAYER OF NEW TOPSOIL

WISTED - WRAP TWICE AROUND TREE

TRUNK WITH TWO-PLY RUBBER HOSE

BE MATCHED IN GROWTH CHARACTER

NOT CUT CENTRAL LEADER



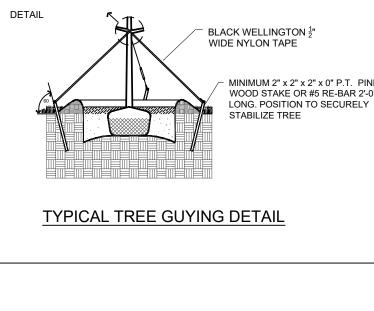
MINIMUM 2" x 2" x 6" P. T

OR #5 RE-BAR TWO PER

SECURELY STABILIZE TREE

PINE WOOD STAKES

TREE - POSITION TO



DISTANCE TO CENTERLINE -WILL VARY ACCORDING TO

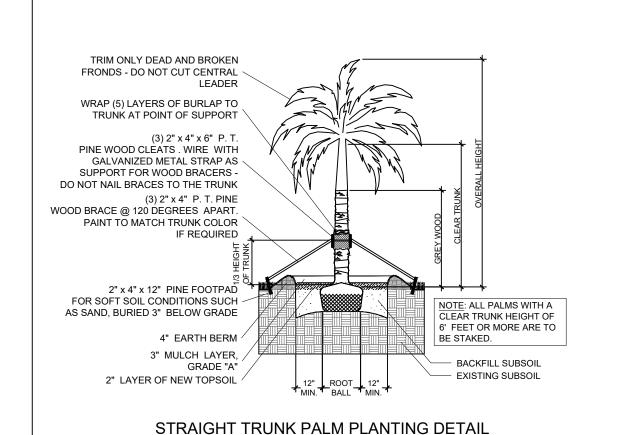
SPECIES AND HABITAT OF GROWTH SO THAT MATURE

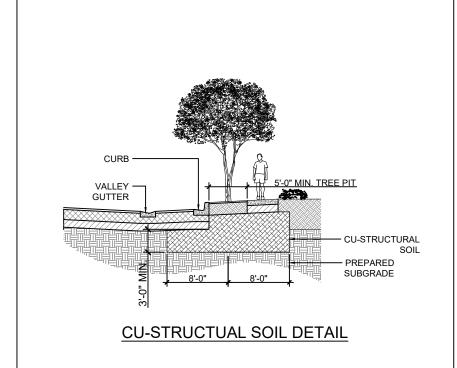
PLANTS WILL NOT OVER LAP

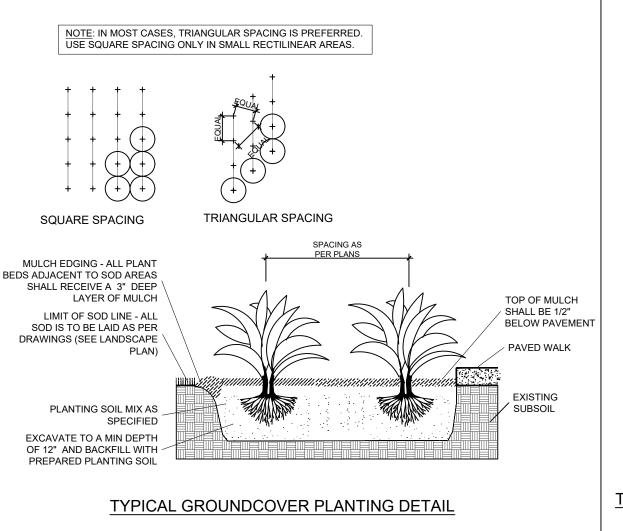
ONTO SIDEWALK

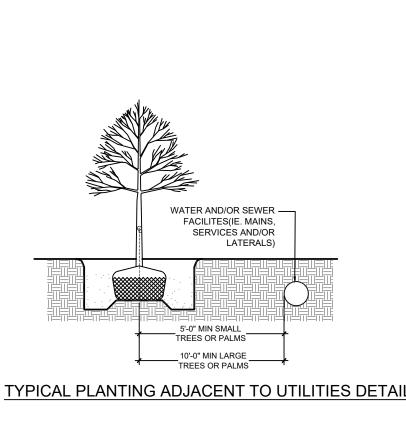
TYPICAL CURB AND GUTTER

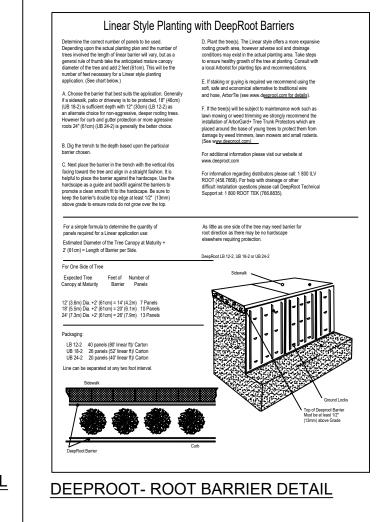
PAVED AREAS, ETC













CURVED TRUNK PALM PLANTING DETAIL

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

TYPICAL CONTAINER SPACING DETAIL

-Sod is to be grade "A" weed free.

- DISTANCE BETWEEN PLANTS

SHOULD BE FAR ENOUGH TO ALLOW PLANTS TO REACH MATURE SIZE WITHOUT INTERFERING WITH GROWTH OF ADJACENT PLANT

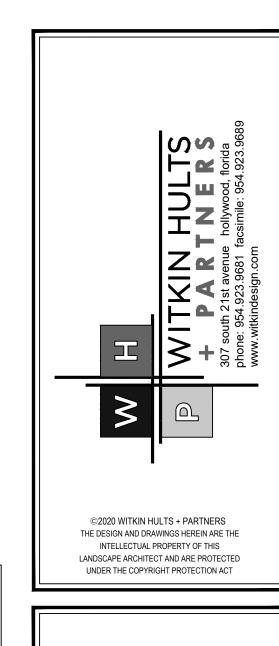
* **SPACING OF PLANTS

AS INDICATED ON PLANTING

- -All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- -Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- -Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- -Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- -Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod
- -Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

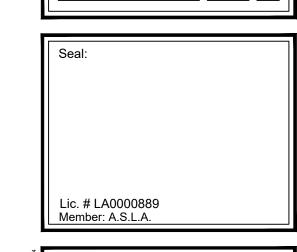
GENERAL NOTES:

- -The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- -Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- -All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- -All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

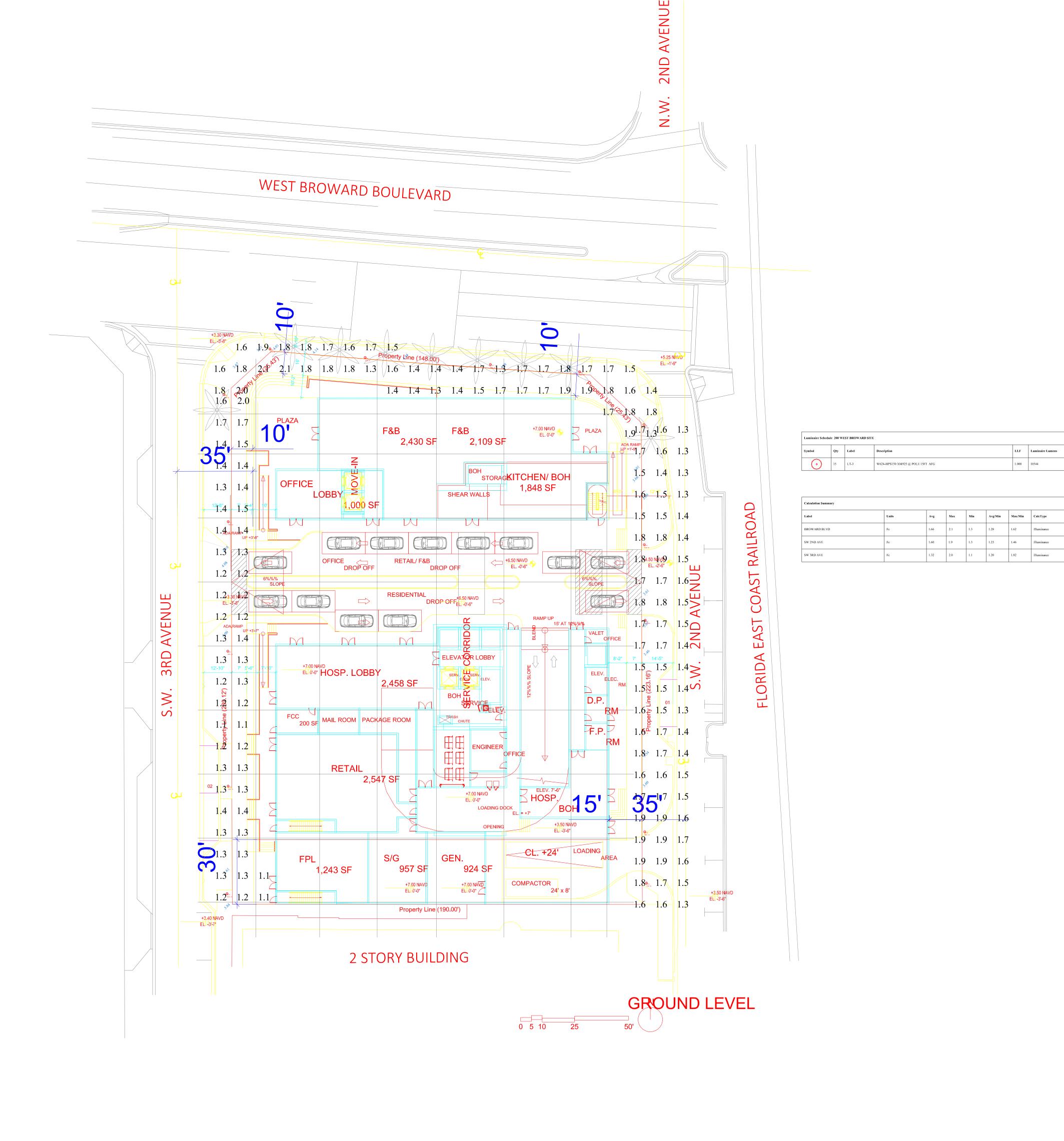


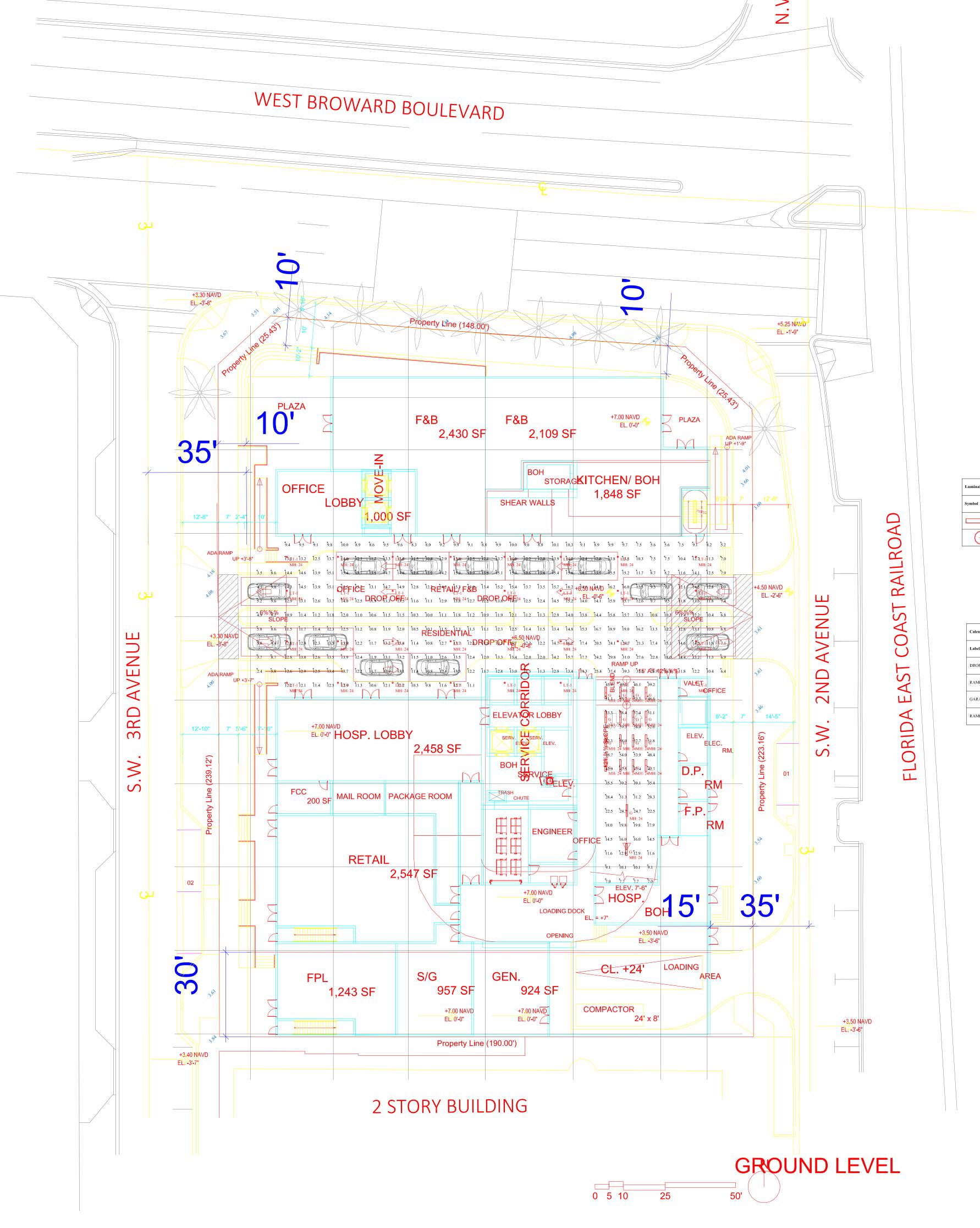
RDALE, NDI 0

20



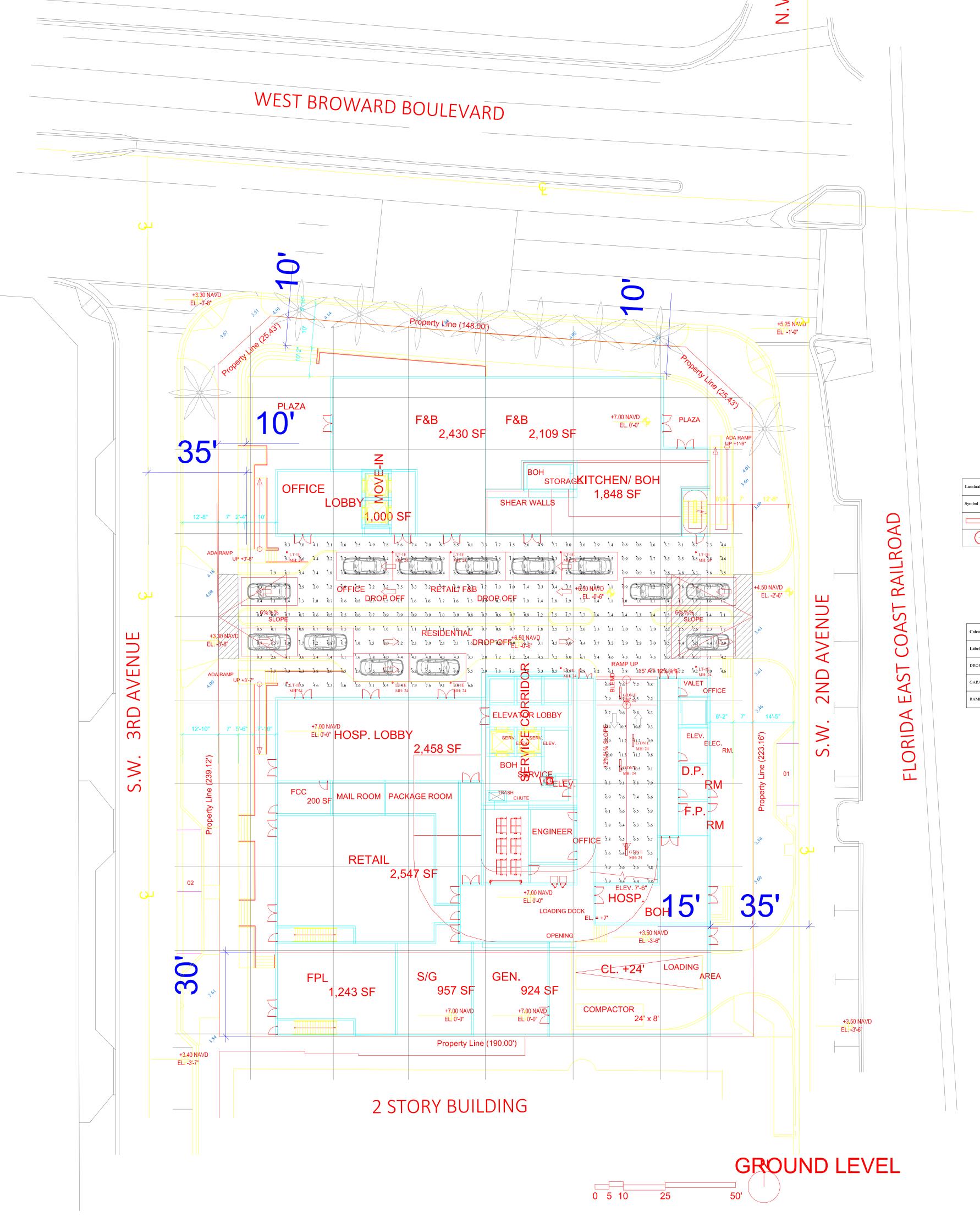
Drawing: Landscape Details Date: 01/26/2024 Scale: NTS Drawn by: JT Sheet No.: Cad Id.: 2022-069





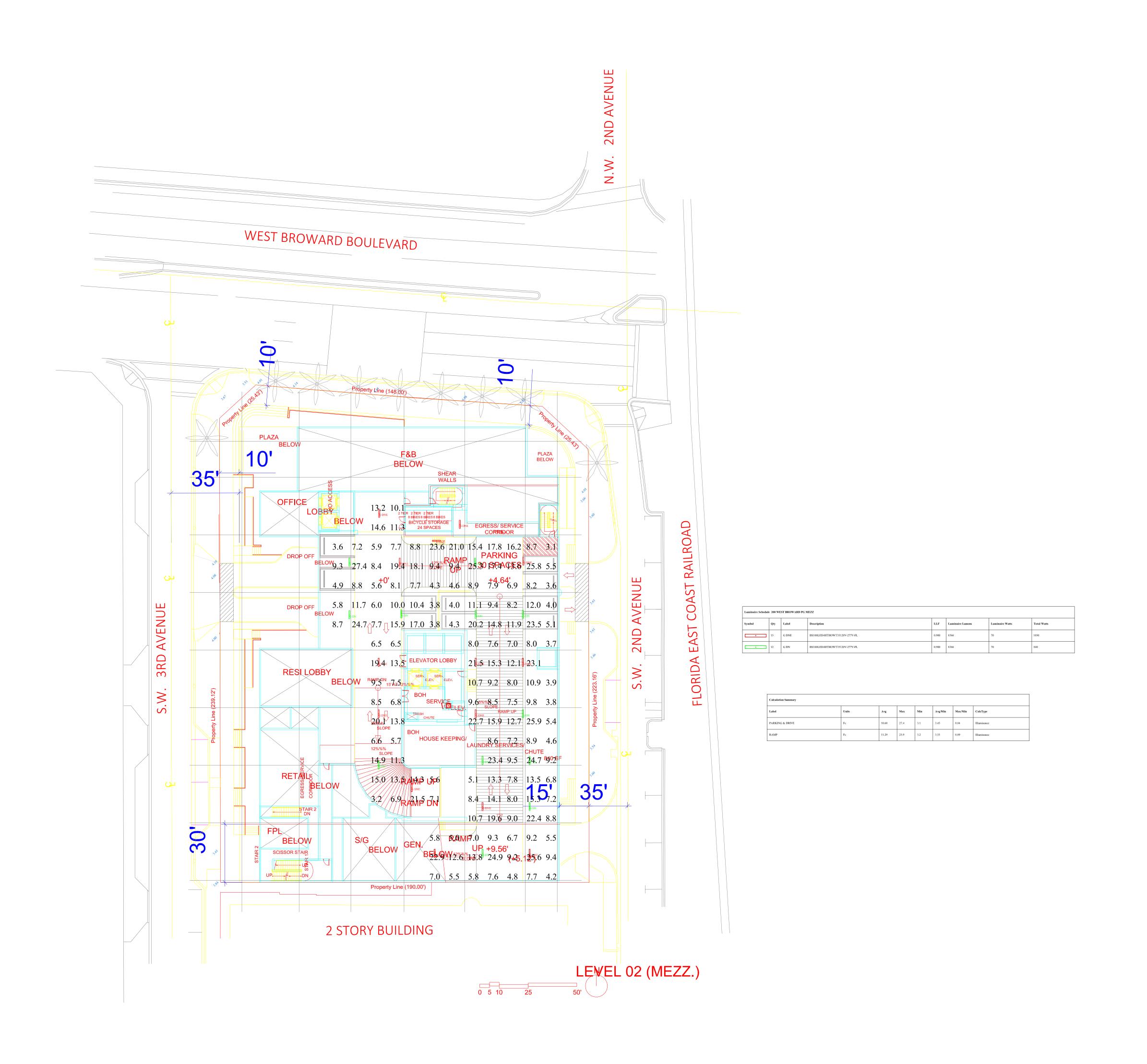
Luminaire Schedul	Luminaire Schedule 200 WEST BROWARD PG GND										
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts				
→	18	G	BS100LED4HTHOWT35120V-277V-FL	0.900	8366	70	1260				
\bigcirc	32	LT-I	GD6DRL830WF_IRD602C-CR	0.900	4101	42.9	1372.8				

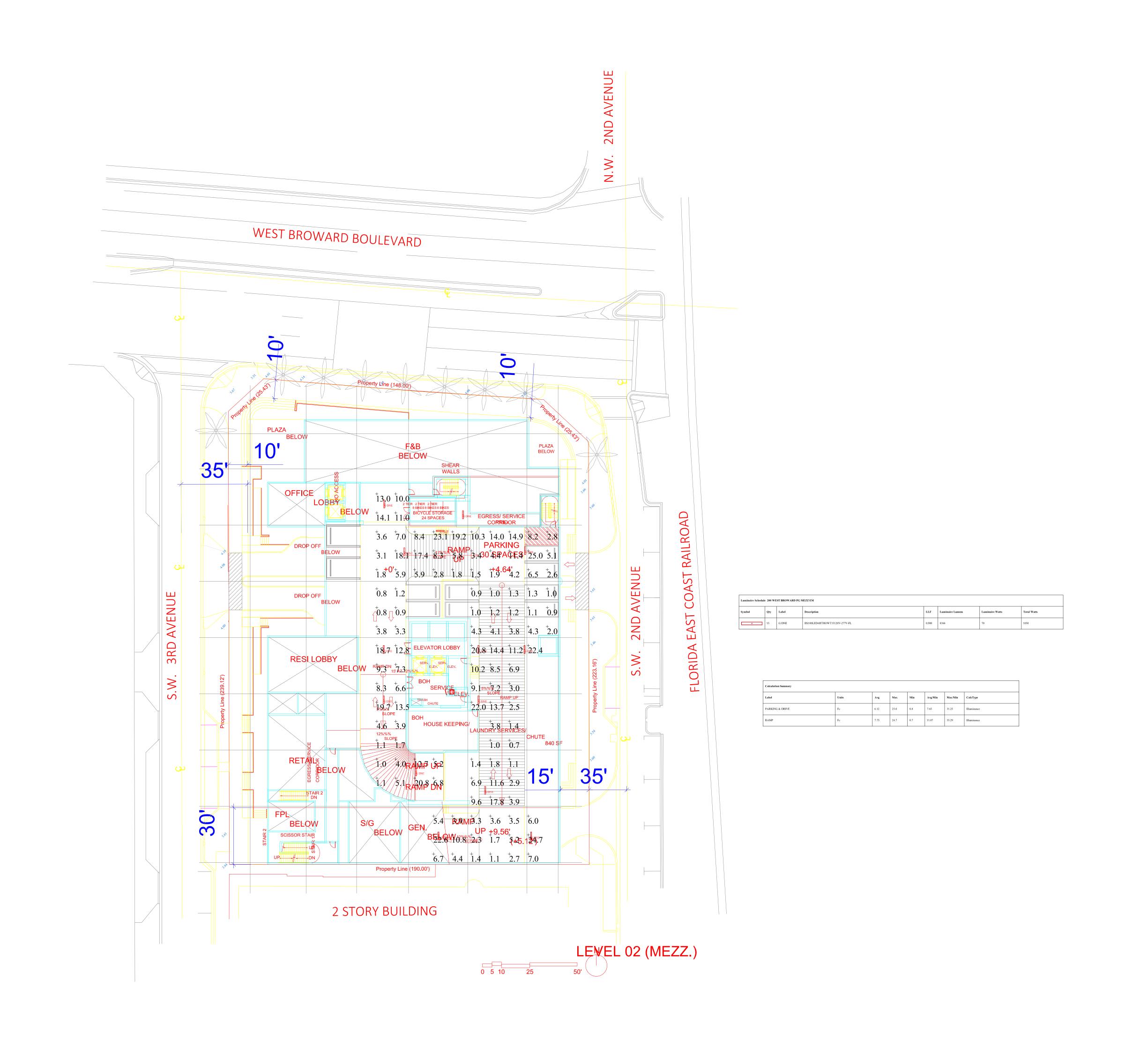
Calculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	СаlсТуре			
DROPOFF_Floor	Fe	12.71	39.3	2.4	5.30	16.38	Illuminance			
RAMP_Floor	Fe	34.22	59.3	7.0	4.89	8.47	Illuminance			
GARAGE ENTRANCE	Fe	51.32	59.3	39.2	1.31	1.51	Illuminance			
RAMP	Fe	16.68	31.3	7.0	2.38	4.47	Illuminance			

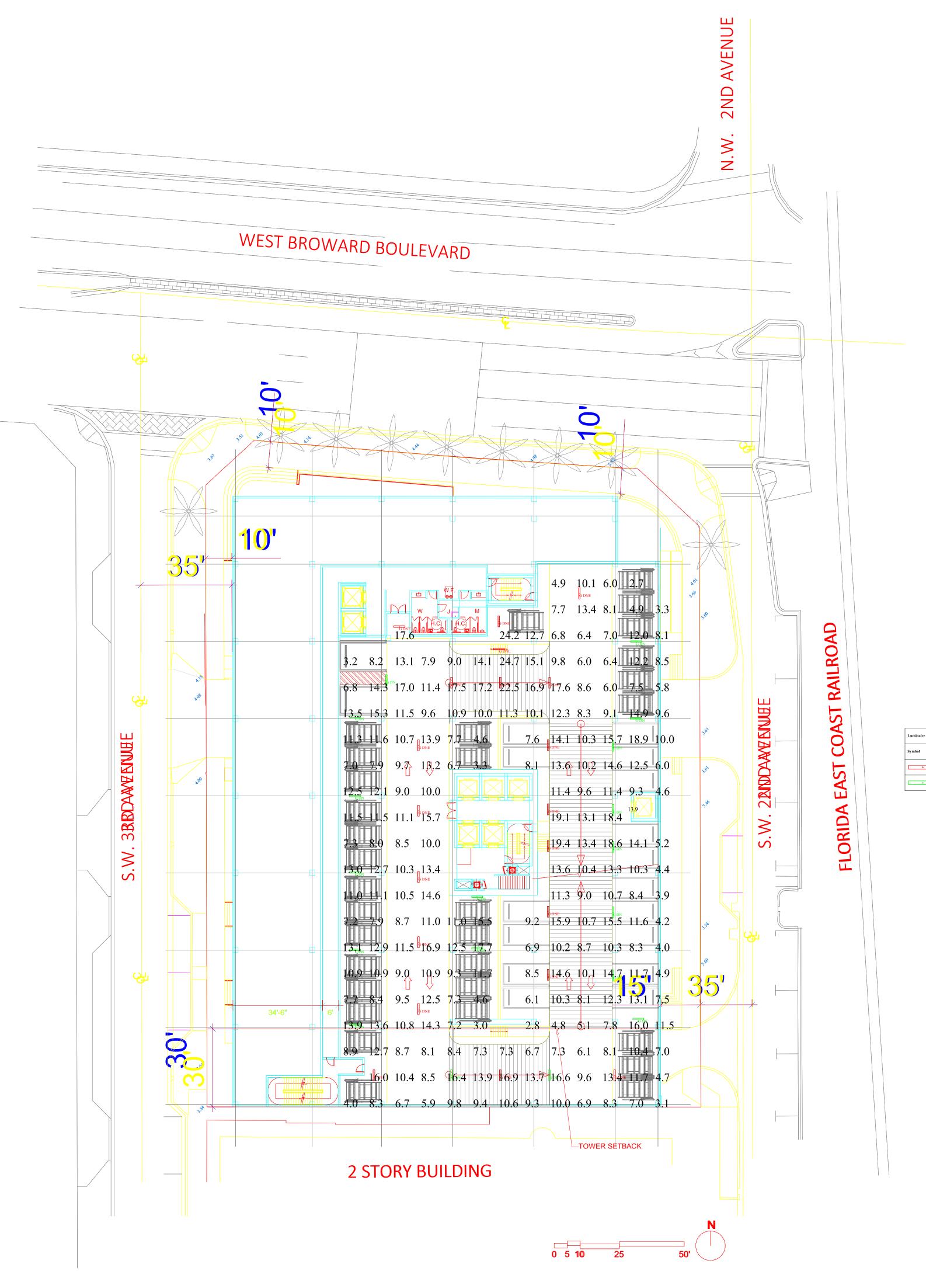


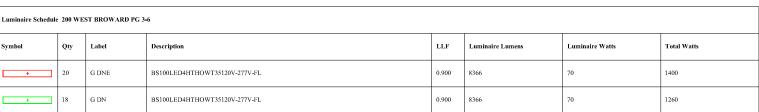
Luminaire Schedule 200 WEST BROWARD PG GND EM								
Symbol Qty Label			Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	+	4	G DN E	BS100LED4HTHOWT35120V-277V-FL	0.900	8366	70	280
	\bigoplus	10	LT-1E	GD6DRL830WF_IRD602C-CR	0.900	4101	42.9	429

Calculation Summary	alculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	СаlсТуре				
DROPOFF_Floor	Fc	3.27	9.4	0.3	10.90	31.33	Illuminance				
GARAGE ENTRANCE	Fc	9.26	11.3	5.8	1.60	1.95	Illuminance				
RAMP	Fc	5.84	7.6	3.8	1.54	2.00	Illuminance				

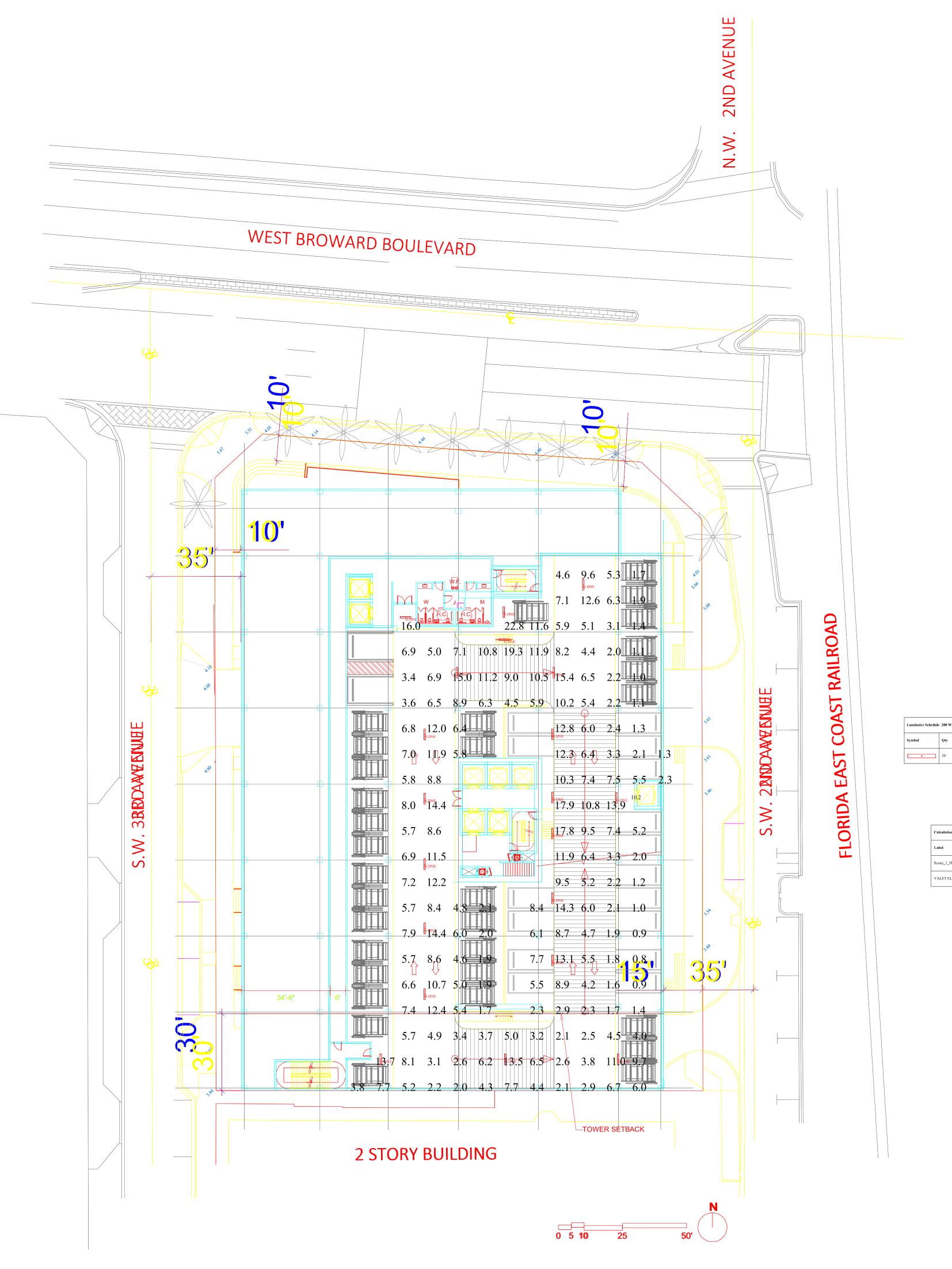


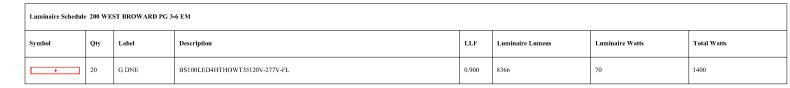




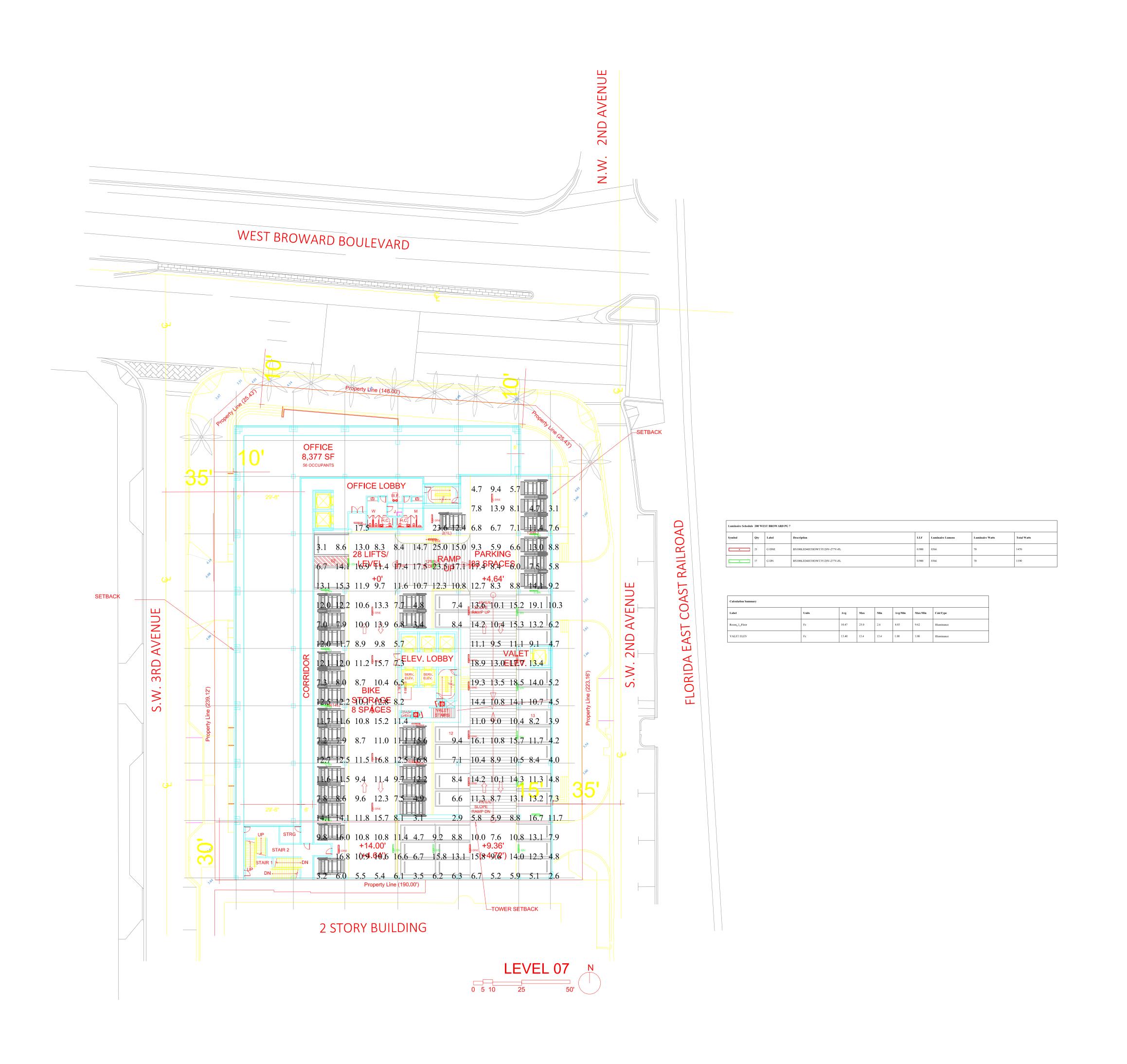


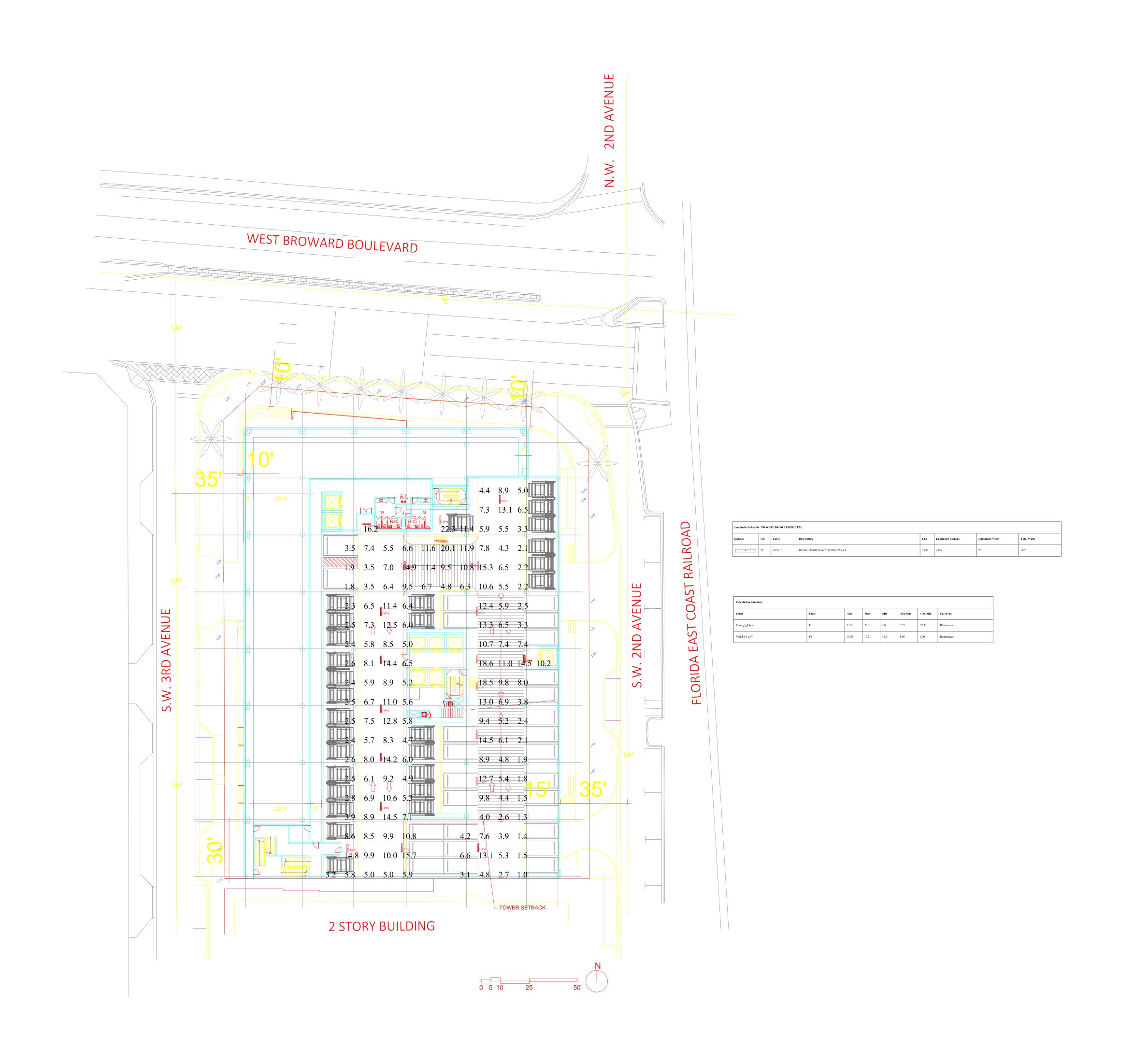
Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	CalcType
Room_1_Floor	Fc	10.45	24.7	2.7	3.87	9.15	Illuminance
VALET ELEV SILL	Fc	13.90	13.9	13.9	1.00	1.00	Illuminance

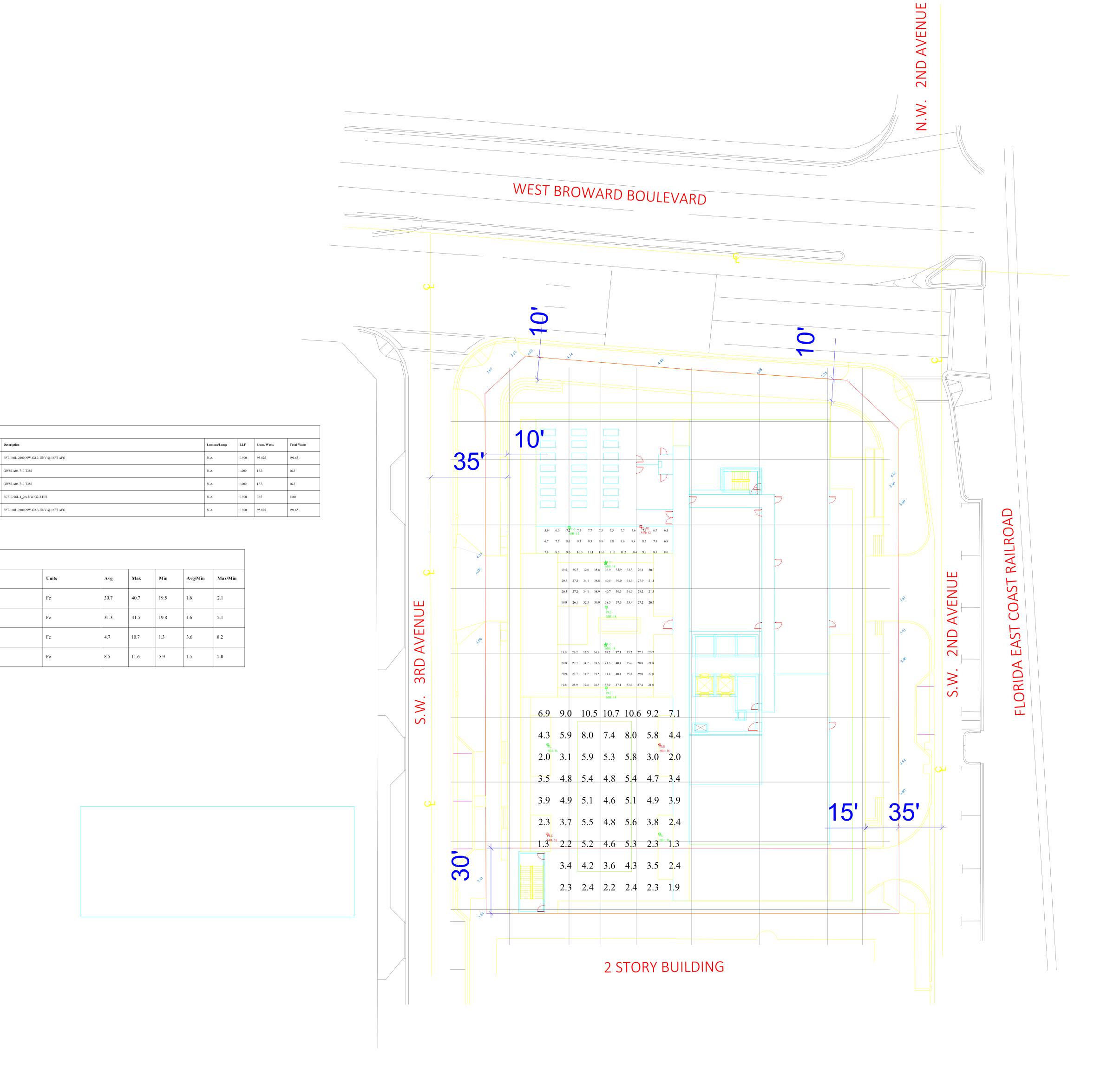




Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	CalcType
Room_1_Floor	Fc	6.45	22.8	0.8	8.06	28.50	Illuminance
VALET ELEV SILL	Fc	10.20	10.2	10.2	1.00	1.00	Illuminance







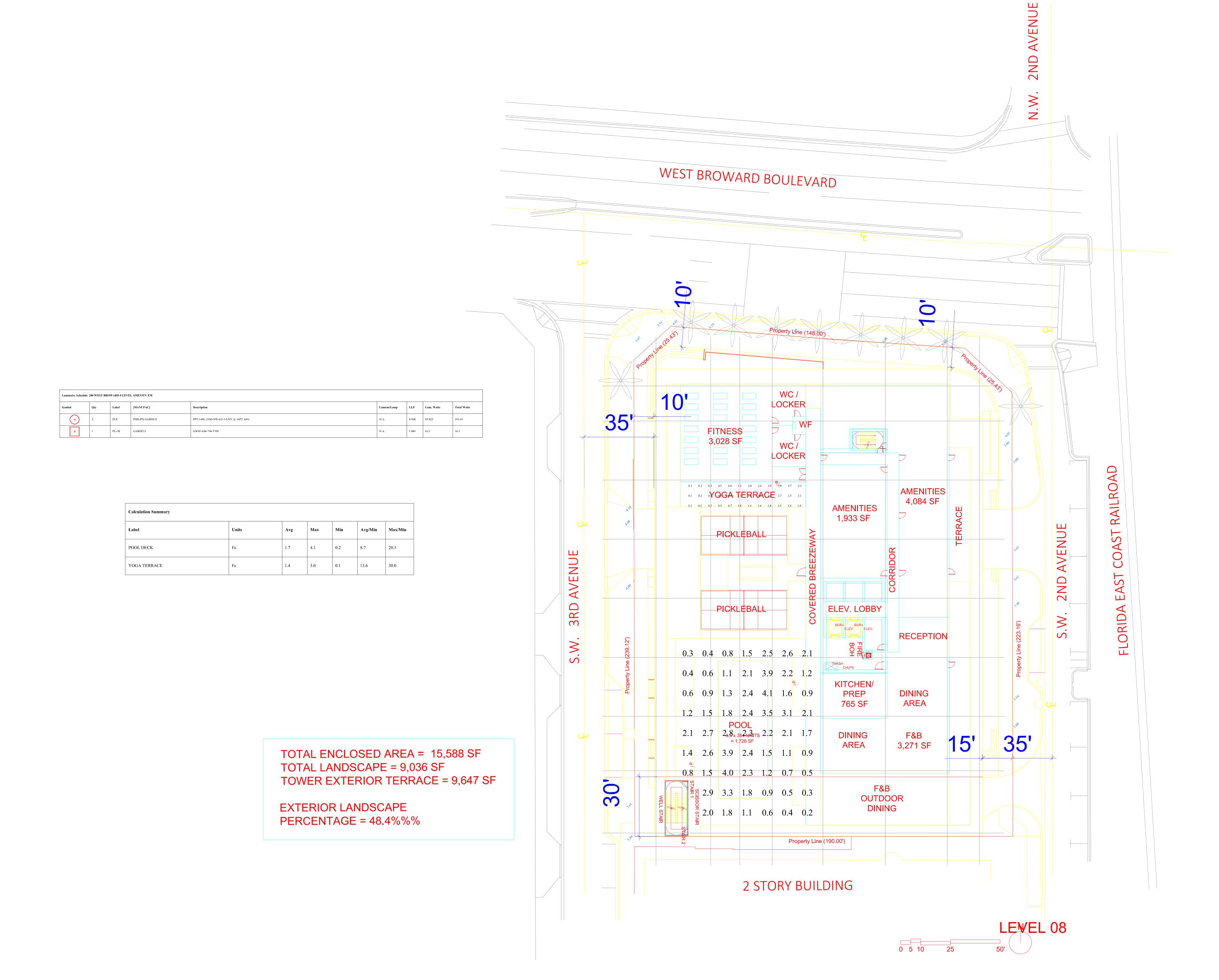
ninaire Schedule 200 WEST BROWARD 8 LEVEL AMENITY

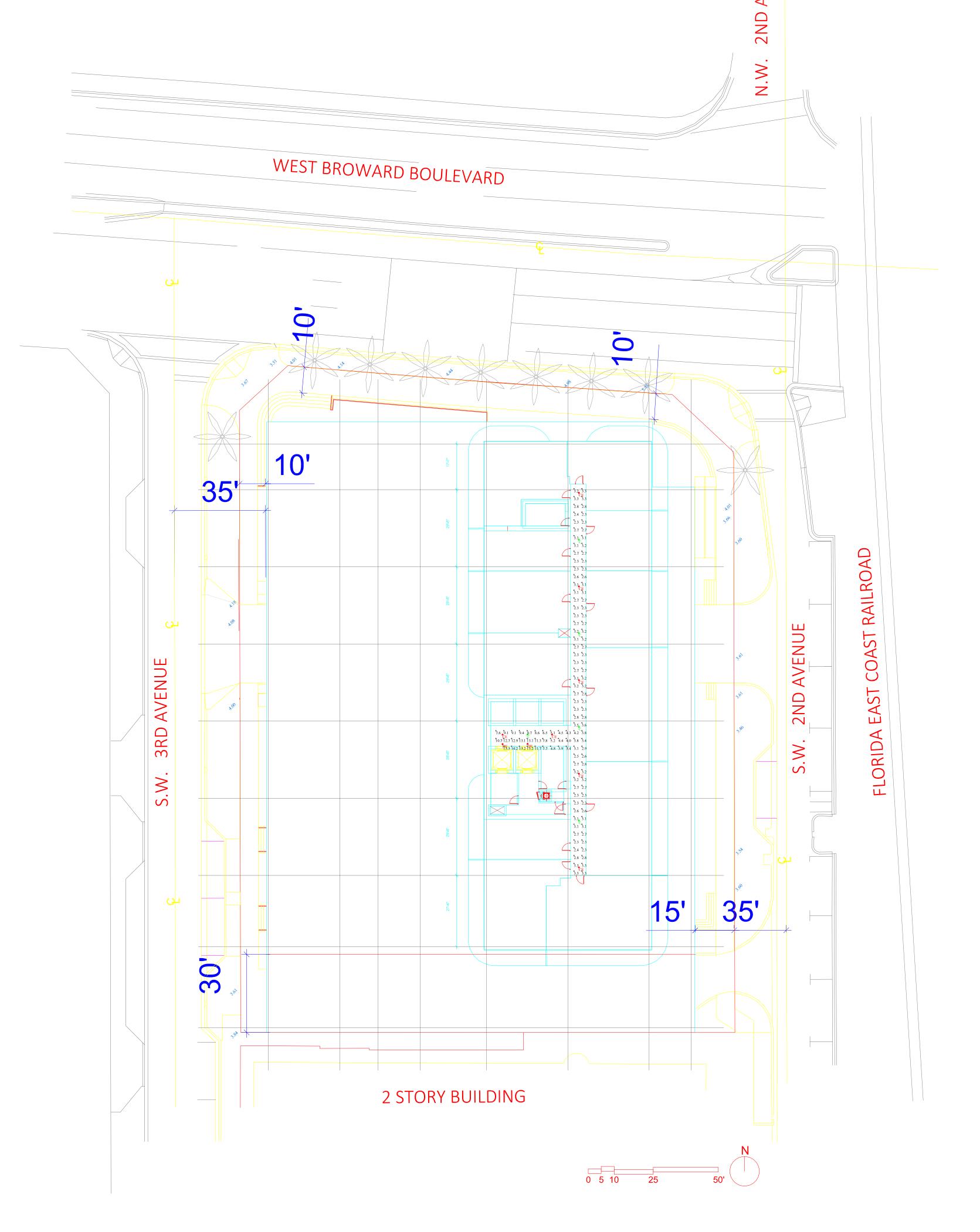
PICKEBALL

PICKEBALL _1

POOL DECK

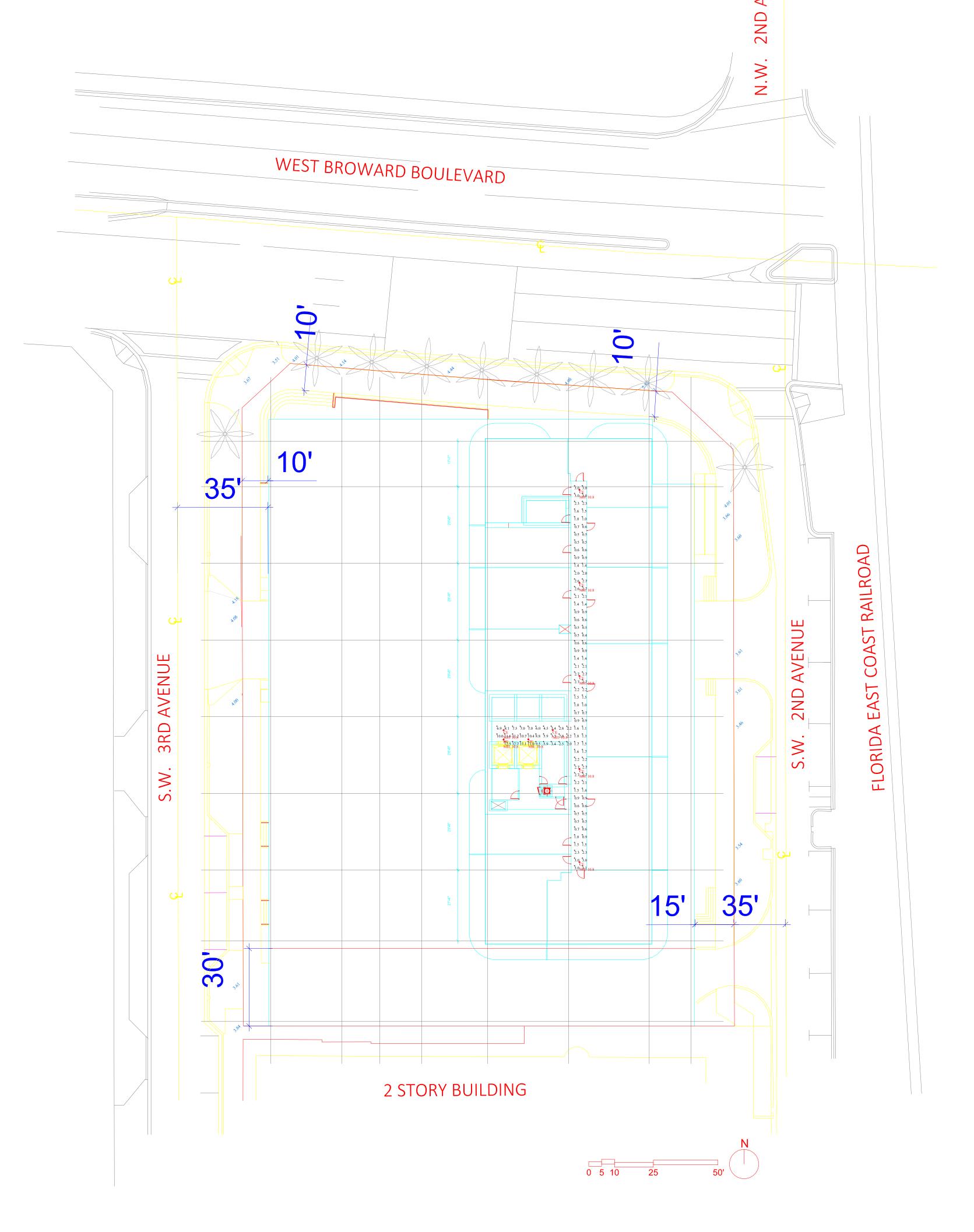
YOGA TERRACE





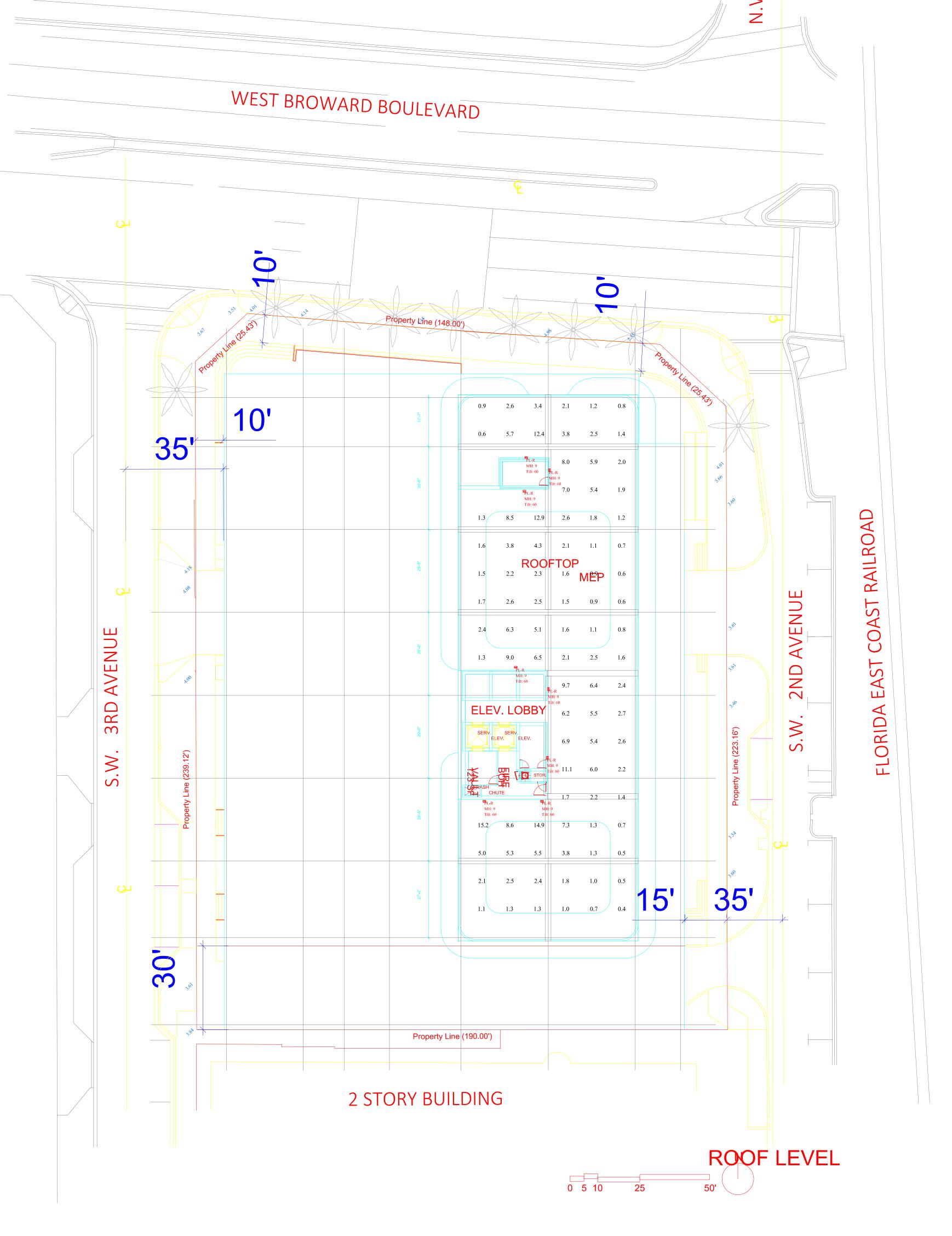
Luminaire Schedule	Luminaire Schedule 200 WEST BROWARD CORRIDOR 9-40							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
\bigoplus	7	CE	FD4RSLMZ10SCTUW	0.900	705	10.3	72.1	
\Rightarrow	2	DE	G02 2 RT 50DG 15W EM	0.900	942	15	30	
(+)	5	С	FD4RSLMZ10SCTUW	0.900	705	10.3	51.5	

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	CalcType
CORRIDOR_Floor	Fc	4.2	14.2	2.2	1.9	6.5	Illuminance



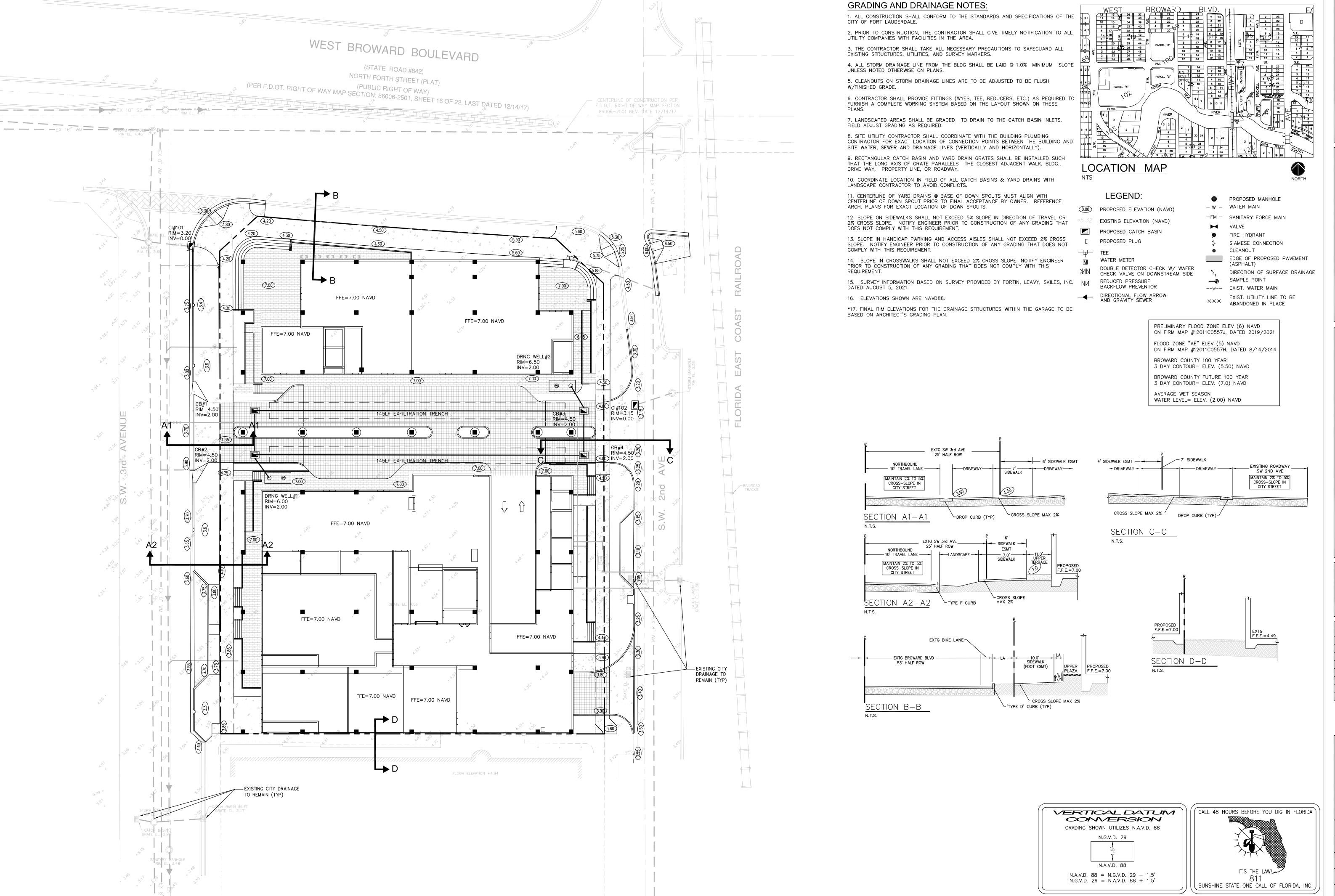
Luminaire Schedule	Luminaire Schedule 200 WEST BROWARD CORRIDOR 9-40 EM						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
(4)	7	CE	FD4RSLMZ10SCTUW	1.000	705	10.3	72.1
\bigoplus	2	DE	G02 2 RT 50DG 15W EM	0.900	942	15	30

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	CalcType
CORRIDOR_Floor	Fc	2.8	12.7	0.4	6.9	31.8	Illuminance



Lum	Luminaire Schedule 200 WEST BROWARD ROOF								
Sym	bol		Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	+		8	PL-R	CSFS-32L-700-NW-A33-120V	1.000	7724	71.7	573.6

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	СаlсТуре
CalcPts_1	Fc	3.51	15.2	0.4	8.78	38.00	Illuminance



COMMERCIAL BLVD., LAUDERDALE—BY—THE—SEA, FL 33308
PHONE: (954) 522-1004 | www.flynnengineering.com
EB# 6578

CONCEPTUAL
PAVING, GRADING, AND
DRAINAGE PLAN

200 W BROWARD BLVD

NORTH

Revisions

Phase: DRC DOCUMENTS

SEAL

Scale: Date
1"=20' 06/24/22

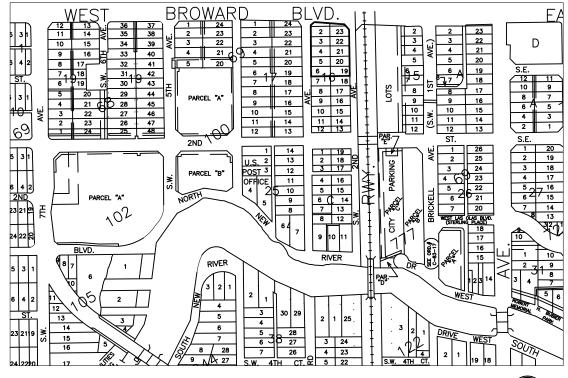
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21-1648.00 01/26/24

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2 of 3



DIRECTION OF SURFACE DRAINAGE

ONCEPTUAL, AND SEWEF

1. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO

2. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.

DEPARTMENT STANDARDS. 6. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF

18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.

7. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

8. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR

9. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

10. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

11. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.

*13. ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.

14. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS AR RESPECTIVELY 36

15. EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED

Phase: DOCUMENTS

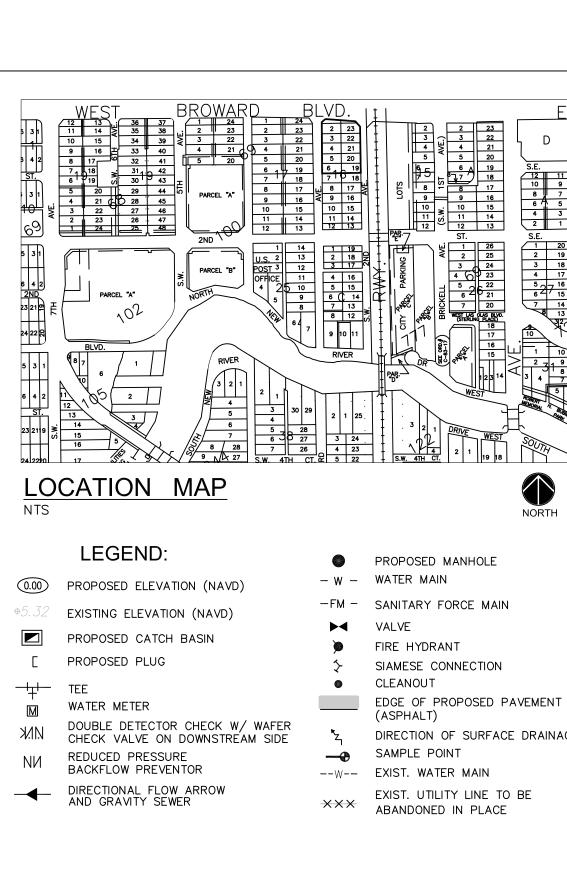
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Revisions

NORTH

1"=20' | 06/24/22 Plot Date 21-1648.00 01/26/24 Drawn by شعد!IT'S THE LAW SUNSHINE STATE ONE CALL OF FLORIDA, INC. Appr. by SHG

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA





FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

4. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES,

5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH

12. CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED

INCHES AND 30 INCHES.

BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.

VERTICAL DATUM CONVERSION GRADING SHOWN UTILIZES N.A.V.D. 88 N.G.V.D. 29

N.A.V.D. 88 N.A.V.D. 88 = N.G.V.D. 29 - 1.5'

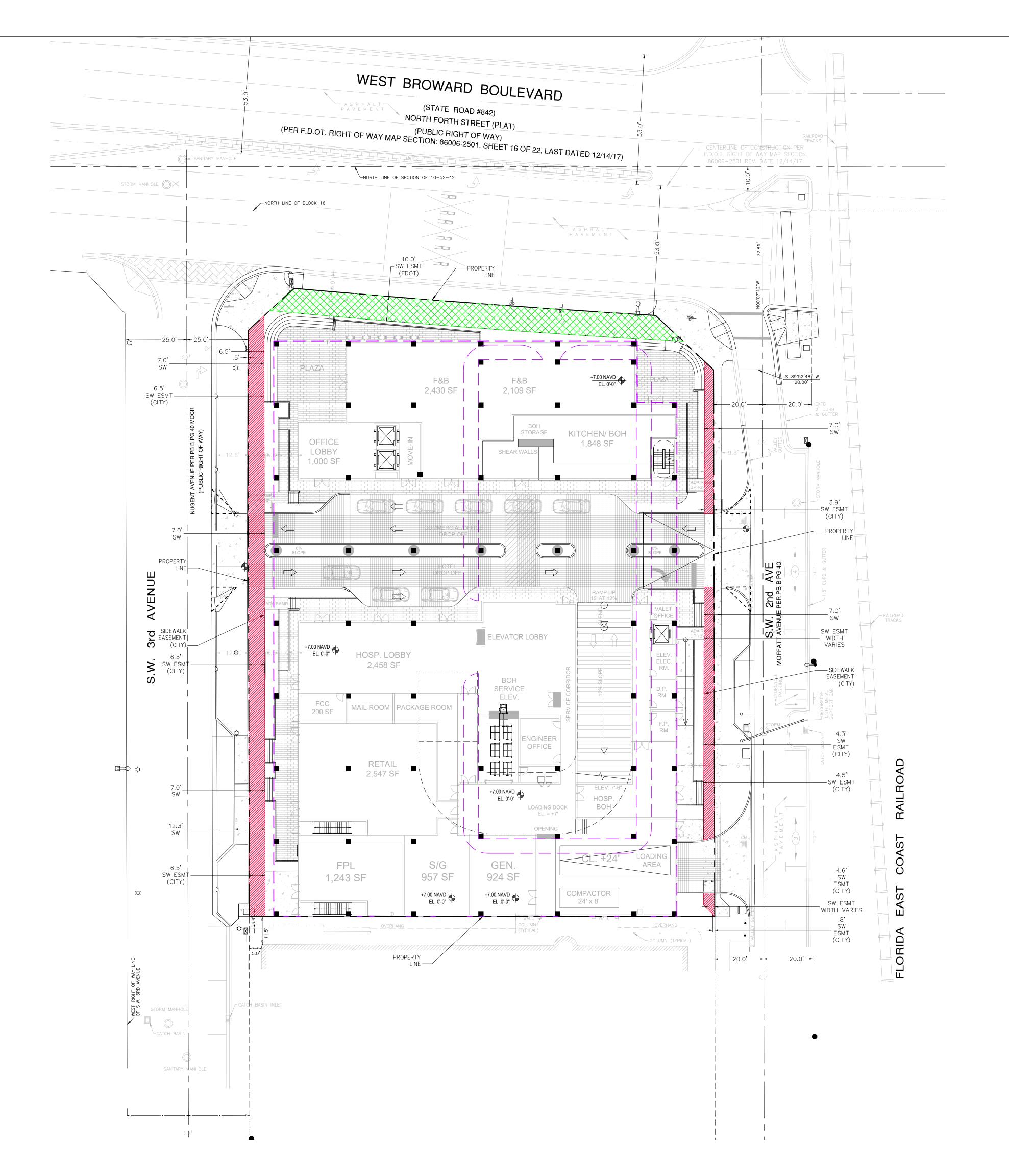
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

SIDEWALK EASEMENT LEGEND:

SIDEWALK EASEMENT (CITY)



SIDEWALK EASEMENT (FDOT)





SIDEWALK EASEMENT EXHIBIT

200 W BROWARD BLVD

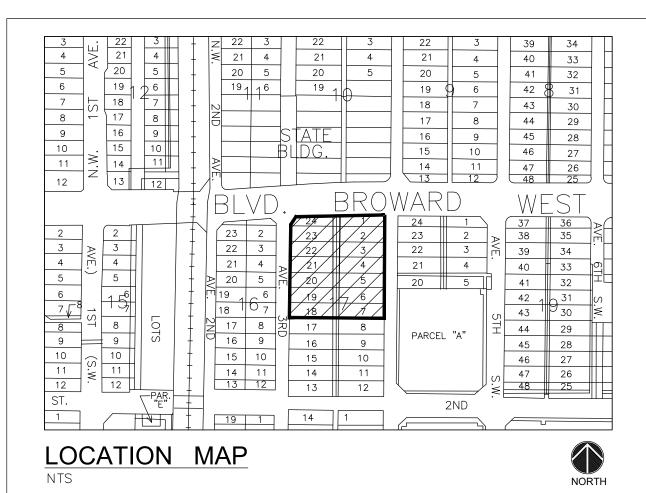
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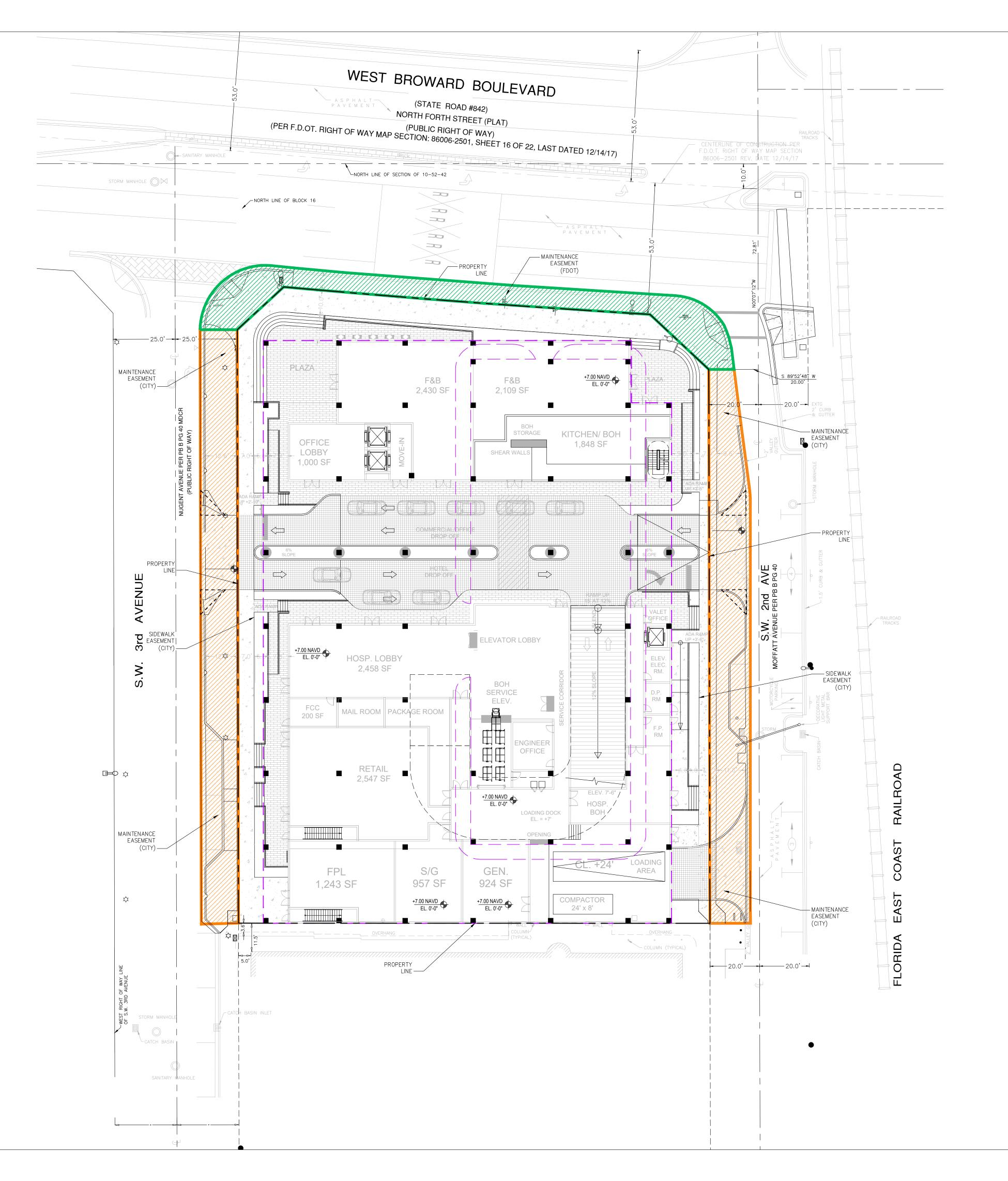
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MAINTENANCE EXHIBIT LEGEND:

MAINTENANCE AGREEMENT (CITY)







MAINTENANCE AGREEMENT AREA EXHIBIT

200 W BROWARD BLVD

NORTH

	NONTH				
R	Revisions				

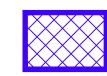
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OPEN SPACE LEGEND:

PERVIOUS AREA ON-SITE



PERVIOUS AREA WITHIN ROW (75% CREDIT)



OPEN SPACE

OPEN SPACE - PROVIDED

	AKLA.	CREDII.	PROVIDED.
ON-SITE	7,625 SF	100%	7,625 SF
ROW 75% CREDIT	4,192 SF	75%	3,144 SF
AMENITY DECK (LVL 8) (ABOVE GRADE)	16,280 SF	100%	16,280 SF
			27 049 SF

OPEN SPACE - REQUIRED

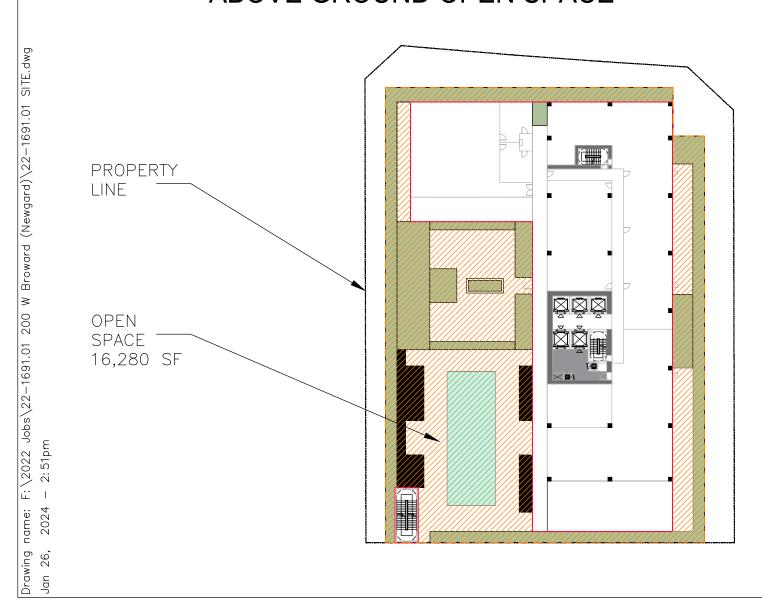
		REQUIRED:	PROVIDED:
GROSS AREA (10% OF 71,910 SF)	71,910 SF	7,191 SF	27,049 SF
OPEN SPACE @ GRADE (40% OF 7,191 SF	.)	2,876 SF	7,625 SF

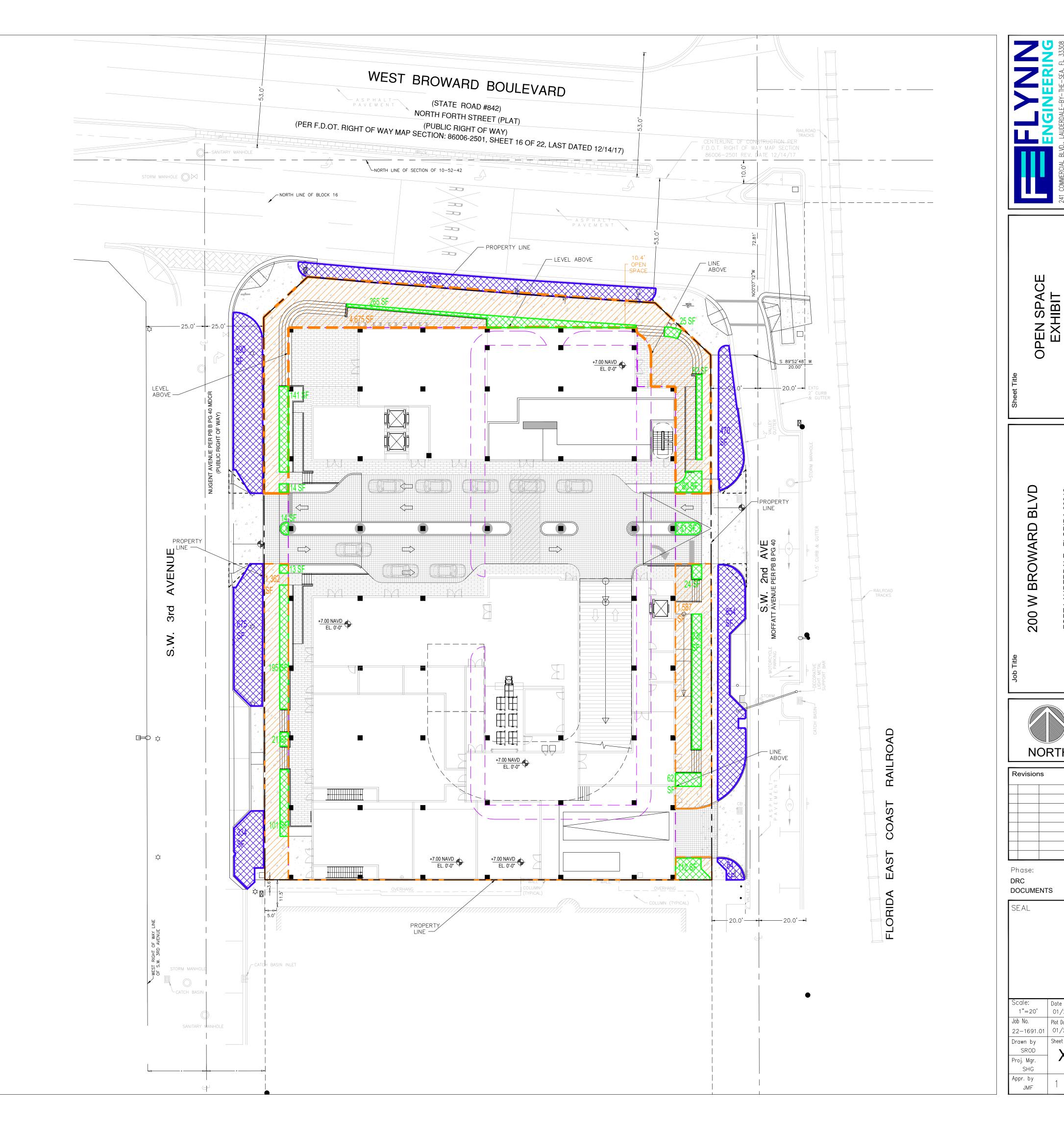
PERVIOUS IN OPEN SPACE - REQUIRED & PROVIDED

PERVIOUS AREA IN OPEN SPACE	(25% OF 7,191 SF)	1,798 SF	4,574 SF

NOTE: * LANDSCAPE = 1,430 SF

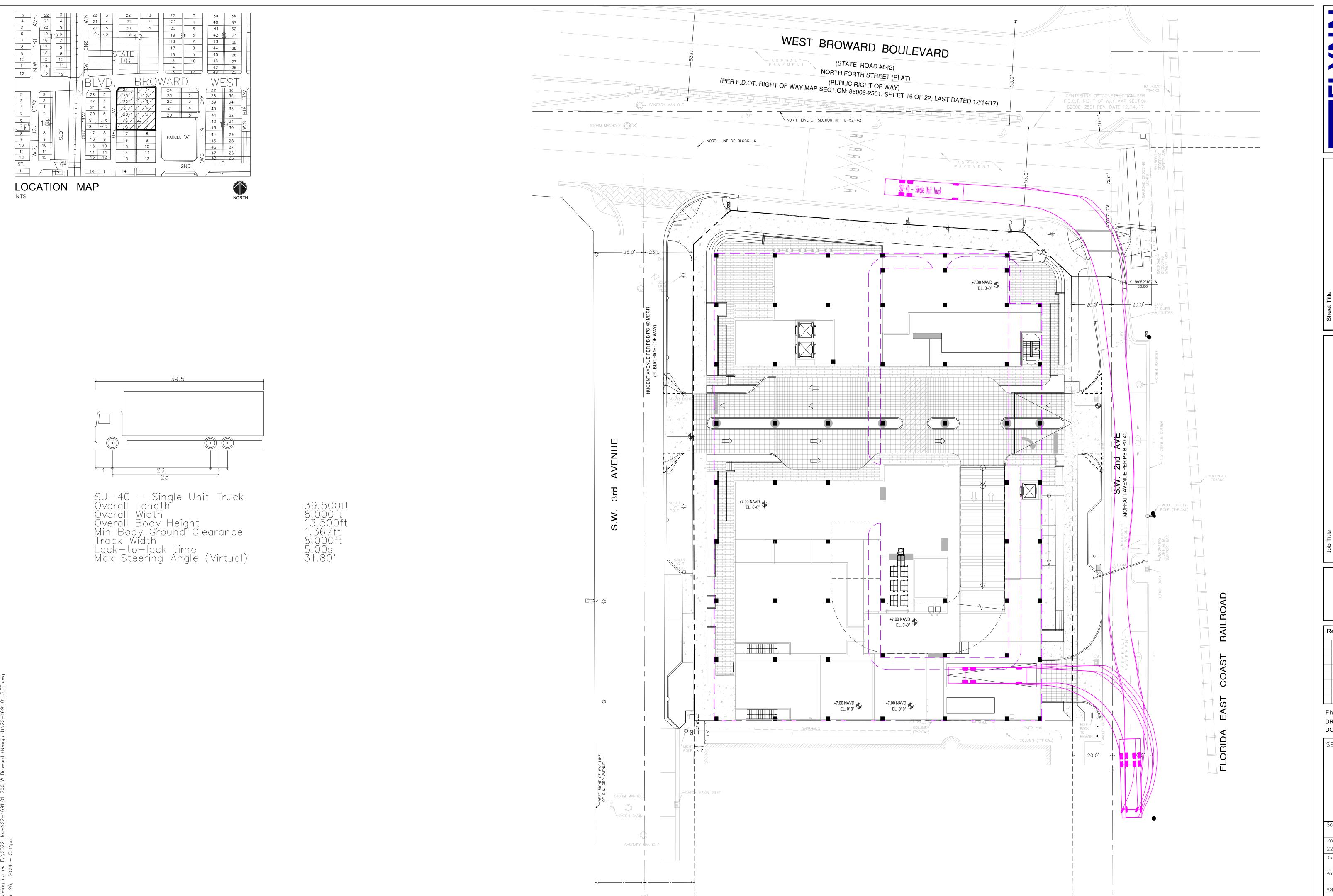
ABOVE GROUND OPEN SPACE





^{*} ROW (75% CREDIT) = 3,144

^{*} ABOVE GRADE PERVIOUS NIC



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CIRCULATION EXHIBIT

200 W BROWARD BLVD

NORTH

Revisions

Phase:
DRC
DOCUMENTS

Scale: Date
1"=20' 01/26/24

Job No. Plot Date
22-1691.01 01/26/24

1"=20' 01/26/24

Job No. Plot Date
22-1691.01 01/26/24

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Proj. Mgr.
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Appr. by
JMF

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JMF

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VIA LAUDERBUILD

DEVELOPMENT REVIEW COMMITTEE URBAN DESIGN & PLANNING DIVISION DEPARTMENT OF DEVELOPMENT SERVICES CITY OF FORT LAUDERDALE 700 NW 19th AVENUE FORT LAUDERDALE, FL 33311

> RE: 200 West Broward Boulevard Amendment- Case No. UDP-S24004 Site Plan Level II in Downtown RAC - Project & ULDR Narrative

I represent 200 WEST PROPERTY OWNER LLC ("Applicant"), located at 200 West Broward Boulevard, Fort Lauderdale, FL 33301, Folio No. 504210012140, (the "Property"). The Applicant is requesting Site Plan Level II approval to develop a mixed-use hospitality project ("200 West Broward Amendment" or "Project") in the City of Fort Lauderdale's ("City") Regional Activity Center – City Center ("RAC-CC") zoning district within the "Downtown Core" Character Area as defined in the Downtown Master Plan ("DMP"). We hereby provide the following responses demonstrating the Project's compliance with the Unified Land Development Regulations ("ULDR"). An analysis of the Project's compliance with the DMP is provided separately.

1. PROJECT DESCRIPTION

The Property is located west of the Florida East Coast ("FEC") Railway at the intersection of Broward Boulevard, SW 3rd Avenue, and SW 2nd Street. The Project consists of a 40-story (458'-4") tower with 834 hotel units, 7,527 square feet of commercial, 3,354 square feet of restaurant with additional outdoor seating, 52,173 square feet of office, and 390 total parking spaces.

The Project is an amendment to the previously approved 200 West Broward project (Case No. UDP-S22030) ("Approved Project") that was approved on July 29, 2023, for 381 multifamily residential units and 7,527 square feet of retail. Besides the uses and overall design amendments, the Project includes dimensional requirement amendments from the Approved Project. Please see the Design Review Team ("DRT") table below which summarizes the required, approved, and proposed Downtown Core dimensional requirements.

DOWNTOWN CORE	REQUIRED	APPROVED	PROPOSED
Total Building	None (FAA	579'-6''	458'-4"
Height	Restrictions Apply)		
Building Streetwall	300 FT	244.8 FT (SW 3 rd	235.0 FT (SW 3 rd
Length		Avenue)	Avenue)
Tower Floorplate	12,500 SF	12,496 SF	12,500 SF
Podium Height	9 Floors	9 Floors	7 Floors
Tower Step Back	None	30 FT	29.6 FT – 22.1 FT
Tower Separation	60 FT, 30 FT on	30 FT; singular	30 FT; singular
-	subject property	tower on site	tower on site
		(tower to PL)	(tower to PL)
Unit Size (min.)	400 SF	589 SF	510 SF

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Site Plan Level II in Downtown RAC Page 2 of 21

The Project is envisioned as a dynamic hospitality project catering to Downtown Fort Lauderdale's vibrant market, residents, and visitors. While the maximum length of stay at each unit is set at 30 days, the typical duration ranges from 3 to 5 nights, aligning with the standards for typical hospitality buildings and the City's standards.

The Project meets all minimum requirements of the DMP and ULDR. The Property is located in RAC-CC and is eligible for the 40% parking credit for non-residential uses over 2,500 square feet per ULDR Section 47-20.2, thus permitting 390 spaces as the total parking provided. There are two (2) on-street parking spaces along SW 3rd Avenue and one (1) on-street parking spaces along SW 2nd Avenue that contribute to the overall parking efficiency but are not counted toward the Project's parking requirement. There are eight (8) ground-floor bicycle parking spaces and sixty-for (64) internal bicycle spaces provided. Additionally, this Project utilizes internal capture because hotel patrons will utilize retail, restaurant, and office space. Hotel patrons also generate less traffic and are less likely to have a personal vehicle which diminishes the overall traffic generation. Patrons will be inclined to walk, rideshare, or utilize alternative modes of transportation due to the nature of the uses and walkable Downtown environment.

There is a designated loading area to the rear of the Property off SW 2^{nd} Avenue for the hotel's support uses. Deliveries may utilize the SW 2^{nd} Avenue to access the designated loading area and rideshare services may utilize the internal driveway to access the drop-off and pick-up area. The Project meets all of the Vehicular Reservoir Spaces ("VRS") and stacking requirements.

The Project features shade trees, minimum 7-foot sidewalks, and on-street parking to meet the minimum streetscape standards for local streets along SW 3rd Avenue and SW 2nd Avenue. Per the DMP requirements, Royal Palms line Broward Boulevard to create a consistent and dramatic entrance into the heart of the City's Downtown. A minimum 10-foot sidewalk is featured with fully accessible amenities. In addition to the widened sidewalks, pedestrian plazas with pavers and widened stairs are featured at the corners of SW 3rd Avenue, SW 2nd Avenue, and Broward Boulevard for a highly walkable experience that makes pedestrians feel safe and confident while navigating the Property. The plazas will complement the outdoor dining experience and seamlessly integrate into the neighboring properties for a continuously positive pedestrian experience.

The tower was designed to be slender and contribute to, but not overwhelm the City's dramatic skyline. A variety of high-quality architectural materials such as architectural grille, grey tinted glass, opaque spandrel glass, glass balconies, frosted glass balcony dividers, break metal, and artistic concrete, are utilized to give the tower a modern yet elegant industrial design. The Project provides 27,049 square feet of open space where 7,625 square is required. There is superior landscaping throughout the Project at the ground floor to improve the pedestrian experience and heavily throughout the amenity areas for the patrons to enjoy.

The podium is lined with office space to ensure no parked vehicles are ever exposed and the tower tops are covered in scored stucco to completely conceal all rooftop mechanical equipment. In summary, the 200 W Broward Amendment is an opportunity to provide modern hotels, pedestrian connections, and public open space to the City's surrounding amenities in the Downtown Core. The Project emphasizes and prioritizes the public realm with the inclusion of wide sidewalks, ground-floor retail and restaurant, shade trees, on-street parking, landscape buffering, pavers, accessibility, plazas, and multimodal facilities.

Site Plan Level II in Downtown RAC

Page 3 of 21

2. UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis the ULDR criteria applicable to the Project:

ULDR Section 47-13.20, Downtown RAC Review Process and Special Regulations;

ULDR Section 47-13.21, Table of dimensional requirements for the RAC District;

ULDR Section 47-25.2, Adequacy Requirements; and

ULDR Section 47-25.3, Neighborhood Compatibility Requirements

Sec. 47-13.20 - Downtown RAC review process and special regulations

- A. *Applicability*. The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.
 - Downtown Master Plan Design Guidelines. The guidelines contained in Chapter 4 of the Consolidated Downtown Master Plan for the City of Fort Lauderdale, Florida (herein "Downtown Master Plan") as accepted by the City Commission on November 18, 2003 (Resolution No. 03-170) and updated revisions approved by the City Commission on June 19, 2007 (Resolution 07-120) are hereby incorporated and referred to as Downtown Master Plan Design Guidelines.

RESPONSE: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

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

RESPONSE: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

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

RESPONSE: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

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

Site Plan Level II in Downtown RAC

Page 4 of 21

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

RESPONSE: Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

- C. **Downtown Character Areas**. In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium stepback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:
 - 1. Not applicable. As such, this section has been omitted.
 - 2. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. It is characterized by intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
 - a. RAC-CC
 - b. RAC-UV
 - c. RAC-WMU
 - d. RAC-EMU
 - e. RAC-SMU
 - f. RAC-AS
 - 3. Not applicable. As such, this section has been omitted.
 - 4. Character Area Boundaries. The specific geographical boundaries of each character area are shown on the Addendum "A" of the "Official Downtown Character Area Map of the City of Fort Lauderdale."

RESPONSE: The Property is zoned RAC-CC within the Urban Neighborhood Character Area. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

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

RESPONSE: Acknowledged. Applicant will comply with the requirements of ULDR Section 47-23.16.B.2.c. for allocation of units per Broward County Land Use Plan ("BCLUP") Policy 2.16.4.

2. Dwelling units are allocated at the time of development permit approval. Upon expiration of

Site Plan Level II in Downtown RAC

Page 5 of 21

a development permit the dwelling units shall be returned to the density pool for future allocation.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged and will comply.

- 4. Density in the RAC-TMU District and RAC-RPO District.
 - a. Not applicable. As such, this section has been omitted.
 - b. Not applicable. As such, this section has been omitted.

RESPONSE: Not applicable. The Property is zoned RAC-CC.

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

RESPONSE: Acknowledged and will comply.

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

RESPONSE: Acknowledged.

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

RESPONSE: Not applicable.

Site Plan Level II in Downtown RAC Page 6 of 21

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

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

- Open Space for Residential Uses. For development in the RAC districts, except for RAC-CC, open space shall be required for any development that includes residential uses as follows.
- a. For developments of fifty (50) residential units or less, or developments of twenty-five (25) dwelling units per acre or less density: A minimum of two hundred (200) square feet of open space per unit;
- b. For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than twenty-five (25) dwelling units per acre and up to sixty (60) dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.a. In no case shall the minimum open space provided be less than ten thousand (10,000) square feet;
- c. For developments of more than one hundred fifty (150) residential units, or developments of greater than sixty (60) dwelling units per acre density: A minimum of one hundred (100) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.b. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.

RESPONSE: Not applicable.

2. Open space general. For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC-CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way may be applied if approved by the agency with jurisdiction over the subject right-of-way. For development sites of 1.5 acres or less, up to seventy-five (75) percent credit may be applied towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way if approved by the agency with jurisdiction over the subject right-of-way.

Site Plan Level II in Downtown RAC

Page 7 of 21

3. For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.

RESPONSE: Project complies. The Project greatly exceeds the open space requirement and provides 27,049 square feet of open space where 7,625 square is required.

- F. *Transition Zones*. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures to effectively transition between higher and lower density districts. Transition zones shall be established to ensure a suitable transition from those more intensive zoning districts within the Downtown Regional Activity Center to those less intensive zoning districts outside of the Downtown Regional Activity Center.
 - 1. Commercial Transition Zone:
 - a. Not applicable. As such, this section has been omitted.
 - b. *Not applicable. As such, this section has been omitted.*
 - 2. Residential Transition Zone: A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following:
 - a. Not applicable. As such, this section has been omitted.

RESPONSE: Not applicable. The Project is not located within a transition zone.

G. *RAC Landscape Requirements*. Surface parking lots within the RAC district shall meet the landscape requirements for vehicular use areas as specified in Section 47-21, Landscaping and Tree Preservation Requirements. All other landscape requirements shall comply with the Downtown Master Plan Chapter 4 Design Guidelines.

RESPONSE: Not applicable. Surface parking is not proposed.

H. *RAC Streetscape Design*. All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.

Development shall meet the following streetscape design requirements:

- 1. VUA landscaping. Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.
- 2. Streetscape improvements. Streetscape improvements are required to be made as a part of a development in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. Developer shall be responsible for making the streetscape improvements in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with utility lines or other obstructions as approved by the DRC or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted

Site Plan Level II in Downtown RAC Page 8 of 21

design

design standards. Streetscape improvements shall include but are not limited to the following:

- a. Street Trees. Street trees shall be planted and maintained along the street abutting the property to provide a canopy effect. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The requirements for street trees, as provided herein, may be located within the public right-of-way, as approved by the entity with jurisdiction over the abutting right-of-way.
 - i. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular sub-grade block system, such as Silva Cell or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.
 - ii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with shade trees converge. Provide tall palms at the immediate corners to provide a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:
 - iii. Shade trees: Minimum sixteen (16) feet in height, with a minimum seven (7)-foot ground clearance. Palms are to be single-trunk and a minimum of 7-foot ground clearance and spaced to provide maximum visibility at intersection.

RESPONSE: Project complies. The Project provides primary rows of street trees located between sidewalk and street along each road frontage. Shade trees are proposed along SW 3rd Avenue and SW 2nd Avenue. Per the DMP, Royal Palms are provided along Broward Boulevard. Please refer to the Landscape Plans (Sheet L-1, L2, and L3) for details.

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

RESPONSE: Project complies. The Project provides 10'+ clear sidewalks along Broward Boulevard and 7'+ wide clear sidewalks along the local streets. Please refer to the Site Plan (Sheet C0).

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

RESPONSE: Acknowledged, no chain link fencing is proposed.

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

RESPONSE: Acknowledged and will comply.

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- I. New River Waterfront Corridor. Except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for a site plan level IV development permit (section 47-24.2) without planning and zoning board review, and shall be required to meet the following regulations:
 - 1. Within the RAC-CC and RAC-AS districts a principal structure shall provide a minimum sixty (60) foot setback from the seawall or the high water mark of the river's edge if no seawall exists, or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case shall there be less than a forty-five (45) foot setback, except for the following:
 - a. Not applicable. As such, this section has been omitted.
 - b. Not applicable. As such, this section has been omitted.
 - 2. Additional criteria.
 - a. Not applicable. As such, this section has been omitted.
 - b. *Not applicable. As such, this section has been omitted.*

RESPONSE: Not applicable. the Project is not along the New River Waterfront Corridor.

- J. *Review process*. Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.
 - 1. A Site Plan Level II approval of a development for which a site plan has been approved by the city commission, or which has been the subject of an agreement with the city shall not be final until thirty (30) days after final DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The action of the DRC shall be final and effective after the expiration of the thirty-day period if no action is taken by the city commission.

RESPONSE: Acknowledged.

2. Approval of all other Site Plan Level II developments within the RAC shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.

RESPONSE: Acknowledged.

3. In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan.

RESPONSE: Acknowledged. The Project is being submitted as a Site Plan Level II.

Sec. 47-13.21. Table of dimensional requirements for the RAC District.

RESPONSE: The table below provides a summary of the quantitative dimensions in the DMP and those proposed for the Project. The Applicant complies with the dimensional requirements of ULDR Section 47-13.21.

	Downtown Core	Proposed	Complies or Alternative Design Requested
Maximum Building Height	None (FAA Restrictions Apply)	458'-4''	Complies
Maximum Building Streetwall Length	300 FT	235 FT (SW 3 rd Avenue)	Complies
Maximum Gross Square Footage of Building Tower Floor Plate Size	12,500 SF	12,500 SF	Complies
Maximum Building Podium Height	9 Floors	7 Floors	Complies
Minimum Building Tower Step Back	None	None	Complies
Minimum Separation between Building Towers	60 FT, 30 FT on subject property	30 FT; singular tower on site (tower to PL)	Complies
Minimum Residential Unit Size	400 SF	510 SF	Complies

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: Acknowledged.

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: The Project is not expected to interfere with the City's communication 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

RESPONSE: The Project will comply. Refer to Civil Plans.

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D. Environmentally sensitive lands.

- 1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, a 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:
 - Broward County Ordinance No. 89-6.
 - Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - 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: Should there be environmentally sensitive lands located on the Property, Applicant will mitigate as recommended and agreed to.

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: Fire protection service will be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

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: Applicant will pay the required park impact fees prior to the issuance of a building permit.

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: Controlled access doors, security cameras and lobby personnel will be provided. The Project will provide improvements that are consistent with Crime Prevention Through Environmental Design principles to minimize the risk to public safety and assure adequate police protection.

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

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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: A Water and Wastewater Capacity Availability Letter was requested on January 26, 2023 and will be submitted during the DRC process upon receipt.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

RESPONSE: A Water and Wastewater Capacity Availability Letter was requested on January 26, 2023 and will be submitted during the DRC process upon receipt.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact 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 documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: The Project is not a residential development and does not require a SCAD Letter.

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. 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: One waste/recycling chute with bisorter waste compactor with 2YD recycle containers (14) and recycling compactor with 2YD recycling containers (6) shall be required. The retail will require (2) 30 TD self-contained compactors removed 2-3 times per week. Please refer to the Solid Waste / Recycling Management Table on the Site Plan (Sheet C0) for detailed information regarding solid waste management.

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

RESPONSE: The Project will be designed with on-site storm water retention. The Applicant will submit an application to Broward County, satisfy all current criteria for surface water requirements, and obtain all local and state licenses as applicable.

M. Transportation facilities.

- 1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
- 2. Regional transportation network. The regional transportation network shall have adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
- 3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. Traffic impact studies.

- a. When the proposed development may generate over one thousand (1,000) daily trips;
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed 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.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: A Traffic Impact Study is forthcoming.

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: The minimum right-of-way width for Broward Boulevard at this location is 100 feet. Based on the survey, the total right-of-way width at this location is 106 feet. Therefore, it appears that no additional right-of-way needs to be dedicated along this portion of Broward Boulevard.

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

RESPONSE: The Project encourages pedestrian-oriented development with greater emphasis on sidewalk width accommodation, incorporation of street trees, pedestrian plaza and pavers.

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

RESPONSE: Project complies. Vehicular access is provided on SW 3^{rd} Avenue and SW 2^{nd} Avenue which are secondary streets.

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

RESPONSE: Acknowledged. The Project is located within the Downtown adjacent to multimodal hubs and is not anticipated to generate excessive additional traffic.

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

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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-

RESPONSE: The Project complies with the minimum street tree requirements. Refer to Ground Floor Landscape Plan (Sheets L-1).

N. Wastewater.

wav.

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: A Water and Wastewater Capacity Availability Letter was requested on January 26, 2023 and will be submitted during the DRC process upon receipt.

O. *Trash management requirements*. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite 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: One waste/recycling chute with bisorter waste compactor with 2YD recycle containers (14) and recycling compactor with 2YD recycling containers (6) shall be required. The retail will require (2) 30 TD self-contained compactors removed 2-3 times per week. Please refer to the Solid Waste / Recycling Management Table on the Site Plan (Sheet C0) for detailed information regarding solid waste management.

P. Historic and archaeological resources.

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

RESPONSE: The Property has not been identified as having any archaeological or historical significance.

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

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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: Not applicable. The site is located west of the Intracoastal Waterway.

Sec. 47-25.3 - Neighborhood Compatibility

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

RESPONSE: The Applicant has provided a point-by-point narrative addressing the adequacy requirements.

- 2. Smoke, Odor, Emission 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: Should any County license be required, the Applicant will apply and obtain.

3. Design and Performance Standards

- 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.
 - i. 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.

RESPONSE: The ground floor retail is designed in a manner to not produce glare. Please refer to the photometrics plans.

ii. 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.

RESPONSE: No vehicle lights will be visible from the garage or any portion of the Project because it has been concealed.

iii. In addition to the above, parking lots and garages will be subject to the provisions of

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Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

RESPONSE: Not applicable. Pursuant to ULDR Section 47-25.1, neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts. The parking garage completely conceals the vehicles with office space and meets the intent of the DMP.

- 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.
 - i. 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:
 - a) Fenestration such as windows, doors and openings in the building wall; and
 - b) 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.

RESPONSE: The Project incorporates glass balconies, differing colors and material banding, and decorative façade treatments on the podium.

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.

RESPONSE: Loading facilities are located to the rear of the project, out of view of the public eye.

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/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

RESPONSE: All mechanical equipment is screened to not be visible from adjacent properties.

- c. **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:
 - i. 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: Not applicable. Pursuant to ULDR Section 47-25.1, neighborhood

compatibility requirements do not apply to the Downtown Regional Activity Center Districts. However, the Project meets all the Downtown Streetscape requirements and is a residential use.

- d. **Bufferyard Requirements**. 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:
 - i. 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.
 - ii. *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.
 - 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.
 - 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:
 - a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
 - b) Shall be located within, and along the length of the property line which abuts the residential property,
 - c) 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.
 - d) 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: Not applicable. Pursuant to ULDR Section 47-25.1, neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts. However, the Project meets the Downtown Streetscape requirements and provides landscape buffers between the sidewalk and roadwalk.

- v. *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:
 - a) 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:
 - b) Reduction of required parking spaces;
 - c) A reduction in the number of parking spaces provided for use of a parcel which

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- 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:
- d) 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;
- e) Access to the land would be substantially impaired;
- f) 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;
- g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of 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: Acknowledged.

- e. *Neighborhood Compatibly 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:
 - i. All developments subject to this Sec. 47-25.3 shall comply with the following:
 - 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.

RESPONSE: The surrounding properties are zoned RAC-CC, the highest intensity and density zoning in the City. The Project is generally less intense than the Previously Approved project and is compatible with the Downtown Core Chracter Area.

b) 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

Site Plan Level II in Downtown RAC Page **20** of **21**

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.

RESPONSE: However, Project complies with the intent of the DMP. Refer to the DRT Narrative which provides a detailed analysis.

- ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:
 - In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

RESPONSE: Not applicable. The Property is zoned RAC-CC.

- iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RACEMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:
 - 1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height,

Site Plan Level II in Downtown RAC

Page 21 of 21

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

RESPONSE: The Property is not within 100 feet of residential property that is located outside of any Downtown RAC District or adjacent to the New River.

iv. All development that is located on land within the B-1A zoning districts;

AND

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

AND

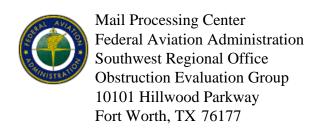
All nonresidential development lying east of the Intracoastal Waterway.

RESPONSE: Not applicable. As such, this section has been omitted.

Respectfully submitted,

Stephanie J. Toothaker, Esq.

/s/ Stephanie J. Toothaker



Issued Date: 10/30/2023

Ashley Bosch K-A 200 Broward JV, LLC 4582 South Ulster Street Suite 1450 Denver, CO 80237

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: High Rise/Sky Scraper NW Corner

Location: Fort Lauderdale, FL Latitude: 26-07-19.28N NAD 83

Longitude: 80-08-45.96W

Heights: 4 feet site elevation (SE)

595 feet above ground level (AGL) 599 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

X	At least 42 days prior to start of construction (7460-2, Part 1)
X	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/30/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before November 29, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 09, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body. This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Michael Blaich, at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-36495-OE.

Signature Control No: 554705066-603256638

(DNH)

Mike Helvey Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-ASO-36495-OE

FLL = Fort Lauderdale/Hollywood International Airport

FXE = Fort Lauderdale Executive Airport

DT1 = Downtown Fort Lauderdale Heliport

AGL = Above Ground Level

AMSL = Above Mean Sea Level

NM = Nautical Miles

ARP = Airport Reference Point

RWY = Runway

IFR = Instrument Flight Rule

VFR = Visual Flight Rule

TERPs = Terminal Instrument Procedures

ILS = Instrument Landing System

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MDA = Minimum Descent Altitude

VOR = Very High Frequency Omni-directional Range

DME = Distance Measuring Equipment

MIA = Miami International Airport

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ATCT = Air Traffic Control Tower

TRACON = Terminal Radar Approach Control

MVA = Minimum Vectoring Altitude

MOCA = Minimum Obstruction Clearance Altitude

MCF = MacDill Air Force Base

PIE = St Petersburg-Clearwater International Airport

TPA = Tampa International Airport

PMP = Pompano Beach Airpark

OPF = Miami-Opa Locka Executive Airport

TMB = Miami Executive Airport

HWO = North Perry Airport

The proposed building project consists of four points, under ASNs 2022-ASO-36494-OE through 36497 at a height of 595 feet AGL, 599 feet AMSL. The building point would be located approximately 0.22 to 0.24 NM northwest of the DT1 ARP and approximately 2.99 to 3.02 NM north of the FLL ARP and approximately 4.69 to 4.72 NM south of the FXE ARP, Fort Lauderdale, FL and from 3.69 degrees azimuth clockwise to 3.97 degrees azimuth from FLL.

The proposal would exceed the Obstruction Standards of Title 14, Code of Federal Regulations (14 CFR), Part 77 as follows:

Section 77.17 (a) (1): A height more than 499 feet AGL. The proposals would exceed by 96 feet.

Section 77.17 (a) (2) FLL: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its

longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed by 333 and 334 feet.

Section 77.17 (a) (2) FXE: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed from 214 to 217 feet.

Section 77.23 (b) DT1 - PAD H1: Approach Surface --- > Exceeds from 322 to 339 feet.

Section 77.17(a) (3) - a height that increases minimum instrument flight altitudes within a terminal area (TERPS criteria).

For FLL:

ILS or LOC RWY 10L, ILS or LOC RWY 10R, ILS or LOC RWY 28L, ILS or LOC RWY 28R, RNAV (GPS) RWY 10R, RNAV (GPS) RWY 28L, RNAV (GPS) Y RWY 28R, RNAV (GPS) Z RWY 10L, increases CAT C/D Circling MDA from 800/800 to 900.

Palm Beach ATCT/TRACON (PBI), West Palm Beach, FL. PBI_MVA_FUS3_2022, PBI_MVA_FUS5_2022, increases PBI Sector "A" from 1500 to 1600.

Miami ATCT/TRACON (MIA), Miami, FL. MIA_MVA_FUS3_2022, MIA_MVA_FUS5_2022, increases MIA Sector "A" from 1500 to 1600.

Section 77.17 (a) (4) A height that increases an IFR enroute minimum altitude.

BLFRG TWO ARRIVAL (RNAV), increase MOCA from COREA to OCTAL from 1500 to 1600 (Procedure serves: MCF, PIE, TPA).

RIDES TWO ARRIVAL (RNAV). FORT LAUDERDALE NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 311 Radial, to HROCK (HROCK transition) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 069 Radial, to FEALX (FEALX & FREEPORT transitions) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: FLL, FXE, PMP).

MIAMI NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: HWO, MIA, OPF, TMB).

Part 77 Obstruction Standards are used to screen the many proposals submitted in order to identify those which warrant further aeronautical study in order to determine if they would have significant adverse effect on protected aeronautical operations. While the obstruction standards may trigger further study, that may include circularization to the aeronautical public, they do not constitute absolute or arbitrary criteria for identification

of hazards to air navigation. Accordingly, the fact that a proposed structure exceeds an obstruction standard of Part 77 does not provide a basis for a determination that the structure would be a hazard to air navigation.

MIA Air Traffic Control Tower (ATCT) controls the overlying airspace above FLL and did not object to any of the increases to the approach procedures at the FLL.

Minimum Vectoring Altitudes: These altitudes are based upon obstruction clearance requirements only (see Order 8260.19). The area considered for obstacle clearance is the normal operational use of the radar without regard to the flight checked radar coverage. It is the responsibility of individual controllers to determine that a target return is adequate for radar control purposes. MVAs are developed by terminal facilities, approved by the Terminal Procedures and Charting Group and published for controllers on MVA Sector Charts. Any structure that would cause an increase in an MVA is an obstruction and a study is required to determine the extent of adverse effect. Radar coverage adequate to vector around such a structure is not, of itself, sufficient to mitigate a finding of substantial adverse effect that would otherwise be the basis for a determination of hazard to air navigation.

MIA ATCT and MIA TRACON agreed to the change to the airspace by increasing Sector "A" MVA from 1500 feet AMSL to 1600 feet AMSL in the location of this proposal. This increase is not considered substantial. However, the proponent is required to give at least 6 weeks prior notice of construction so that the MVA chart can be revised.

Minimum Obstruction Clearance Altitudes: MOCAs assure obstacle clearance over the entire route segment to which they apply and assure navigational signal coverage within 22 NM of the associated VOR navigational facility. For that portion of the route segment beyond 22 NM from the VOR, where the MOCA is lower than the MEA and there are no plans to lower the MEA to the MOCA, a structure that affects only the MOCA would not be considered to have substantial adverse effect. Other situations require study as ATC may assign altitudes down to the MOCA under certain conditions. During Internal coordination, Miami TRACON and ARTCC agreed to increase the MOCAs from 100 to 200 feet where this proposal is located. This increase is not considered substantial and the proponent will provide 6 weeks' notice prior to construction.

Details of the proposed structure were circularized to the aeronautical public for comment. No letters of objection were received during the comment period.

An aeronautical study for Visual Flight Rules (VFR) disclosed that the proposed structure would not affect VFR navigation.

The proposed structures' proximity to the airport was considered and found to be acceptable.

The proposed structure was found to have no substantial adverse effect on the VFR traffic patterns in the vicinity of the site.

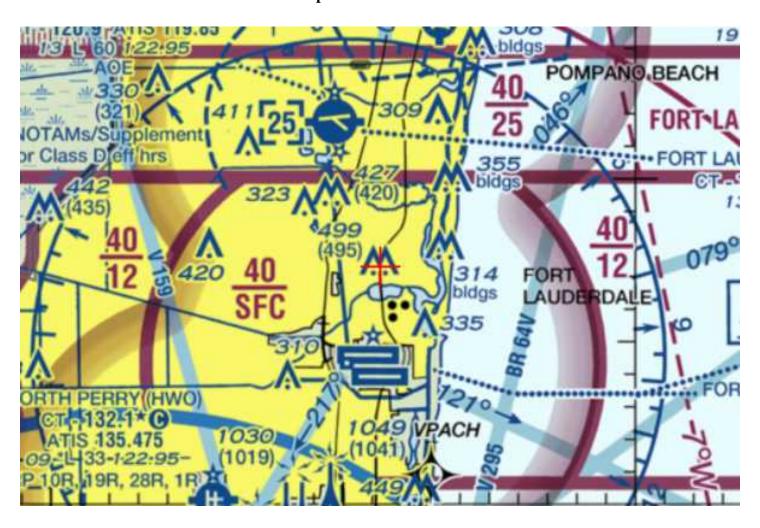
The impact on arrival, departure, and enroute procedures for aircraft operating under VFR/IFR conditions at existing and planned public use and military airports, as well as aeronautical facilities, was considered during the analysis of the structure. The aeronautical study disclosed that the proposed structure would have no substantial adverse effect upon any terminal or enroute instrument procedure or altitude.

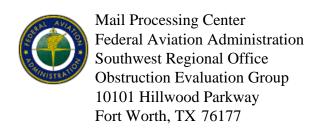
The cumulative impact (IFR/VFR) resulting for the structure, when combined with the impact of other existing or proposed structures was considered and found to be acceptable.

Therefore, it is determined that the proposed structure would not have a substantial adverse effect upon the safe and efficient utilization of the navigable airspace by aircraft or on any navigation facility and would not be a hazard to air navigation.

TOPO Map for ASN 2022-ASO-36495-OE







Issued Date: 10/30/2023

Ashley Bosch K-A 200 Broward JV, LLC 4582 South Ulster Street Suite 1450 Denver, CO 80237

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: High Rise/Sky Scraper NE Corner

Location: Fort Lauderdale, FL Latitude: 26-07-19.30N NAD 83

Longitude: 80-08-45.12W

Heights: 4 feet site elevation (SE)

595 feet above ground level (AGL) 599 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

X_	_ At least 42 days prior to start of construction (7460-2, Part 1)
X_	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/30/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before November 29, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 09, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Michael Blaich, at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-36494-OE.

Signature Control No: 554705065-603256636

(DNH)

Mike Helvey Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-ASO-36494-OE

FLL = Fort Lauderdale/Hollywood International Airport

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AMSL = Above Mean Sea Level

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PIE = St Petersburg-Clearwater International Airport

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OPF = Miami-Opa Locka Executive Airport

TMB = Miami Executive Airport

HWO = North Perry Airport

The proposed building project consists of four points, under ASNs 2022-ASO-36494-OE through 36497 at a height of 595 feet AGL, 599 feet AMSL. The building point would be located approximately 0.22 to 0.24 NM northwest of the DT1 ARP and approximately 2.99 to 3.02 NM north of the FLL ARP and approximately 4.69 to 4.72 NM south of the FXE ARP, Fort Lauderdale, FL and from 3.69 degrees azimuth clockwise to 3.97 degrees azimuth from FLL.

The proposal would exceed the Obstruction Standards of Title 14, Code of Federal Regulations (14 CFR), Part 77 as follows:

Section 77.17 (a) (1): A height more than 499 feet AGL. The proposals would exceed by 96 feet.

Section 77.17 (a) (2) FLL: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its

longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed by 333 and 334 feet.

Section 77.17 (a) (2) FXE: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed from 214 to 217 feet.

Section 77.23 (b) DT1 - PAD H1: Approach Surface --- > Exceeds from 322 to 339 feet.

Section 77.17(a) (3) - a height that increases minimum instrument flight altitudes within a terminal area (TERPS criteria).

For FLL:

ILS or LOC RWY 10L, ILS or LOC RWY 10R, ILS or LOC RWY 28L, ILS or LOC RWY 28R, RNAV (GPS) RWY 10R, RNAV (GPS) RWY 28L, RNAV (GPS) Y RWY 28R, RNAV (GPS) Z RWY 10L, increases CAT C/D Circling MDA from 800/800 to 900.

Palm Beach ATCT/TRACON (PBI), West Palm Beach, FL. PBI_MVA_FUS3_2022, PBI_MVA_FUS5_2022, increases PBI Sector "A" from 1500 to 1600.

Miami ATCT/TRACON (MIA), Miami, FL. MIA_MVA_FUS3_2022, MIA_MVA_FUS5_2022, increases MIA Sector "A" from 1500 to 1600.

Section 77.17 (a) (4) A height that increases an IFR enroute minimum altitude.

BLFRG TWO ARRIVAL (RNAV), increase MOCA from COREA to OCTAL from 1500 to 1600 (Procedure serves: MCF, PIE, TPA).

RIDES TWO ARRIVAL (RNAV). FORT LAUDERDALE NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 311 Radial, to HROCK (HROCK transition) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 069 Radial, to FEALX (FEALX & FREEPORT transitions) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: FLL, FXE, PMP).

MIAMI NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: HWO, MIA, OPF, TMB).

Part 77 Obstruction Standards are used to screen the many proposals submitted in order to identify those which warrant further aeronautical study in order to determine if they would have significant adverse effect on protected aeronautical operations. While the obstruction standards may trigger further study, that may include circularization to the aeronautical public, they do not constitute absolute or arbitrary criteria for identification

of hazards to air navigation. Accordingly, the fact that a proposed structure exceeds an obstruction standard of Part 77 does not provide a basis for a determination that the structure would be a hazard to air navigation.

MIA Air Traffic Control Tower (ATCT) controls the overlying airspace above FLL and did not object to any of the increases to the approach procedures at the FLL.

Minimum Vectoring Altitudes: These altitudes are based upon obstruction clearance requirements only (see Order 8260.19). The area considered for obstacle clearance is the normal operational use of the radar without regard to the flight checked radar coverage. It is the responsibility of individual controllers to determine that a target return is adequate for radar control purposes. MVAs are developed by terminal facilities, approved by the Terminal Procedures and Charting Group and published for controllers on MVA Sector Charts. Any structure that would cause an increase in an MVA is an obstruction and a study is required to determine the extent of adverse effect. Radar coverage adequate to vector around such a structure is not, of itself, sufficient to mitigate a finding of substantial adverse effect that would otherwise be the basis for a determination of hazard to air navigation.

MIA ATCT and MIA TRACON agreed to the change to the airspace by increasing Sector "A" MVA from 1500 feet AMSL to 1600 feet AMSL in the location of this proposal. This increase is not considered substantial. However, the proponent is required to give at least 6 weeks prior notice of construction so that the MVA chart can be revised.

Minimum Obstruction Clearance Altitudes: MOCAs assure obstacle clearance over the entire route segment to which they apply and assure navigational signal coverage within 22 NM of the associated VOR navigational facility. For that portion of the route segment beyond 22 NM from the VOR, where the MOCA is lower than the MEA and there are no plans to lower the MEA to the MOCA, a structure that affects only the MOCA would not be considered to have substantial adverse effect. Other situations require study as ATC may assign altitudes down to the MOCA under certain conditions. During Internal coordination, Miami TRACON and ARTCC agreed to increase the MOCAs from 100 to 200 feet where this proposal is located. This increase is not considered substantial and the proponent will provide 6 weeks' notice prior to construction.

Details of the proposed structure were circularized to the aeronautical public for comment. No letters of objection were received during the comment period.

An aeronautical study for Visual Flight Rules (VFR) disclosed that the proposed structure would not affect VFR navigation.

The proposed structures' proximity to the airport was considered and found to be acceptable.

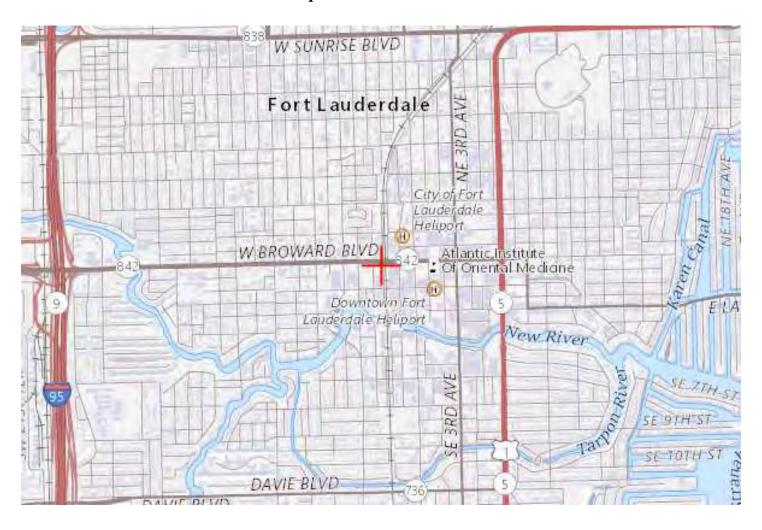
The proposed structure was found to have no substantial adverse effect on the VFR traffic patterns in the vicinity of the site.

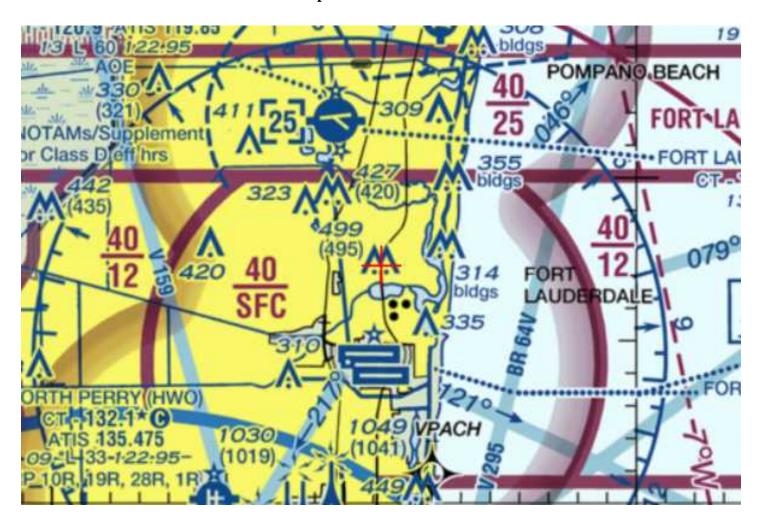
The impact on arrival, departure, and enroute procedures for aircraft operating under VFR/IFR conditions at existing and planned public use and military airports, as well as aeronautical facilities, was considered during the analysis of the structure. The aeronautical study disclosed that the proposed structure would have no substantial adverse effect upon any terminal or enroute instrument procedure or altitude.

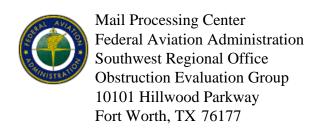
The cumulative impact (IFR/VFR) resulting for the structure, when combined with the impact of other existing or proposed structures was considered and found to be acceptable.

Therefore, it is determined that the proposed structure would not have a substantial adverse effect upon the safe and efficient utilization of the navigable airspace by aircraft or on any navigation facility and would not be a hazard to air navigation.

TOPO Map for ASN 2022-ASO-36494-OE







Issued Date: 10/30/2023

Ashley Bosch K-A 200 Broward JV, LLC 4582 South Ulster Street Suite 1450 Denver, CO 80237

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: High Rise/Sky Scraper SW Corner

Location: Fort Lauderdale, FL Latitude: 26-07-17.66N NAD 83

Longitude: 80-08-45.91W

Heights: 4 feet site elevation (SE)

595 feet above ground level (AGL) 599 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

2)

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

X_	At least 42 days prior to start of construction (7460-2, Part 1)
X_	_ Within 5 days after the construction reaches its greatest height (7460-2, Part

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/30/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before November 29, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 09, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body. This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Michael Blaich, at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-36497-OE.

Signature Control No: 554705068-603256637

(DNH)

Mike Helvey Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-ASO-36497-OE

FLL = Fort Lauderdale/Hollywood International Airport

FXE = Fort Lauderdale Executive Airport

DT1 = Downtown Fort Lauderdale Heliport

AGL = Above Ground Level

AMSL = Above Mean Sea Level

NM = Nautical Miles

ARP = Airport Reference Point

RWY = Runway

IFR = Instrument Flight Rule

VFR = Visual Flight Rule

TERPs = Terminal Instrument Procedures

ILS = Instrument Landing System

LOC = Localizer

RNAV = Area Navigation

GPS = Global Positioning System

CAT = Category

MDA = Minimum Descent Altitude

VOR = Very High Frequency Omni-directional Range

DME = Distance Measuring Equipment

MIA = Miami International Airport

PBI = Palm Beach International Airport

ATCT = Air Traffic Control Tower

TRACON = Terminal Radar Approach Control

MVA = Minimum Vectoring Altitude

MOCA = Minimum Obstruction Clearance Altitude

MCF = MacDill Air Force Base

PIE = St Petersburg-Clearwater International Airport

TPA = Tampa International Airport

PMP = Pompano Beach Airpark

OPF = Miami-Opa Locka Executive Airport

TMB = Miami Executive Airport

HWO = North Perry Airport

The proposed building project consists of four points, under ASNs 2022-ASO-36494-OE through 36497 at a height of 595 feet AGL, 599 feet AMSL. The building point would be located approximately 0.22 to 0.24 NM northwest of the DT1 ARP and approximately 2.99 to 3.02 NM north of the FLL ARP and approximately 4.69 to 4.72 NM south of the FXE ARP, Fort Lauderdale, FL and from 3.69 degrees azimuth clockwise to 3.97 degrees azimuth from FLL.

The proposal would exceed the Obstruction Standards of Title 14, Code of Federal Regulations (14 CFR), Part 77 as follows:

Section 77.17 (a) (1): A height more than 499 feet AGL. The proposals would exceed by 96 feet.

Section 77.17 (a) (2) FLL: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its

longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed by 333 and 334 feet.

Section 77.17 (a) (2) FXE: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed from 214 to 217 feet.

Section 77.23 (b) DT1 - PAD H1: Approach Surface --- > Exceeds from 322 to 339 feet.

Section 77.17(a) (3) - a height that increases minimum instrument flight altitudes within a terminal area (TERPS criteria).

For FLL:

ILS or LOC RWY 10L, ILS or LOC RWY 10R, ILS or LOC RWY 28L, ILS or LOC RWY 28R, RNAV (GPS) RWY 10R, RNAV (GPS) RWY 28L, RNAV (GPS) Y RWY 28R, RNAV (GPS) Z RWY 10L, increases CAT C/D Circling MDA from 800/800 to 900.

Palm Beach ATCT/TRACON (PBI), West Palm Beach, FL. PBI_MVA_FUS3_2022, PBI_MVA_FUS5_2022, increases PBI Sector "A" from 1500 to 1600.

Miami ATCT/TRACON (MIA), Miami, FL. MIA_MVA_FUS3_2022, MIA_MVA_FUS5_2022, increases MIA Sector "A" from 1500 to 1600.

Section 77.17 (a) (4) A height that increases an IFR enroute minimum altitude.

BLFRG TWO ARRIVAL (RNAV), increase MOCA from COREA to OCTAL from 1500 to 1600 (Procedure serves: MCF, PIE, TPA).

RIDES TWO ARRIVAL (RNAV). FORT LAUDERDALE NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 311 Radial, to HROCK (HROCK transition) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 069 Radial, to FEALX (FEALX & FREEPORT transitions) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: FLL, FXE, PMP).

MIAMI NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: HWO, MIA, OPF, TMB).

Part 77 Obstruction Standards are used to screen the many proposals submitted in order to identify those which warrant further aeronautical study in order to determine if they would have significant adverse effect on protected aeronautical operations. While the obstruction standards may trigger further study, that may include circularization to the aeronautical public, they do not constitute absolute or arbitrary criteria for identification

of hazards to air navigation. Accordingly, the fact that a proposed structure exceeds an obstruction standard of Part 77 does not provide a basis for a determination that the structure would be a hazard to air navigation.

MIA Air Traffic Control Tower (ATCT) controls the overlying airspace above FLL and did not object to any of the increases to the approach procedures at the FLL.

Minimum Vectoring Altitudes: These altitudes are based upon obstruction clearance requirements only (see Order 8260.19). The area considered for obstacle clearance is the normal operational use of the radar without regard to the flight checked radar coverage. It is the responsibility of individual controllers to determine that a target return is adequate for radar control purposes. MVAs are developed by terminal facilities, approved by the Terminal Procedures and Charting Group and published for controllers on MVA Sector Charts. Any structure that would cause an increase in an MVA is an obstruction and a study is required to determine the extent of adverse effect. Radar coverage adequate to vector around such a structure is not, of itself, sufficient to mitigate a finding of substantial adverse effect that would otherwise be the basis for a determination of hazard to air navigation.

MIA ATCT and MIA TRACON agreed to the change to the airspace by increasing Sector "A" MVA from 1500 feet AMSL to 1600 feet AMSL in the location of this proposal. This increase is not considered substantial. However, the proponent is required to give at least 6 weeks prior notice of construction so that the MVA chart can be revised.

Minimum Obstruction Clearance Altitudes: MOCAs assure obstacle clearance over the entire route segment to which they apply and assure navigational signal coverage within 22 NM of the associated VOR navigational facility. For that portion of the route segment beyond 22 NM from the VOR, where the MOCA is lower than the MEA and there are no plans to lower the MEA to the MOCA, a structure that affects only the MOCA would not be considered to have substantial adverse effect. Other situations require study as ATC may assign altitudes down to the MOCA under certain conditions. During Internal coordination, Miami TRACON and ARTCC agreed to increase the MOCAs from 100 to 200 feet where this proposal is located. This increase is not considered substantial and the proponent will provide 6 weeks' notice prior to construction.

Details of the proposed structure were circularized to the aeronautical public for comment. No letters of objection were received during the comment period.

An aeronautical study for Visual Flight Rules (VFR) disclosed that the proposed structure would not affect VFR navigation.

The proposed structures' proximity to the airport was considered and found to be acceptable.

The proposed structure was found to have no substantial adverse effect on the VFR traffic patterns in the vicinity of the site.

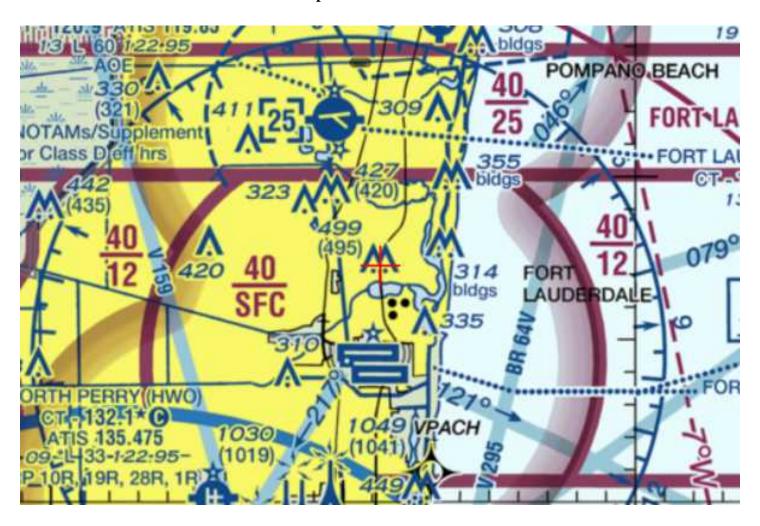
The impact on arrival, departure, and enroute procedures for aircraft operating under VFR/IFR conditions at existing and planned public use and military airports, as well as aeronautical facilities, was considered during the analysis of the structure. The aeronautical study disclosed that the proposed structure would have no substantial adverse effect upon any terminal or enroute instrument procedure or altitude.

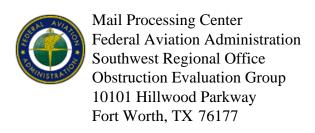
The cumulative impact (IFR/VFR) resulting for the structure, when combined with the impact of other existing or proposed structures was considered and found to be acceptable.

Therefore, it is determined that the proposed structure would not have a substantial adverse effect upon the safe and efficient utilization of the navigable airspace by aircraft or on any navigation facility and would not be a hazard to air navigation.

TOPO Map for ASN 2022-ASO-36497-OE







Issued Date: 10/30/2023

Ashley Bosch K-A 200 Broward JV, LLC 4582 South Ulster Street Suite 1450 Denver, CO 80237

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: High Rise/Sky Scraper SE Corner

Location: Fort Lauderdale, FL Latitude: 26-07-17.68N NAD 83

Longitude: 80-08-45.07W

Heights: 4 feet site elevation (SE)

595 feet above ground level (AGL) 599 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

X_	_ At least 42 days prior to start of construction (7460-2, Part 1)
X_	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/30/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before November 29, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 09, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body. This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Michael Blaich, at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-36496-OE.

Signature Control No: 554705067-603256108

(DNH)

Mike Helvey Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-ASO-36496-OE

FLL = Fort Lauderdale/Hollywood International Airport

FXE = Fort Lauderdale Executive Airport

DT1 = Downtown Fort Lauderdale Heliport

AGL = Above Ground Level

AMSL = Above Mean Sea Level

NM = Nautical Miles

ARP = Airport Reference Point

RWY = Runway

IFR = Instrument Flight Rule

VFR = Visual Flight Rule

TERPs = Terminal Instrument Procedures

ILS = Instrument Landing System

LOC = Localizer

RNAV = Area Navigation

GPS = Global Positioning System

CAT = Category

MDA = Minimum Descent Altitude

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MIA = Miami International Airport

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ATCT = Air Traffic Control Tower

TRACON = Terminal Radar Approach Control

MVA = Minimum Vectoring Altitude

MOCA = Minimum Obstruction Clearance Altitude

MCF = MacDill Air Force Base

PIE = St Petersburg-Clearwater International Airport

TPA = Tampa International Airport

PMP = Pompano Beach Airpark

OPF = Miami-Opa Locka Executive Airport

TMB = Miami Executive Airport

HWO = North Perry Airport

The proposed building project consists of four points, under ASNs 2022-ASO-36494-OE through 36497 at a height of 595 feet AGL, 599 feet AMSL. The building point would be located approximately 0.22 to 0.24 NM northwest of the DT1 ARP and approximately 2.99 to 3.02 NM north of the FLL ARP and approximately 4.69 to 4.72 NM south of the FXE ARP, Fort Lauderdale, FL and from 3.69 degrees azimuth clockwise to 3.97 degrees azimuth from FLL.

The proposal would exceed the Obstruction Standards of Title 14, Code of Federal Regulations (14 CFR), Part 77 as follows:

Section 77.17 (a) (1): A height more than 499 feet AGL. The proposals would exceed by 96 feet.

Section 77.17 (a) (2) FLL: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its

longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed by 333 and 334 feet.

Section 77.17 (a) (2) FXE: A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. The proposals exceed from 214 to 217 feet.

Section 77.23 (b) DT1 - PAD H1: Approach Surface --- > Exceeds from 322 to 339 feet.

Section 77.17(a) (3) - a height that increases minimum instrument flight altitudes within a terminal area (TERPS criteria).

For FLL:

ILS or LOC RWY 10L, ILS or LOC RWY 10R, ILS or LOC RWY 28L, ILS or LOC RWY 28R, RNAV (GPS) RWY 10R, RNAV (GPS) RWY 28L, RNAV (GPS) Y RWY 28R, RNAV (GPS) Z RWY 10L, increases CAT C/D Circling MDA from 800/800 to 900.

Palm Beach ATCT/TRACON (PBI), West Palm Beach, FL. PBI_MVA_FUS3_2022, PBI_MVA_FUS5_2022, increases PBI Sector "A" from 1500 to 1600.

Miami ATCT/TRACON (MIA), Miami, FL. MIA_MVA_FUS3_2022, MIA_MVA_FUS5_2022, increases MIA Sector "A" from 1500 to 1600.

Section 77.17 (a) (4) A height that increases an IFR enroute minimum altitude.

BLFRG TWO ARRIVAL (RNAV), increase MOCA from COREA to OCTAL from 1500 to 1600 (Procedure serves: MCF, PIE, TPA).

RIDES TWO ARRIVAL (RNAV). FORT LAUDERDALE NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 311 Radial, to HROCK (HROCK transition) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 069 Radial, to FEALX (FEALX & FREEPORT transitions) from 1500 to 1600.

Increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: FLL, FXE, PMP).

MIAMI NINE, increases MOCA from FORT LAUDERDALE (FLL) VOR/DME, 104 Radial, to BEECH (BEECH transition) from 1500 to 1600 (Procedure serves: HWO, MIA, OPF, TMB).

Part 77 Obstruction Standards are used to screen the many proposals submitted in order to identify those which warrant further aeronautical study in order to determine if they would have significant adverse effect on protected aeronautical operations. While the obstruction standards may trigger further study, that may include circularization to the aeronautical public, they do not constitute absolute or arbitrary criteria for identification

of hazards to air navigation. Accordingly, the fact that a proposed structure exceeds an obstruction standard of Part 77 does not provide a basis for a determination that the structure would be a hazard to air navigation.

MIA Air Traffic Control Tower (ATCT) controls the overlying airspace above FLL and did not object to any of the increases to the approach procedures at the FLL.

Minimum Vectoring Altitudes: These altitudes are based upon obstruction clearance requirements only (see Order 8260.19). The area considered for obstacle clearance is the normal operational use of the radar without regard to the flight checked radar coverage. It is the responsibility of individual controllers to determine that a target return is adequate for radar control purposes. MVAs are developed by terminal facilities, approved by the Terminal Procedures and Charting Group and published for controllers on MVA Sector Charts. Any structure that would cause an increase in an MVA is an obstruction and a study is required to determine the extent of adverse effect. Radar coverage adequate to vector around such a structure is not, of itself, sufficient to mitigate a finding of substantial adverse effect that would otherwise be the basis for a determination of hazard to air navigation.

MIA ATCT and MIA TRACON agreed to the change to the airspace by increasing Sector "A" MVA from 1500 feet AMSL to 1600 feet AMSL in the location of this proposal. This increase is not considered substantial. However, the proponent is required to give at least 6 weeks prior notice of construction so that the MVA chart can be revised.

Minimum Obstruction Clearance Altitudes: MOCAs assure obstacle clearance over the entire route segment to which they apply and assure navigational signal coverage within 22 NM of the associated VOR navigational facility. For that portion of the route segment beyond 22 NM from the VOR, where the MOCA is lower than the MEA and there are no plans to lower the MEA to the MOCA, a structure that affects only the MOCA would not be considered to have substantial adverse effect. Other situations require study as ATC may assign altitudes down to the MOCA under certain conditions. During Internal coordination, Miami TRACON and ARTCC agreed to increase the MOCAs from 100 to 200 feet where this proposal is located. This increase is not considered substantial and the proponent will provide 6 weeks' notice prior to construction.

Details of the proposed structure were circularized to the aeronautical public for comment. No letters of objection were received during the comment period.

An aeronautical study for Visual Flight Rules (VFR) disclosed that the proposed structure would not affect VFR navigation.

The proposed structures' proximity to the airport was considered and found to be acceptable.

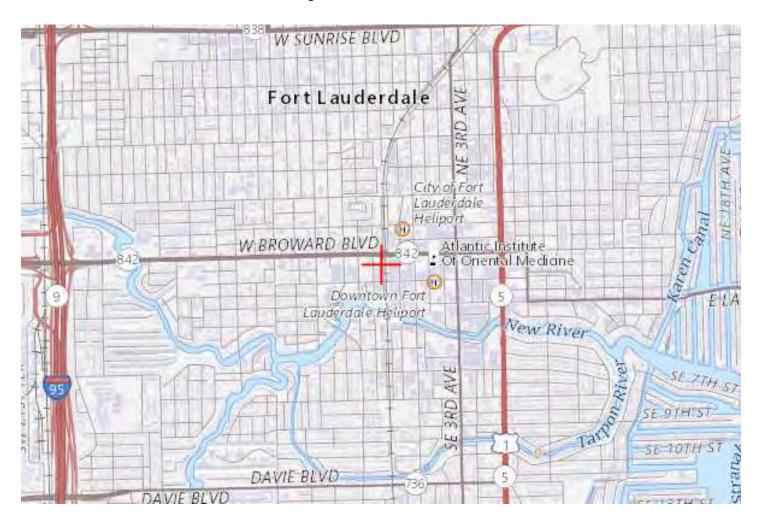
The proposed structure was found to have no substantial adverse effect on the VFR traffic patterns in the vicinity of the site.

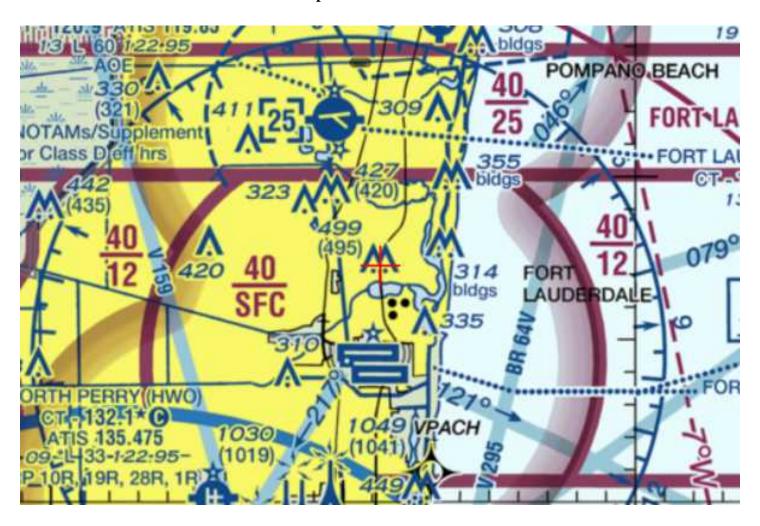
The impact on arrival, departure, and enroute procedures for aircraft operating under VFR/IFR conditions at existing and planned public use and military airports, as well as aeronautical facilities, was considered during the analysis of the structure. The aeronautical study disclosed that the proposed structure would have no substantial adverse effect upon any terminal or enroute instrument procedure or altitude.

The cumulative impact (IFR/VFR) resulting for the structure, when combined with the impact of other existing or proposed structures was considered and found to be acceptable.

Therefore, it is determined that the proposed structure would not have a substantial adverse effect upon the safe and efficient utilization of the navigable airspace by aircraft or on any navigation facility and would not be a hazard to air navigation.

TOPO Map for ASN 2022-ASO-36496-OE







January 12, 2022

Stephanie J. Toothaker, Esquire 401 East Las Olas Boulevard, Suite 130-154 Fort Lauderdale, Florida 33301 Via Email Only

Dear Ms. Toothaker:

Re: Platting requirements for a parcel legally described as Lots 1-5 and 20-24 and portions of Lots 6 and 19, Block 16, "Town of Fort Lauderdale," according to the Plat thereof, as recorded in Plat Book B, Page 40, of the Public Records of Miami-Dade, Florida, said lands situate, lying and being in Broward County, Florida, less a portion of Lots 1, 23 and 24 for right-of-way purposes. This parcel is generally located on the south side of Broward Boulevard, between Southwest 2 Avenue and Southwest 3 Avenue, in the City of Fort Lauderdale.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting <u>would not be required</u> by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.25 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Stephanie J. Toothaker January 12, 2022 Page Two

It is noted that lands dedicated for right-of-way purposes do not negatively impact the determination of whether or not subject property meets the specifically delineated requirements.

Planning Council staff notes that when a specifically delineated parcel (i.e., Lots 1-5 and 20-24) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e., portions of Lots 6 and 19) or with vacated right-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Fort Lauderdale's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal, Planner, at your convenience.

Respectfully,

Barbara Blake Boy Executive Director

BBB:JMB

cc/email: Chris Lagerbloom, City Manager

City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development

City of Fort Lauderdale



May 24, 2022

Joseph N. Biordi, President adache group architects 550 South Federal Highway Fort Lauderdale, FL 33301

t: 954.525.8133 e: jbiordi@adache.com

Arboricultural Consulting Services at 200 West Broward Boulevard, Fort Lauderdale, Florida

To Whom It May Concern,

We visited the above-mentioned property on Monday, May 23rd, 2022, to identify and evaluate all the trees found on the property. We utilized the tree survey provided to us that was performed by Fortin, Leavy and Skiles, Inc. dated 10/27/2021.

We have provided our findings within the attached Excel spreadsheet that has our health condition table. This includes the species, both common name and botanical name, measurements, current health condition rating, relocation candidate column and disposition column to be completed by others.

We reviewed a total of 40 trees and palms. Six of these trees are specimen size trees, (trees greater than 18 inches in diameter at breast height) found within the property. There is one specimen size prohibited species tree, Bishopwood, *Bischofia javanica*, that we did not include on our photographic report.

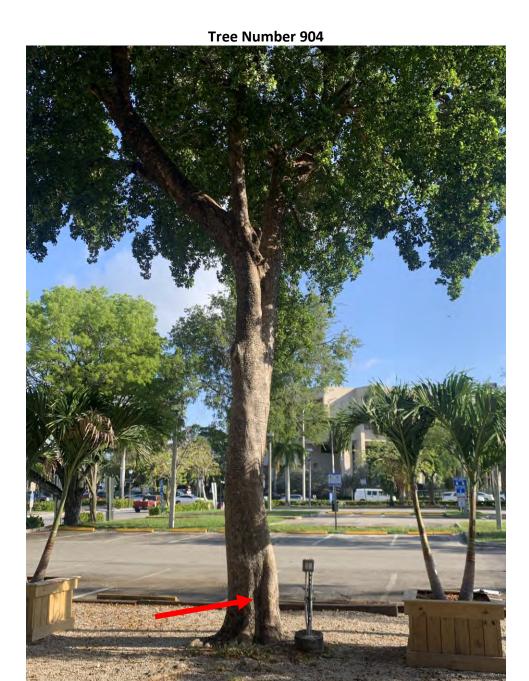
Please see details below:



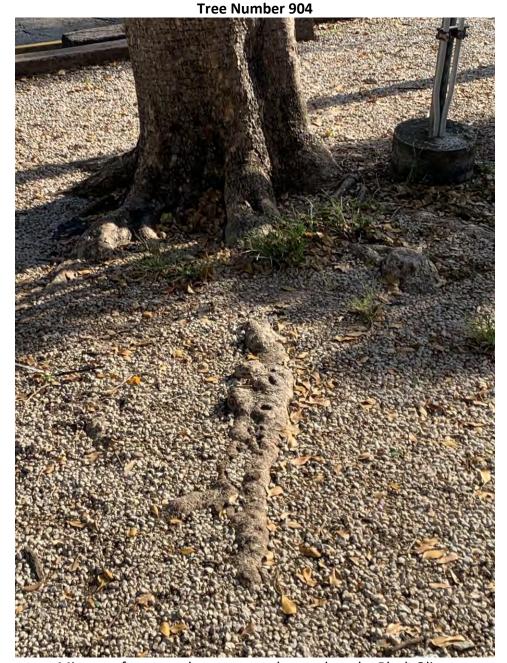
View looking south at Black Olive, Bucida buceras.



View looking northwest at Black Olive, note the codominant trunks that emerged at approximately ten feet above ground level.



Note trunk depression with red arrow.



Minor surface root damage was observed on the Black Olive.

Tree number 904, Black Olive, *Bucida buceras*, 52 feet tall with an average canopy of 50 feet. The trunk diameter was measured at 54 inches above ground level, the tree was 21 inches. The health condition percentage for the tree is 65%, good. The tree has codominant trunks with a good attachment. We also noted minor surface root damage. There is a trunk depression on the southeast side of the tree's trunk. The cause is unknown and additional investigation to determine whether internal decay is present would require a Level Three analysis. We do not recommend this analysis unless relocation or preservation in place is desired.



View looking northeast at Tamarind, Tamarindus indica.





View looking west at Tamarind, note confined root spacing and dieback of twigs throughout canopy.



Closer view of Tamarind showing confined planting space, codominant trunks with a narrow branch angle and included bark.

Tree number 908, Tamarind, *Tamarindus indica,* 34 feet tall with an average canopy of 20 feet. The trunk diameter was measured at 54 inches above ground level, the tree was 20 inches. The health condition percentage for the tree is 45%, fair. The tree has has codominant trunks with included bark and a narrow angle. The roots are within a planting space that is too small. The tree has a low vigor with dieback of twigs throughout the canopy.



Tree Number 915

View looking South at Tamarind, Tamarindus indica.

Tree Number 915



View looking north at Tamarind, *Tamarindus indica*, red arrow is indicating where trunk damage was found.



Close up view of trunk damage with a cavity on Tamarind.

Tree number 915, Tamarind, *Tamarindus indica*, 43 feet tall with an average canopy of 25 feet. The tree was measured at 54 inches above ground level, the trunk is 20 inches in diameter. The health condition percentage for the tree is 55%, fair. The tree has an over lifted canopy with no branching until the highest portion of the canopy. This is an extended lever arm and can fail in wind events. The tree also has a trunk cavity.



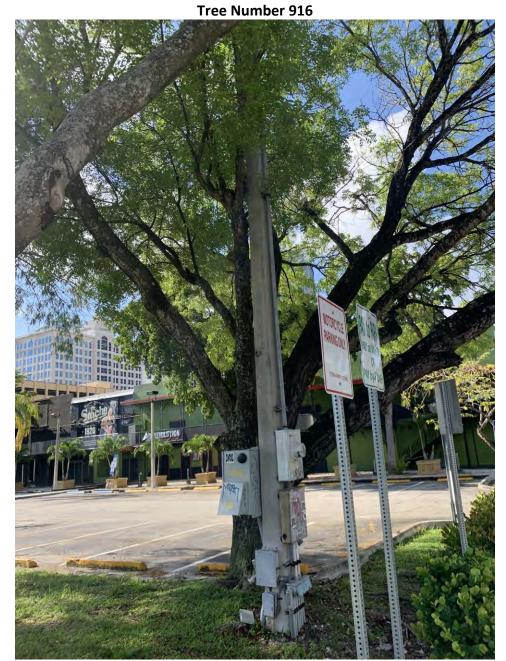
View looking north at Mahogany, Swietenia mahagoni.



View looking east at Mahogany, note low formed branching.



View looking south at Mahogany



Closer view of north side of Mahogany demonstrating close proximity to utility pole.



View of west side of Mahogany, please note minor lean to the south and the multiple codominant branches.



View of south side of Mahogany demonstrating disturbed soils, very limited root space and a large stub with cavity indicated by red arrow.



View of east side of Mahogany demonstrating the multiple codominant trunks.

Tree number 916, Mahogany, Swietenia mahagoni, 40 feet tall with an average canopy of 48 feet. The tree was measured at 44 inches above ground level, immediately below the emergence of the multiple trunks, the trunk is 32 inches in diameter. The health condition percentage for the tree is 45%, fair. The tree has multiple codominant trunks with included bark and one large stub on the southeast side. The tree has a lean towards the south and very little root space for this size tree. We also demonstrated the tree has a utility pole and a tree conflicting with the northwest quadrant of the tree.



View looking north at Gumbo Limbo, Bursera simaruba.



View looking west at Gumbo Limbo, Bursera simaruba, note proximity to sidewalk.



Closer view of deflected roots on south side of Gumbo Limbo due to proximity to sidewalk.



View looking east at south side of Gumbo Limbo showing deflected roots and girdling due to sidewalk deflection.

Tree number 931, Gumbo Limbo, *Bursera simaruba*, 35 feet tall with an average canopy of 34 feet. The tree was measured at 54 inches above ground level, the trunk is 18 inches in diameter. The health condition percentage for the tree is 55%, fair. The tree has codominant trunks with included bark. The tree is extremely confined on the south side by the sidewalk and has deflected its roots resulting in very poor root distribution that can lead to root failure.



View looking northwest at Gumbo Limbo, note the codominant trunks and lean.



Tree number 937, Gumbo Limbo, Bursera simaruba, 36 feet tall with an average canopy of 31 feet. The tree

was measured at 54 inches above ground level, the trunk is 19 inches in diameter. The health condition percentage for the tree is 50%, fair. The tree has codominant trunks. The tree canopy is overcrowded on the west side contributing to an asymmetrical canopy. The roots are extremely confined on the south side by the parking area and has deflected its roots resulting in very poor root distribution that can lead to root failure.

Close up view of south side of Gumbo Limbo showing deflected roots due to parking.

The tree is also very confined on the north side due to a utility pole, shown in the photo above with the red arrow.

End Report

Jeremy T. Chancey

OSCI AMERICAN SOCIETY of
CONSULTING ARBORISTS

ASCA Registered Consulting Arborist #646

ASCA Tree and Plant Appraisal Qualified ISA Certified Arborist FL 0762-A

ISA Tree Risk Assessment Qualified

LIAF Certified Landscape Inspector #2007-007

www.flynnengineering.com



200 West Broward

Storm	Pre Stage	Post Stage
25yr-3day	5.49	5.03
100yr-3day	5.78	5.20

Minimum Finished Floor Elevation= 7.00 (Future BFE+1) Proposed Finished Floor Elevation= 7.00

Water Quality Required = 0.02 ac-ft Water Quality Provided = 0.02 ac-ft (On-Site Exfiltration Trench)

2 on-site drainage wells to provide water quantity.

Roof area is being deducted for the water quality calculations

Note: Elevations shown are in NAVD 88



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 01/26/2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES





200 West Broward - OFFSITE

FES Project No. 22-1619.00

I. GENERAL INFORMATION

Overall Site Analysis

PROP	OSED	LAND	USAGE

A. TOTAL ACREAGE =	10,442 SF =	0.24 AC		
B. BUILDING COVERAGE =	0 SF =	0.00 AC	0%	
C. PARKING GARAGE =	0 SF =	0.00 AC	0%	
D. TOTAL ASPHALT & WALKS =	7,036 SF =	0.16 AC	67%	
E. TOTAL IMPERVIOUS =	7,036 SF =	0.16 AC		67%
F. % WATER QUALITY IMPERVIOUS =			67%	
G. PERVIOUS AREA =	3,406 SF=	0.08 AC	33%	33%
			100%	100%
EXISTING LAND USAGE				
EXISTING LAND USAGE A. TOTAL ACREAGE =	10,442 SF =	0.24 AC		
	10,442 SF = 0 SF =	0.24 AC 0.00 AC	0%	
A. TOTAL ACREAGE =			0% 94%	
A. TOTAL ACREAGE = B. BUILDING COVERAGE =	0 SF =	0.00 AC		94%
A. TOTAL ACREAGE = B. BUILDING COVERAGE = C. TOTAL ASPHALT & WALKS =	0 SF = 9,806 SF =	0.00 AC 0.23 AC		94%

NOTE: Proposed development results in a <u>REDUCTION</u> of offsite impervious area.

Prepared: 11/10/2022



200 West Broward

FES Project No. 22-1691.00

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	44,045 SF =	1.01 AC		
B. BUILDING COVERAGE =	37,967 SF =	0.87 AC	86%	
C. PARKING GARAGE =	0 SF =	0.00 AC	0%	
D. TOTAL ASPHALT & WALKS =	4,749 SF =	0.11 AC	11%	
E. TOTAL IMPERVIOUS =	42,716 SF =	0.98 AC		97%
F. % WATER QUALITY IMPERVIOUS =			78%	
G. PERVIOUS AREA =	1,329 SF=	0.03 AC	3%	3%
			100%	100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	44,045 SF =	1.01 AC		
B. BUILDING COVERAGE =	0 SF =	0.00 AC	0%	
C. TOTAL ASPHALT & WALKS =	32,212 SF =	0.74 AC	73%	
D. TOTAL IMPERVIOUS =	32,212 SF =	0.74 AC		73%
E. % WATER QUALITY IMPERVIOUS =			73%	
F. PERVIOUS AREA =	11,833 SF=	0.27 AC		27%
				1000/

100%

Prepared: 11/10/2022

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.01 AC-FT=0.14 AC-IN

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

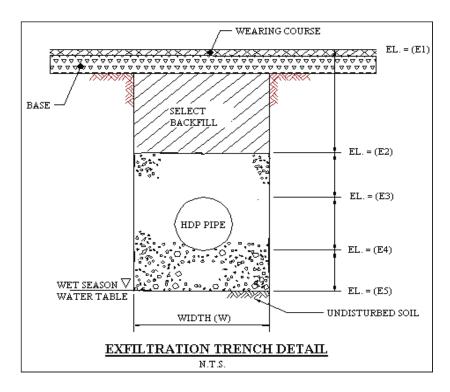
2.5" x % Imperv. = 0.02 AC-FT=0.27 AC-IN

NOTE: Water Quality excludes building area which will be directly connected to drainage well.



200 W BROWARD BLVD

FES Project No. 22-1691.00



```
k_1 = 2.49E-04 cfs / ft<sup>2</sup> - ft. head (Hydraulic Conductivity)
           E1 =
                       4.00
                                 ft. NAVD
                                                               k_2 = 2.32E-04 cfs / ft<sup>2</sup> - ft. head (Hydraulic Conductivity)
           E2 =
                       4.00
                                 ft. NAVD
                                                                K = (k_1 + k_2)/2 = 2.41E-04 cfs / ft<sup>2</sup> - ft. head
           E3 =
                       3.00
                                 ft. NAVD
           E4 =
                       2.00
                                 ft. NAVD
           E5 =
                       0.00
                                 ft. NAVD
Water Table =
                       2.00
                                 ft. NAVD
  Width (W) =
                       8.00
                                 lineal feet of trench provided
             L=
                       150
             K = 2.41E-04 cfs / ft<sup>2</sup> - ft. head (Hydraulic Conductivity)
                                  ft. (Non-Saturated Trench Depth)
                                                                                     D<sub>U</sub> = E2 - (The Shallower of Water Table or E5)
                       2.00
           D_S =
                                                                                     D<sub>S</sub> = (The Shallower of Water Table or E5) - E5
                       2.00
                                 ft. (Saturated Trench Depth)
            H_2 =
                                 ft. (Depth to water table)
                                                                                     H_2 = E1 - (The Shallower of Water Table or E5)
                       2.00
                       8.00
                                 ft. (Width of Trench)
           V_{wq} =
                       0.27
                                 ac-in (Volume to be treated for water quality)
        %WQ =
                       0.50
           FS =
                       2.00
                       \frac{\text{FS[(\%WQ)(V_{wq})]}}{\text{K(H}_2\text{W} + 2\text{H}_2\text{D}_{\text{U}} - \text{D}_{\text{U}}^2 + 2\text{H}_2\text{D}_{\text{S}}) + (0.000139)\text{WD}_{\text{U}}}
                                                                                                                                30 LF
```

L_{wq} = 30 lineal feet of trench required for water quality

V = 0.27 acre-inches treated (Total volume treated) = 0.02 acre-feet treated

Prepared: 11/10/2022

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Project: 200 W Broward

Date: 11/8/22

Client:

Job Number: 22-1691.00 Design Engineer :SHG

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 36/49/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project Description: Existing site.

PRE-CONDITION

*All elevations referenced are in NAVE

Total Project Acreage: 1.010 Acres Total Drainage Basin(with offsite): 1.010 Acres

Federal Insurance Rate Map Information: Map No. Zone Date: Elev. NAVD

Hydrogeologic Information:

RAINFALL DATA	1 D	ay Storm E	vent	3 D	Less		
from SFWMD Tech. Pub. 81-3	Rainfall	Runoff	Runoff	Rainfall	Runoff	Runoff	Trench
May, 1981	Inches	Inches	Ac-Ft	Inches	Inches	Ac-Ft	Ac-Ft
100 Year Return Period	13.25	12.44	1.05	18.01	17.19	1.45	1.45
25 Year Return Period	10.70	9.90	0.83	14.54	13.73	1.16	1.16
10 Year Return Period	8.50	7.71	0.65	11.55	10.75	0.90	0.90
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula Runoff (in.) $Q=(P-0.2S)^2$ P+0.8S

Where: P = accumulated rainfall (in.) S = Soil Storage Value

	Broward	Calcula	ted	Calculated		
SUMMARY OF	County	1 Day Stor	m Event	3 Day Storm Event		
FLOOD ROUTING	maps	Peak Peak		Peak	Peak	
		Stage	Discharge	Stage	Discharge	
100 Year Return Period	5.50	5.38	0.00	5.78	0.00	
25 Year Return Period		5.17	0.00	5.49	0.00	
10 Year Return Period	4.50	4.98	0.00			
5 Year Return Period		1.00	0.00			
3 Year Return Period		1.00	0.00			

Water Table Elevation (ft)= 2.00 Compacted Ground storage table Depth to water table (Ft) 1.00 2.00 3.00 4.00 Ground storage(In) 0.45 1.88 4.05 Mean depth to ground water table (ft)= 2.35 (Pervious Area) Soil Storage (S) Value = 0.71

Soil Storage Value (S) = Storage under pervious area / Total Area Soil Storage under pavement and bldgs. is not considered, per SFWMD.

Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	0.08
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.15
2.5" X % Imp. X Area (Total site less water areas)	0.15
.5" X Area (Pretreatment - Commercial projects Only)	0.04

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.08
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.15
2.5" X % Imp. X Area (Total site less water areas)	0.15
.5" X Area (Pretreatment - Commercial projects Only)	0.04

STORAGE SOURCE	Basin Storage	Equivalent Wet	Project Storage	Equivalent Wet	
	(Ac-Ft)	Detention (Ac-Ft)	(Ac-Ft)	Detention (Ac-Ft)	
Retention					1
Dry Detention					1
Wet Detention					Si
Total Less Trench	0.00	0.00	0.00	0.00	1
Exfiltration Trench	0	0.00	0.00	0.00	1
Total	0.00	0.00	0.00	0.00	1

Storage from ___ to ___

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Date: 11/8/22

_	Table 1 - Site Acreage Information Input Information												
		Input Info	mation	1	%			T			Non	Water	Perv.
	LAND USES		High	Low	Imperv.	%	%	Imperv. Paved	Perv.	Bldgs.	Bldgs.	Lake	Area
	LAND USES	A amaa	High Elev.	Elev.	Paved		Water			Acres	Acres		
1	BUILDINGS	Acres 0.00	8.75	8.75	0.00	Bldgs. 100.00	0.00	Acres 0.00	Acres 0.00	0.00	0.00	Acres 0.00	Avg. El.
-		t	+	+	+	1	t				1		+
3	PAVEMENT/WALKS	0.74	4.90	3.80	100.00	0.00	0.00	0.74	0.00	0.00	0.74	0.00	0.00
4		0.27	4.90	3.80	0.00	0.00	0.00	0.00	0.27	0.00	0.27	0.00	4.35
5													
6													
7													
8													
9													
10													
11													
12													
13		1	İ		1		1	İ		İ			İ
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25			-		-								
26													
27 28			1		-								
28	DROJECT TOTAL C / AVERAGE	1.01	0.75	2.00	72.27	0.00	0.00	0.74	0.27	0.00	1.01	0.00	0.00
	PROJECT TOTALS / AVERAGE OFFSITE AREAS IN THIS BASIN	1.01	8.75	3.80	73.27	0.00	0.00	0.74	0.27	0.00	1.01	0.00	0.00
20		0.000	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29 30	NONE	0.000	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31		 		<u> </u>	+		 			 			
32		<u> </u>			+		<u> </u>			 			<u> </u>
33		<u> </u>		<u> </u>	1		<u> </u>						<u> </u>
34				1	†								
35			1		†					<u> </u>			1
36					1					1			1
37		1	İ		1		1			İ			İ
38		1	İ		1		1	İ		İ			İ
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	1.01	10.00	1.00	73.27	0.00	0.00	0.74	0.27	0.00	1.01	0.00	4.35

Basin % Imper. for Water Quality Purposes = Drainage Basin % Impervious (incl. Bldg., No lakes)= 73.27 Project % Imper. for Water Quality Purposes = Project % Impervious (incl. Bldg., No lakes)= 73.27

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W Broward

Table 2 - Stage - Storage Information

Date: 11/8/22

	Table 2 - Stage - Storage Information	Surface storage (Ac-Ft)											
	LAND USES	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.00	2.00	3.00	3.50	4.00	5.00	5.75	6.50	7.25	8.00	8.75	9.50
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2		0.00	0.00	0.00	0.00	0.01	0.48	1.04	1.59	2.15	2.70	3.26	3.81
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.00	0.18	0.38	0.58	0.78	0.99	1.19	1.39
4													
5													
6													
7													
8													
9													
10													-
11													-
12													
13													-
14 15										-			+
16													1
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.02	0.66	1.41	2.17	2.93	3.69	4.44	5.20
	OFFSITE AREAS IN THIS BASIN												
	NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													-
33					-								+
35					-								+
36													+
37			 		 				 	 			
38					<u> </u>								†
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.00	0.00	0.00	0.00	0.02	0.66	1.41	2.17	2.93	3.69	4.44	5.20

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/ SFWMD allowable discharge: 2.95 CFS Project Acreage: 1.01 Q=Allowable runoff (CFS)

A=Drainage Area (Square Miles) Table 3 - Stage / Discharge Data Elev. Elev. Elev. Elev. Elev. Elev. Elev. Elev. Elev. Elev. Elev. Elev. Stage (feet) 1.00 2.00 3.00 3.50 4.00 5.00 6.50 8.00 9.50 Discharge (Cfs)

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W Browar

Date: 11/8/22

	Table 4 - Soil Storage Information			
		Depth to	orage	
	LAND USES	Water	Under Perv	ious/
		Table	Inches	Ac-Ft
1	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	LANDSCAPE	2.35	2.64	0.06
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		2.64	0.06
	OFFSITE AREAS IN THIS BASIN			
29	NONE	0.00	0.00	0.00
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
	OFFSITE TOTALS / AVERAGE		0.00	0.00
42			ĺ	
	TOTAL/AVERAGE		2.64	0.06

2.64 0.06 Soil Storage Value (S) = Storage under pervious area / Total Area

Soil Storage under pavement and buildings is not considered in computations

S= 0.71

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Date: 11/8/22

Extinuation Trenen Design information.	
Hydraulic Conductivity Determination:	
	г

Extinuation Trenen Design information.					
Hydraulic Conductivity Determination:					
FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4	
Diameter of test hole (Ft)					
Height of water @ T1 (Ft)					
Height of water @ T2 (Ft)					
Saturated hole depth (Ft)					
Time, T2 - T1 (Sec)					
Hydraulic conductivity (Cfs/Ft^2)					Avg.
USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4	
Diameter of test hole (Ft)					
Depth to water table (Ft)					
Saturated hole depth (Ft)					
Stabilized flow rate (Gpm)					
Hydraulic conductivity (Cfs/Ft^2)					Avg.
Exfiltration Trench Information :			7		
INPUT INFORMATION		_	4		
Depth To Top Of Trench (Ft)			4		
Trench Width (Ft)					
Trench Height (Ft)			4		
Low Pavement Elevation		_	4		
Avg. Hydraulic Conductivity (Cfs/Ft^2)			_		
			7		
Saturated Trench Depth		_	4		
Non-Saturated Trench Depth		-	4		
Volume Required (Ac-Ft)		_	4		
Depth To Water Table or Trench Bottom (Ft)			_		
		1	7		
Length Required (Ft) Length Provided (Ft)			-		

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W Broward

Date: 11/8/22

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
4.00	0.02	0.32	0.04	0.02	0.03	0.00	0.00	0.00	3.57	0.00	0.00	0.00
8.00	0.05	0.65	0.21	0.07	0.05	0.02	0.00	0.02	3.95	0.00	0.00	0.00
12.00	0.07	0.97	0.45	0.08	0.06	0.04	0.00	0.04	4.03	0.00	0.00	0.00
16.00	0.10	1.29	0.71	0.05	0.07	0.06	0.00	0.06	4.06	0.00	0.00	0.00
20.00	0.12	1.62	1.00	0.10	0.07	0.08	0.00	0.08	4.10	0.00	0.00	0.00
24.00	0.15	1.93	1.29	0.10	0.07	0.11	0.00	0.11	4.14	0.00	0.00	0.00
28.00	0.18	2.41	1.73	0.15	0.12	0.14	0.00	0.14	4.20	0.00	0.00	0.00
32.00	0.22	2.88	2.17	0.10	0.11	0.18	0.00	0.18	4.25	0.00	0.00	0.00
36.00	0.25	3.34	2.62	0.10	0.11	0.22	0.00	0.22	4.31	0.00	0.00	0.00
40.00	0.29	3.82	3.08	0.11	0.11	0.26	0.00	0.26	4.37	0.00	0.00	0.00
44.00	0.32	4.29	3.55	0.16	0.12	0.30	0.00	0.30	4.43	0.00	0.00	0.00
48.00	0.36	4.76	4.00	0.11	0.11	0.33	0.00	0.33	4.50	0.00	0.00	0.00
52.00	0.40	5.35	4.59	0.21	0.18	0.38	0.00	0.38	4.57	0.00	0.00	0.00
56.00	0.50	6.57	5.80	0.43	0.39	0.48	0.00	0.48	4.72	0.00	0.00	0.00
58.00	0.57	7.58	6.79	0.59	0.58	0.56	0.00	0.56	4.85	0.00	0.00	0.00
59.00	0.63	8.32	7.53	0.86	0.81	0.62	0.00	0.62	4.94	0.00	0.00	0.00
59.50	0.68	8.98	8.19	1.34	1.23	0.66	0.00	0.66	5.01	0.00	0.00	0.00
59.75	0.85	11.22	10.42	9.08	3.88	0.74	0.00	0.74	5.09	0.00	0.00	0.00
60.00	1.02	13.45	12.64	9.04	7.34	0.89	0.00	0.89	5.24	0.00	0.00	0.00
60.50	1.09	14.42	13.60	1.94	3.35	1.09	0.00	1.09	5.43	0.00	0.00	0.00
61.00	1.13	14.92	14.10	1.02	1.38	1.16	0.00	1.16	5.50	0.00	0.00	0.00
62.00	1.18	15.60	14.78	0.59	0.66	1.23	0.00	1.23	5.57	0.00	0.00	0.00
64.00	1.24	16.42	15.60	0.38	0.40	1.30	0.00	1.30	5.64	0.00	0.00	0.00
68.00	1.31	17.37	16.55	0.22	0.24	1.39	0.00	1.39	5.72	0.00	0.00	0.00
72.00	1.36	18.01	17.19	0.16	0.16	1.44	0.00	1.44	5.78	0.00	0.00	0.00
				Peak stag		5.78	At hour	72.00				
				Peak disc	harge	0.00	At hour	0.00				

Table 6 - Stage - Discharge Information 25 - YEAR STORM EVENT

Table 0 - Stage - Discharge Information	1	23 - 1 EAN	SIOKWE	VEINI								
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
4.00	0.02	0.26	0.02	0.01	0.01	0.00	0.00	0.00	3.53	0.00	0.00	0.00
8.00	0.05	0.52	0.13	0.05	0.04	0.01	0.00	0.01	3.78	0.00	0.00	0.00
12.00	0.07	0.78	0.30	0.06	0.05	0.02	0.00	0.02	4.01	0.00	0.00	0.00
16.00	0.10	1.04	0.50	0.04	0.05	0.04	0.00	0.04	4.04	0.00	0.00	0.00
20.00	0.12	1.31	0.72	0.07	0.06	0.06	0.00	0.06	4.06	0.00	0.00	0.00
24.00	0.15	1.56	0.95	0.08	0.06	0.08	0.00	0.08	4.09	0.00	0.00	0.00
28.00	0.18	1.95	1.30	0.12	0.09	0.11	0.00	0.11	4.14	0.00	0.00	0.00
32.00	0.22	2.32	1.65	0.08	0.09	0.14	0.00	0.14	4.19	0.00	0.00	0.00
36.00	0.25	2.70	2.00	0.08	0.08	0.17	0.00	0.17	4.23	0.00	0.00	0.00
40.00	0.29	3.08	2.37	0.08	0.09	0.20	0.00	0.20	4.28	0.00	0.00	0.00
44.00	0.32	3.47	2.74	0.13	0.10	0.23	0.00	0.23	4.33	0.00	0.00	0.00
48.00	0.36	3.84	3.11	0.08	0.09	0.26	0.00	0.26	4.38	0.00	0.00	0.00
52.00	0.40	4.32	3.58	0.17	0.14	0.30	0.00	0.30	4.44	0.00	0.00	0.00
56.00	0.50	5.31	4.55	0.34	0.31	0.38	0.00	0.38	4.56	0.00	0.00	0.00
58.00	0.57	6.12	5.35	0.47	0.46	0.44	0.00	0.44	4.66	0.00	0.00	0.00
59.00	0.63	6.72	5.94	0.69	0.65	0.49	0.00	0.49	4.73	0.00	0.00	0.00
59.50	0.68	7.25	6.47	1.08	0.99	0.52	0.00	0.52	4.79	0.00	0.00	0.00
59.75	0.85	9.06	8.27	7.32	3.13	0.59	0.00	0.59	4.89	0.00	0.00	0.00
60.00	1.02	10.86	10.06	7.29	5.91	0.71	0.00	0.71	5.05	0.00	0.00	0.00
60.50	1.09	11.64	10.84	1.56	2.70	0.87	0.00	0.87	5.21	0.00	0.00	0.00
61.00	1.13	12.05	11.24	0.83	1.12	0.93	0.00	0.93	5.27	0.00	0.00	0.00
62.00	1.18	12.59	11.79	0.48	0.54	0.98	0.00	0.98	5.32	0.00	0.00	0.00
64.00	1.24	13.26	12.45	0.30	0.33	1.04	0.00	1.04	5.38	0.00	0.00	0.00
68.00	1.31	14.03	13.22	0.17	0.20	1.11	0.00	1.11	5.45	0.00	0.00	0.00
72.00	1.36	14.54	13.73	0.13	0.13	1.15	0.00	1.15	5.49	0.00	0.00	0.00

 Peak stage
 5.49
 At hour
 72.00

 Peak discharge
 0.00
 At hour
 0.00

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W Brown

Date: 11/8/22

Table 7 - Stage - Discharge Information 10 - YEAR STORM EVENT

TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
4.00	0.02	0.20	0.01	0.01	0.01	0.00	0.00	0.00	3.51	0.00	0.00	0.00
8.00	0.05	0.42	0.08	0.03	0.02	0.01	0.00	0.01	3.66	0.00	0.00	0.00
12.00	0.07	0.62	0.19	0.04	0.03	0.02	0.00	0.02	3.92	0.00	0.00	0.00
16.00	0.10	0.82	0.34	0.03	0.04	0.03	0.00	0.03	4.01	0.00	0.00	0.00
20.00	0.12	1.04	0.50	0.06	0.04	0.04	0.00	0.04	4.04	0.00	0.00	0.00
24.00	0.15	1.24	0.67	0.06	0.04	0.06	0.00	0.06	4.06	0.00	0.00	0.00
28.00	0.18	1.55	0.94	0.09	0.07	0.08	0.00	0.08	4.09	0.00	0.00	0.00
32.00	0.22	1.84	1.20	0.06	0.07	0.10	0.00	0.10	4.13	0.00	0.00	0.00
36.00	0.25	2.14	1.48	0.06	0.06	0.12	0.00	0.12	4.16	0.00	0.00	0.00
40.00	0.29	2.45	1.77	0.07	0.07	0.15	0.00	0.15	4.20	0.00	0.00	0.00
44.00	0.32	2.75	2.06	0.10	0.08	0.17	0.00	0.17	4.24	0.00	0.00	0.00
48.00	0.36	3.05	2.34	0.07	0.07	0.20	0.00	0.20	4.28	0.00	0.00	0.00
52.00	0.40	3.43	2.71	0.13	0.11	0.23	0.00	0.23	4.32	0.00	0.00	0.00
56.00	0.50	4.22	3.47	0.27	0.25	0.29	0.00	0.29	4.42	0.00	0.00	0.00
58.00	0.57	4.86	4.11	0.37	0.37	0.34	0.00	0.34	4.50	0.00	0.00	0.00
59.00	0.63	5.34	4.58	0.55	0.51	0.37	0.00	0.37	4.56	0.00	0.00	0.00
59.50	0.68	5.76	4.99	0.85	0.78	0.40	0.00	0.40	4.60	0.00	0.00	0.00
59.75	0.85	7.20	6.42	5.79	2.48	0.45	0.00	0.45	4.68	0.00	0.00	0.00
60.00	1.02	8.63	7.83	5.78	4.68	0.55	0.00	0.55	4.84	0.00	0.00	0.00
60.50	1.09	9.25	8.45	1.24	2.14	0.68	0.00	0.68	5.02	0.00	0.00	0.00
61.00	1.13	9.57	8.77	0.65	0.88	0.72	0.00	0.72	5.07	0.00	0.00	0.00
62.00	1.18	10.00	9.20	0.38	0.42	0.77	0.00	0.77	5.11	0.00	0.00	0.00
64.00	1.24	10.53	9.73	0.24	0.26	0.81	0.00	0.81	5.16	0.00	0.00	0.00
68.00	1.31	11.14	10.34	0.14	0.16	0.87	0.00	0.87	5.21	0.00	0.00	0.00
72.00	1.36	11.55	10.75	0.10	0.10	0.90	0.00	0.90	5.24	0.00	0.00	0.00
•				Peak stag		5.24	At hour	72.00			·	
				Peak disc	harge	0.00	At hour	0.00				

Table 8 - Stage - Discharge Information 5 - YEAR STORM EVENT

Table 6 - Stage - Discharge information	1	J - ILAK	SIOMNIL	LIVI								
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00

 Peak stage
 1.00
 At hour
 0.00

 Peak discharge
 0.00
 At hour
 0.00

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Date: 11/8/22

le 9 - Stage - Discharge Information		3 - YEAR		VENT								
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Ste
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qoi
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.0
				Peak stage	2	1.00	At hour	0.00				
				Peak discl	narge	0.00	At hour	0.00				

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W BROWARD BLVD

Client:

Job Number: 22-1691.00 Design Engineer:SHG

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 36/49/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Project Description: Proposed development site.

POST CONDITION

*All elevations referenced are in NAVE

Total Project Acreage: 1.010 Acres

Total Drainage Basin(with offsite): 1.010 Acres

Federal Insurance Rate Map Information : Map No. _____ Date: ____ Zone ____ Elev. ____NAVD

Hydrogeologic Information:

RAINFALL DATA	1 D	ay Storm E	vent	3 D	Less		
from SFWMD Tech. Pub. 81-3	Rainfall	Runoff	Runoff	Rainfall	Runoff	Runoff	Trench
May, 1981	Inches	Inches	Ac-Ft	Inches	Inches	Ac-Ft	Ac-Ft
100 Year Return Period	13.25	13.11	1.10	18.01	17.87	1.50	1.44
25 Year Return Period	10.70	10.56	0.89	14.54	14.40	1.21	1.15
10 Year Return Period	8.50	8.36	0.70	11.55	11.41	0.96	0.89
5 Year Return Period							
3 Year Return Period			·				

For Runoff estimation use USDA SCS formula $\text{Runoff (in.) } Q = \boxed{ (P-0.2S)^2 \\ P+0.8S }$

Where: P = accumulated rainfall (in.) S = Soil Storage Value

Date: 11/8/22

	Broward	Calculat	ted	Calculated		
SUMMARY OF	County	1 Day Stor	m Event	3 Day Storm Event		
FLOOD ROUTING	maps	Peak	Peak Peak		Peak	
		Stage	Discharge	Stage	Discharge	
100 Year Return Period	5.50	9.98	0.00	12.16	0.00	
25 Year Return Period		7.98	0.00	11.67	0.00	
10 Year Return Period		7.25	0.00			
5 Year Return Period		2.00	0.00			
3 Year Return Period		2.00	0.00			

 $Water Table Elevation (ft) = \frac{2.00}{Compacted Ground storage table}$ Depth to water table (Ft) 1.00 2.00 3.00 4.00 Ground storage(In) 0.45 1.88 4.05 6.75 $Mean depth to ground water table (ft) = \frac{2.50}{Soil Storage} (S) Value = \frac{0.12}{0.12}$

 $Soil\ Storage\ Value\ (S) = Storage\ under\ pervious\ area\ /\ Total\ Area$ $Soil\ Storage\ under\ pavement\ and\ bldgs.\ is\ not\ considered,\ per\ SFWMD.$

Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

Based on Total Drainage Basin Acreage(with offsite)	Ac-Ft
1" x Area	
2.5" X % Imp. X Area (less bldg. & water,For water quality)	
2.5" X % Imp. X Area (Total site less water areas)	
.5" X Area (Pretreatment - Commercial projects Only)	

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	
2.5" X % Imp. X Area (less bldg. & water,For water quality)	
2.5" X % Imp. X Area (Total site less water areas)	
.5" X Area (Pretreatment - Commercial projects Only)	

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention		` '		, , ,
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0.067	0.07	0.00	0.00
Total	0.07	0.07	0.00	0.00

Storage from ___ to ___

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program Project: 200 W BROWARD BLVD

Table 1 - Site Acreage Information

Date: 11/8/22

	Table 1 - Site Acreage Information	Input Information											Τ
					%			Imperv.			Non	Water	Perv.
	LAND USES		High	Low	Imperv.	%	%	Paved	Perv.	Bldgs.	Bldgs.	Lake	Area
		Acres	Elev.	Elev.	Paved	Bldgs.	Water	Acres	Acres	Acres	Acres	Acres	Avg. El.
1	BUILDINGS	0.77	7.00	4.00	0.00	100.00	0.00	0.00	0.00	0.77	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.16	5.50	4.00	100.00	0.00	0.00	0.16	0.00	0.00	0.16	0.00	0.00
3	LANDSCAPE	0.04	5.00	4.00	0.00	0.00	0.00	0.00	0.04	0.00	0.04	0.00	4.50
4	ARRIVAL	0.04	7.00	5.50	100.00	0.00	0.00	0.04	0.00	0.00	0.04	0.00	0.00
5													
6													
7	<u> </u>												
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9	<u> </u>												
10													
11													
12			1	1									<u> </u>
13 14			+	+									-
15													
16			1	1									
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18			1	1									
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	PROJECT TOTALS / AVERAGE	1.01	7.00	4.00	19.80	76.24	0.00	0.20	0.04	0.77	0.24	0.00	0.00
20	OFFSITE AREAS IN THIS BASIN	0.000	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29 30		0.000	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31			 	 									-
32													
33			1	1									
34													
35			1	1									
36			1	1	1								
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	1.01	10.00	2.00	19.80	76.24	0.00	0.20	0.04	0.77	0.24	0.00	4.50

Basin % Imper. for Water Quality Purposes = 83.33

Drainage Basin % Impervious (incl. Bldg., No lakes)= 96.04

Project % Imper. for Water Quality Purposes = 83.33 Project % Impervious (incl. Bldg., No lakes)= 96.04

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 200 W BROWARD BLVD

Date: 11/8/22

Table 2 - Stage - Storage Information

Table 2 - Stage - Storage Information	Surface storage (Ac-Ft)											
LAND USES	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	12.00
1 BUILDINGS	0.00	0.00	0.00	0.13	0.51	0.80	1.16	0.00	0.00	0.00	0.00	0.00
2 PAVEMENT/WALKS	0.00	0.00	0.00	0.05	0.20	0.28	0.36	0.44	0.52	0.60	0.68	1.16
3 LANDSCAPE	0.00	0.00	0.00	0.02	0.06	0.08	0.10	0.12	0.14	0.16	0.18	0.30
4 ARRIVAL	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.07	0.09	0.11	0.23
5												
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27												
	0.00	0.00	0.00	0.20	0.70	1.10	1.65	0.61	0.72	0.05	0.05	1.60
PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.20	0.78	1.18	1.65	0.61	0.73	0.85	0.97	1.69
OFFSITE AREAS IN THIS BASIN 29 NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31												<u> </u>
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41												<u> </u>
OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH	0.00	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
TOTAL Desires Posite	0.00	0.07	0.07	0.27	0.84	1.24	1.71	0.68	0.80	0.92	1.04	1.76

 Drainage Basin:
 Recieving Water Body:
 Runoff Formula:
 Q=[(72/

 SFWMD allowable discharge:
 2.95
 CFS
 Project Acreage:
 1.01
 Q=Allowable runoff (CFS)

									A-Diama	ige Aica	Square will	cs)
Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	12.00
Discharge (Cfs)												

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W BROWARD BLVD

Date: 11/8/22

	Table 4 - Soil Storage Information	Ъ 4.	G 1-	
		Depth to	Ground St	-
	LAND USES	Water	Under Per	
		Table	Inches	Ac-Ft
	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	LANDSCAPE	2.50	2.97	0.01
4	ARRIVAL	0.00	0.00	0.00
5				
6				
7				
8				
9				
10				
11				
12				
13		1		
14		+	 	
15		+	 	
		+	-	
16		1		
17		1		
18		1		
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		2.97	0.01
	OFFSITE AREAS IN THIS BASIN			
29		0.00	0.00	0.00
30				
31		1		
32		1		
33		1		
34		+	 	
		1		
35		+	-	-
36		+		
37		1	-	
38		1		
39		1		
40		ļ		
41				
	OFFSITE TOTALS / AVERAGE		0.00	0.00
42				
	TOTAL/AVERAGE		2.97	0.01

2.97 O.01 Soil Storage Value (S) = Storage under pervious area / Total Area

Soil Storage under pavement and buildings is not considered in computations

S= 0.12

Civil Engineering Services

Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Date: 11/8/22

Project: 200 W BROWARD BLVD

Exfiltration Trench Design Information:

Hvdraulic	Conductivity Determin	ation :

Depth To Water Table or Trench Bottom (Ft)

Length Required (Ft)
Length Provided (Ft)

Hydraulic Conductivity Determination:				
FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time, T2 - T1 (Sec)				
Hydraulic conductivity (Cfs/Ft^2)				
		_		
USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				
r		_		
Hydraulic conductivity (Cfs/Ft^2)				
Exfiltration Trench Information :			_	
INPUT INFORMATION			_	
Depth To Top Of Trench (Ft)			_	
Trench Width (Ft)			_	
Trench Height (Ft)			_	
Low Pavement Elevation			_	
Avg. Hydraulic Conductivity (Cfs/Ft^2)				
			_	
Saturated Trench Depth				
Non-Saturated Trench Depth		\bot	_	
Volume Required (Ac-Ft)		\bot	_	

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W BROWARD BLVD

Date: 11/8/22

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

Tube to buge blending intermediate 100 12.11 block 12.11												
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.32	0.21	0.05	0.07	0.02	0.00	0.02	2.49	0.00	0.00	0.00
8.00	0.05	0.65	0.53	0.11	0.08	0.04	0.00	0.04	3.27	0.00	0.00	0.00
12.00	0.07	0.97	0.84	0.11	0.08	0.07	0.00	0.07	4.01	0.00	0.00	0.00
16.00	0.10	1.29	1.15	0.05	0.08	0.10	0.00	0.10	4.14	0.00	0.00	0.00
20.00	0.12	1.62	1.48	0.11	0.08	0.12	0.00	0.12	4.28	0.00	0.00	0.00
24.00	0.15	1.93	1.80	0.11	0.08	0.15	0.00	0.15	4.41	0.00	0.00	0.00
28.00	0.18	2.41	2.28	0.16	0.13	0.19	0.00	0.19	4.60	0.00	0.00	0.00
32.00	0.22	2.88	2.74	0.11	0.12	0.23	0.00	0.23	4.80	0.00	0.00	0.00
36.00	0.25	3.34	3.20	0.11	0.11	0.27	0.00	0.27	4.99	0.00	0.00	0.00
40.00	0.29	3.82	3.68	0.11	0.12	0.31	0.00	0.31	5.07	0.00	0.00	0.00
44.00	0.32	4.29	4.16	0.16	0.13	0.35	0.00	0.35	5.14	0.00	0.00	0.00
48.00	0.36	4.76	4.62	0.11	0.12	0.39	0.00	0.39	5.20	0.00	0.00	0.00
52.00	0.40	5.35	5.21	0.22	0.18	0.43	0.00	0.43	5.29	0.00	0.00	0.00
56.00	0.50	6.57	6.43	0.43	0.39	0.53	0.00	0.53	5.46	0.00	0.00	0.00
58.00	0.57	7.58	7.44	0.59	0.58	0.61	0.00	0.61	5.60	0.00	0.00	0.00
59.00	0.63	8.32	8.18	0.86	0.81	0.67	0.00	0.67	7.10	0.00	0.00	0.00
59.50	0.68	8.98	8.84	1.35	1.24	0.72	0.00	0.72	7.34	0.00	0.00	0.00
59.75	0.85	11.22	11.08	9.12	3.90	0.80	0.00	0.80	7.76	0.00	0.00	0.00
60.00	1.02	13.45	13.31	9.07	7.36	0.95	0.00	0.95	7.66	0.00	0.00	0.00
60.50	1.09	14.42	14.28	1.94	3.36	1.15	0.00	1.15	10.70	0.00	0.00	0.00
61.00	1.13	14.92	14.78	1.03	1.39	1.22	0.00	1.22	11.82	0.00	0.00	0.00
62.00	1.18	15.60	15.46	0.59	0.66	1.29	0.00	1.29	10.04	0.00	0.00	0.00
64.00	1.24	16.42	16.28	0.38	0.41	1.36	0.00	1.36	10.35	0.00	0.00	0.00
68.00	1.31	17.37	17.23	0.22	0.24	1.45	0.00	1.45	10.70	0.00	0.00	0.00
72.00	1.36	18.01	17.87	0.16	0.16	1.50	0.00	1.50	10.93	0.00	0.00	0.00
					e	12.16	At hour	61.25		•		

 Peak stage
 12.16
 At hour
 61.25

 Peak discharge
 0.00
 At hour
 0.00

Table 6 - Stage	- Discharge Information	25 - YEAR STORM EVENT

Table 0 - Stage - Discharge information	1	23 - 1 LAW	DI OIGNI L	* LITT								
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.26	0.16	0.04	0.06	0.01	0.00	0.01	2.36	0.00	0.00	0.00
8.00	0.05	0.52	0.41	0.08	0.06	0.03	0.00	0.03	2.97	0.00	0.00	0.00
12.00	0.07	0.78	0.66	0.09	0.06	0.05	0.00	0.05	3.60	0.00	0.00	0.00
16.00	0.10	1.04	0.91	0.04	0.06	0.08	0.00	0.08	4.04	0.00	0.00	0.00
20.00	0.12	1.31	1.17	0.09	0.06	0.10	0.00	0.10	4.15	0.00	0.00	0.00
24.00	0.15	1.56	1.43	0.09	0.07	0.12	0.00	0.12	4.26	0.00	0.00	0.00
28.00	0.18	1.95	1.81	0.13	0.10	0.15	0.00	0.15	4.41	0.00	0.00	0.00
32.00	0.22	2.32	2.19	0.09	0.09	0.18	0.00	0.18	4.57	0.00	0.00	0.00
36.00	0.25	2.70	2.56	0.09	0.09	0.21	0.00	0.21	4.73	0.00	0.00	0.00
40.00	0.29	3.08	2.95	0.09	0.09	0.25	0.00	0.25	4.89	0.00	0.00	0.00
44.00	0.32	3.47	3.33	0.13	0.10	0.28	0.00	0.28	5.02	0.00	0.00	0.00
48.00	0.36	3.84	3.70	0.09	0.09	0.31	0.00	0.31	5.07	0.00	0.00	0.00
52.00	0.40	4.32	4.19	0.17	0.15	0.35	0.00	0.35	5.14	0.00	0.00	0.00
56.00	0.50	5.31	5.17	0.35	0.32	0.43	0.00	0.43	5.28	0.00	0.00	0.00
58.00	0.57	6.12	5.98	0.48	0.47	0.49	0.00	0.49	5.39	0.00	0.00	0.00
59.00	0.63	6.72	6.58	0.70	0.66	0.54	0.00	0.54	5.47	0.00	0.00	0.00
59.50	0.68	7.25	7.12	1.09	1.00	0.58	0.00	0.58	5.54	0.00	0.00	0.00
59.75	0.85	9.06	8.92	7.36	3.15	0.64	0.00	0.64	5.65	0.00	0.00	0.00
60.00	1.02	10.86	10.72	7.32	5.95	0.77	0.00	0.77	7.59	0.00	0.00	0.00
60.50	1.09	11.64	11.50	1.57	2.71	0.92	0.00	0.92	7.24	0.00	0.00	0.00
61.00	1.13	12.05	11.91	0.83	1.12	0.98	0.00	0.98	8.15	0.00	0.00	0.00
62.00	1.18	12.59	12.45	0.48	0.54	1.04	0.00	1.04	9.01	0.00	0.00	0.00
64.00	1.24	13.26	13.12	0.31	0.33	1.10	0.00	1.10	9.94	0.00	0.00	0.00
68.00	1.31	14.03	13.89	0.17	0.20	1.16	0.00	1.16	10.99	0.00	0.00	0.00
72.00	1.36	14.54	14.40	0.13	0.13	1.21	0.00	1.21	11.67	0.00	0.00	0.00

 eak stage
 11.67
 At hour
 72.00

 eak discharge
 0.00
 At hour
 0.00

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: 200 W BROWARD BLVD

Date: 11/8/22

Table 7 - Stage - Discharge Information 10 - YEAR STORM EVENT

adde / Budge Bibelange Information 10 12/10/10/10/12/12/1												
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.20	0.11	0.03	0.04	0.01	0.00	0.01	2.25	0.00	0.00	0.00
8.00	0.05	0.42	0.30	0.07	0.05	0.02	0.00	0.02	2.72	0.00	0.00	0.00
12.00	0.07	0.62	0.50	0.07	0.05	0.04	0.00	0.04	3.22	0.00	0.00	0.00
16.00	0.10	0.82	0.70	0.03	0.05	0.06	0.00	0.06	3.73	0.00	0.00	0.00
20.00	0.12	1.04	0.91	0.07	0.05	0.08	0.00	0.08	4.04	0.00	0.00	0.00
24.00	0.15	1.24	1.11	0.07	0.05	0.09	0.00	0.09	4.13	0.00	0.00	0.00
28.00	0.18	1.55	1.41	0.10	0.08	0.12	0.00	0.12	4.25	0.00	0.00	0.00
32.00	0.22	1.84	1.71	0.07	0.07	0.14	0.00	0.14	4.37	0.00	0.00	0.00
36.00	0.25	2.14	2.01	0.07	0.07	0.17	0.00	0.17	4.50	0.00	0.00	0.00
40.00	0.29	2.45	2.31	0.07	0.07	0.19	0.00	0.19	4.63	0.00	0.00	0.00
44.00	0.32	2.75	2.62	0.10	0.08	0.22	0.00	0.22	4.75	0.00	0.00	0.00
48.00	0.36	3.05	2.91	0.07	0.07	0.24	0.00	0.24	4.88	0.00	0.00	0.00
52.00	0.40	3.43	3.30	0.14	0.12	0.27	0.00	0.27	5.01	0.00	0.00	0.00
56.00	0.50	4.22	4.08	0.28	0.25	0.34	0.00	0.34	5.12	0.00	0.00	0.00
58.00	0.57	4.86	4.72	0.38	0.37	0.39	0.00	0.39	5.21	0.00	0.00	0.00
59.00	0.63	5.34	5.20	0.55	0.52	0.43	0.00	0.43	5.27	0.00	0.00	0.00
59.50	0.68	5.76	5.62	0.87	0.79	0.46	0.00	0.46	5.33	0.00	0.00	0.00
59.75	0.85	7.20	7.06	5.85	2.50	0.51	0.00	0.51	5.42	0.00	0.00	0.00
60.00	1.02	8.63	8.49	5.82	4.72	0.61	0.00	0.61	5.59	0.00	0.00	0.00
60.50	1.09	9.25	9.11	1.25	2.16	0.73	0.00	0.73	7.41	0.00	0.00	0.00
61.00	1.13	9.57	9.43	0.66	0.89	0.78	0.00	0.78	7.65	0.00	0.00	0.00
62.00	1.18	10.00	9.86	0.38	0.43	0.82	0.00	0.82	7.88	0.00	0.00	0.00
64.00	1.24	10.53	10.39	0.24	0.26	0.87	0.00	0.87	6.40	0.00	0.00	0.00
68.00	1.31	11.14	11.00	0.14	0.16	0.92	0.00	0.92	7.23	0.00	0.00	0.00
72.00	1.36	11.55	11.41	0.10	0.10	0.96	0.00	0.96	7.78	0.00	0.00	0.00
				Peak stag		7.99	At hour	62.75				·
				Peak discl	harge	0.00	At hour	0.00				
				-	_	•	•	•	•			

Table 8 - Stage - Discharge Information 5 - YEAR STORM EVENT

Table 8 - Stage - Discharge Information	1	5 - YEAR	STORME	VENI								
TIME	Rain	Rain	Q	Inst	Sbuh	Tot	Sumq	Stored	Stage	Inst	Avg.	Step
STEP	Fall	C*P	Scs	Q In	Q	Q In	Out	Vol	Lk-Up	Q Lkup	Q Out	Qout
(HOUR)	Ratio	(In)	(In)	(Cfs)	(Cfs)	(Ac-Ft)	(Ac-Ft)	(Ac-Ft)	(Feet)	(Cfs)	(Cfs)	(Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
				D 1 /		2.00	A / 1	0.00				

 Peak stage
 2.00
 At hour
 0.00

 Peak discharge
 0.00
 At hour
 0.00

Civil Engineering Services Ft. Lauderdale, FL; (954) 522-1004 Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Date: 11/8/22

Project: 200 W BROWARD BLVD

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT TIME Rain Inst Sbuh Tot Stage Avg. STEP Fall C*P Scs Q In Q In Out Vol Lk-Up Q Lkup Q Out Qout (HOUR) Ratio (In) (In) (Cfs) (Cfs) (Ac-Ft) (Ac-Ft) (Ac-Ft) (Feet) (Cfs) (Cfs) (Ac-Ft) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 8.00 0.05 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 16.00 0.10 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 24.00 0.15 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 32.00 0.22 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 0.25 0.00 0.00 40.00 0.29 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 0.30 0.00 0.00 0.00 0.00 0.00 0.00 48.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.40 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 58.00 0.00 0.00 0.00 0.00 59.00 0.63 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.75 0.85 0.00 0.00 0.000.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 60.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 62.00 1.18 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 68.00 1.31 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00 0.00 0.00 0.00 0.00 0.00

Peak stage

Peak discharge

2.00

At hour

At hour

0.00

22-1691.00 post-0.xlsx; 11/10/2022; 7:35 PM Page 8 of 8

File: 22-1691.00 POST - 25 YR Date: November 10, 2022

Project Name: 200 BROWARD

Reviewer:

Project Number: 22-1691.00

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year 3 Day Rainfall: 14.5 inches

Area: 1.01 acres

Ground Storage: 0.12 inches
Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.07
4.00	0.07
5.00	0.27
6.00	0.84
6.50	1.24
7.00	1.71

Offsite Receiving Body: Offsitel

Time	Stage			
(hr)	(ft NGVD)			
0.00	2.00			
80.00	2.00			

Structure: 1

From Basin: SITE To Basin: Offsitel Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.06	0.02	0.00	0.00	2.01	2.00
2.00	0.13	0.04	0.00	0.00	2.05	2.00
3.00	0.19	0.05	0.00	0.00	2.10	2.00
4.00	0.26	0.06	0.00	0.00	2.17	2.00
5.00	0.32	0.06	0.00	0.00	2.24	2.00
6.00	0.39	0.06	0.00	0.00	2.31	2.00
7.00	0.45	0.06	0.00	0.00	2.38	2.00
8.00	0.52	0.06	0.00	0.00	2.46	2.00
9.00	0.58	0.06	0.00	0.00	2.53	2.00
10.00	0.65	0.06	0.00	0.00	2.61	2.00
11.00	0.71	0.06	0.00	0.00	2.69	2.00
12.00	0.78	0.06	0.00	0.00	2.76	2.00
13.00	0.84	0.06	0.00	0.00	2.84	2.00
14.00	0.91	0.07	0.00	0.00	2.92	2.00
15.00	0.97	0.07	0.00	0.00	2.99	2.00
16.00	1.04	0.07	0.00	0.00	4.02	2.00
17.00	1.10	0.07	0.00	0.02	2.88	2.00
18.00	1.17	0.07	0.00	0.02	2.96	2.00
19.00	1.23	0.07	0.00	0.02	4.01	2.00
20.00	1.30	0.07	0.00	0.02	4.04	2.00
21.00	1.36	0.07	0.00	0.04	2.93	2.00
22.00	1.43	0.07	0.00	0.04	4.00	2.00
23.00	1.49	0.07	0.00	0.04	4.03	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	1.56	0.07	0.00	0.06	2.90	2.00
25.00	1.65	0.10	0.00	0.06	4.00	2.00
26.00	1.75	0.10	0.00	0.06	4.04	2.00
27.00	1.84	0.10	0.00	0.07	2.97	2.00
28.00	1.94	0.10	0.00	0.07	4.03	2.00
29.00	2.03	0.10	0.00	0.09	2.93	2.00
30.00 31.00	2.13 2.22	0.10	0.00	0.09	4.02 2.90	2.00
32.00	2.32	0.10 0.10	0.00	0.11 0.11	4.00	2.00
33.00	2.41	0.10	0.00	0.11	4.04	2.00
34.00	2.50	0.10	0.00	0.13	2.97	2.00
35.00	2.60	0.10	0.00	0.13	4.03	2.00
36.00	2.69	0.10	0.00	0.15	2.94	2.00
37.00	2.79	0.10	0.00	0.15	4.02	2.00
38.00	2.88	0.10	0.00	0.17	2.90	2.00
39.00	2.98	0.10	0.00	0.17	4.01	2.00
40.00 41.00	3.07 3.17	0.10 0.10	0.00	0.17 0.18	4.04 2.98	2.00
42.00	3.26	0.10	0.00	0.18	4.03	2.00
43.00	3.36	0.10	0.00	0.20	2.94	2.00
44.00	3.45	0.10	0.00	0.20	4.02	2.00
45.00	3.55	0.10	0.00	0.22	2.91	2.00
46.00	3.64	0.10	0.00	0.22	4.01	2.00
47.00	3.74	0.10	1.11	0.24	4.00	2.00
48.00	3.83	0.10	0.00	0.24	2.99	2.00
49.00 50.00	3.94 4.04	0.11 0.11	0.00	0.24 0.26	4.04 2.98	2.00
51.00	4.17	0.11	0.00	0.26	4.04	2.00
52.00	4.31	0.15	0.00	0.28	4.01	2.00
53.00	4.49	0.19	0.00	0.29	2.96	2.00
54.00	4.72	0.24	0.00	0.31	2.95	2.00
55.00	4.98	0.28	0.00	0.33	3.00	2.00
56.00	5.29	0.32	0.00	0.35	4.03	2.00
57.00	5.65	0.38	0.00	0.39	2.98	2.00
58.00 59.00	6.10 6.70	0.47 0.67	1.11	0.42	4.04 4.03	2.00 2.00
60.00	10.83	6.40	1.11	0.55	4.73	2.00
61.00	12.01	1.02	1.11	0.57	4.99	2.00
62.00	12.56	0.52	1.11	0.66	4.81	2.00
63.00	12.90	0.34	1.11	0.76	4.51	2.00
64.00	13.22	0.33	1.11	0.85	4.19	2.00
65.00	13.41	0.20	1.11	0.90	4.01	2.00
66.00	13.60	0.20	0.00	0.90 0.92	4.04	2.00
67.00 68.00	13.80 13.99	0.20 0.20	0.00	0.92	4.03 4.02	2.00 2.00
69.00	14.12	0.13	0.00	0.96	2.97	2.00
70.00	14.24	0.13	0.00	0.96	4.04	2.00
71.00	14.37	0.13	0.00	0.98	4.01	2.00
72.00	14.50	0.13	0.00	0.99	2.91	2.00
73.00	14.50	0.00	0.00	0.99	2.95	2.00
74.00	14.50	0.00	0.00	0.99	2.95	2.00
75.00 76.00	14.50 14.50	0.00	0.00	0.99	2.95 2.95	2.00
77.00	14.50	0.00	0.00	0.99	2.95	2.00
78.00	14.50	0.00	0.00	0.99	2.95	2.00
79.00	14.50	0.00	0.00	0.99	2.95	2.00
80.00	14.50	0.00	0.00	0.99	2.95	2.00

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump

On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00 1.00 2.00	0.00 0.06 0.13	0.00 0.02 0.04	0.00 0.00 0.00	0.00 0.00 0.00	2.00 2.01 2.05	2.00 2.00 2.00
3.00 4.00	0.19 0.26	0.05 0.06	0.00	0.00	2.10 2.17	2.00 2.00
5.00 6.00	0.32	0.06 0.06	0.00	0.00	2.24 2.31	2.00
7.00	0.39	0.06	0.00	0.00	2.31	2.00
8.00 9.00	0.52 0.58	0.06 0.06	0.00	0.00	2.46 2.53	2.00
10.00	0.65	0.06	0.00	0.00	2.61	2.00
11.00 12.00	0.71 0.78	0.06 0.06	0.00	0.00	2.69 2.76	2.00
13.00	0.78	0.06	0.00	0.00	2.76	2.00
14.00 15.00	0.91 0.97	0.07 0.07	0.00	0.00	2.92 2.99	2.00
16.00	1.04	0.07	0.00	0.00	4.02	2.00
17.00 18.00	1.10 1.17	0.07 0.07	0.00	0.00	2.88 2.96	2.00
19.00	1.23	0.07	0.00	0.00	4.01	2.00
20.00 21.00	1.30 1.36	0.07 0.07	0.00	0.00	4.04 2.93	2.00
22.00	1.43	0.07	0.00	0.00	4.00	2.00
23.00 24.00	1.49 1.56	0.07 0.07	0.00	0.00	4.03 2.90	2.00
25.00	1.65	0.10	0.00	0.00	4.00	2.00
26.00 27.00	1.75 1.84	0.10 0.10	0.00	0.00	4.04 2.97	2.00
28.00	1.94	0.10	0.00	0.00	4.03	2.00
29.00 30.00	2.03 2.13	0.10 0.10	0.00	0.00	2.93 4.02	2.00
31.00	2.22	0.10	0.00	0.00	2.90	2.00
32.00 33.00	2.32 2.41	0.10 0.10	0.00	0.00	4.00 4.04	2.00 2.00
34.00	2.50	0.10	0.00	0.00	2.97	2.00
35.00 36.00	2.60 2.69	0.10 0.10	0.00	0.00	4.03 2.94	2.00
37.00	2.79	0.10	0.00	0.00	4.02	2.00
38.00 39.00	2.88 2.98	0.10 0.10	0.00	0.00	2.90 4.01	2.00 2.00
40.00	3.07	0.10	0.00	0.00	4.04	2.00
41.00 42.00	3.17 3.26	0.10 0.10	0.00	0.00	2.98 4.03	2.00
43.00	3.36	0.10	0.00	0.00	2.94	2.00
44.00 45.00	3.45 3.55	0.10 0.10	0.00	0.00	4.02 2.91	2.00
46.00	3.64	0.10	0.00	0.00	4.01	2.00
47.00 48.00	3.74 3.83	0.10 0.10	0.00	0.00	4.00 2.99	2.00 2.00
49.00 50.00	3.94 4.04	0.11 0.11	0.00	0.00	4.04 2.98	2.00
51.00	4.17	0.13	0.00	0.00	4.04	2.00
52.00 53.00	4.31 4.49	0.15 0.19	0.00	0.00	4.01 2.96	2.00
54.00	4.72	0.24	0.00	0.00	2.95	2.00
55.00 56.00	4.98 5.29	0.28 0.32	0.00	0.00	3.00 4.03	2.00 2.00
57.00	5.65	0.38	0.00	0.00	2.98	2.00
58.00 59.00	6.10 6.70	0.47 0.67	0.00	0.00	4.04 4.03	2.00 2.00
60.00	10.83	6.40	0.00	0.00	4.73	2.00
61.00 62.00	12.01 12.56	1.02 0.52	0.00	0.15 0.15	4.99 4.81	2.00 2.00
63.00	12.90	0.34	0.00	0.15	4.51	2.00
64.00 65.00	13.22 13.41	0.33	0.00	0.15 0.15	4.19 4.01	2.00 2.00
66.00	13.60	0.20	0.00	0.15	4.04	2.00
67.00 68.00	13.80 13.99	0.20 0.20	0.00	0.15 0.15	4.03 4.02	2.00 2.00
69.00	14.12	0.13	0.00	0.15	2.97	2.00

Time (hr)	Cumulative	Instant	Current	Cumulative	Head Water	Tail Water
	Rainfall	Runoff	Discharge	Discharge	Stage	Stage
	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
70.00 71.00 72.00 73.00 74.00 75.00 76.00 77.00 78.00 79.00 80.00	14.24 14.37 14.50 14.50 14.50 14.50 14.50 14.50 14.50 14.50	0.13 0.13 0.13 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.15 0.15 0.15 0.15 0.15 0.15 0.15 0.15	4.04 4.01 2.91 2.95 2.95 2.95 2.95 2.95 2.95 2.95	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

					_	
	Cumulative	Instant	Current	Cumulative	Head Water	Tail Water
Time	Rainfall	Runoff	Discharge	Discharge	Stage	Stage
(hr)	(in) ========	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.06	0.00	0.00	0.00	2.00	2.00
2.00	0.13	0.02	0.00	0.00	2.05	2.00
3.00	0.19	0.05	0.00	0.00	2.10	2.00
4.00	0.26	0.06	0.00	0.00	2.17	2.00
5.00	0.32	0.06	0.00	0.00	2.24	2.00
6.00	0.39	0.06	0.00	0.00	2.31	2.00
7.00	0.45	0.06	0.00	0.00	2.38	2.00
8.00	0.52	0.06	0.00	0.00	2.46	2.00
9.00	0.58	0.06	0.00	0.00	2.53	2.00
10.00	0.65	0.06	0.00	0.00	2.61	2.00
11.00	0.71	0.06	0.00	0.00	2.69	2.00
12.00	0.78	0.06	0.00	0.00	2.76	2.00
13.00	0.84	0.06	0.00	0.00	2.84	2.00
14.00	0.91	0.07	0.00	0.00	2.92	2.00
15.00	0.97	0.07	0.00	0.00	2.99	2.00
16.00	1.04	0.07	0.00	0.00	4.02	2.00
17.00	1.10	0.07	0.00	0.00	2.88	2.00
18.00	1.17	0.07	0.00	0.00	2.96	2.00
19.00	1.23	0.07	0.00	0.00	4.01	2.00
20.00	1.30	0.07	0.00	0.00	4.04	2.00
21.00	1.36	0.07	0.00	0.00	2.93	2.00
22.00	1.43	0.07	0.00	0.00	4.00	2.00
23.00	1.49	0.07	0.00	0.00	4.03	2.00
24.00	1.56	0.07	0.00	0.00	2.90	2.00
25.00	1.65	0.10	0.00	0.00	4.00	2.00
26.00	1.75	0.10	0.00	0.00	4.04	2.00
27.00	1.84	0.10	0.00	0.00	2.97	2.00
28.00	1.94	0.10	0.00	0.00	4.03	2.00
29.00	2.03	0.10	0.00	0.00	2.93	2.00
30.00 31.00	2.13 2.22	0.10 0.10	0.00	0.00	4.02 2.90	2.00 2.00
32.00	2.32	0.10	0.00	0.00	4.00	2.00
33.00	2.41	0.10	0.00	0.00	4.04	2.00
34.00	2.50	0.10	0.00	0.00	2.97	2.00
35.00	2.60	0.10	0.00	0.00	4.03	2.00
36.00	2.69	0.10	0.00	0.00	2.94	2.00
37.00	2.79	0.10	0.00	0.00	4.02	2.00
38.00	2.88	0.10	0.00	0.00	2.90	2.00
39.00	2.98	0.10	0.00	0.00	4.01	2.00
40.00	3.07	0.10	0.00	0.00	4.04	2.00
41.00	3.17	0.10	0.00	0.00	2.98	2.00
42.00	3.26	0.10	0.00	0.00	4.03	2.00
43.00	3.36	0.10	0.00	0.00	2.94	2.00
44.00	3.45	0.10	0.00	0.00	4.02	2.00
45.00	3.55	0.10	0.00	0.00	2.91	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
46.00	3.64	0.10	0.00	0.00	4.01	2.00
47.00	3.74	0.10	0.00	0.00	4.00	2.00
48.00	3.83	0.10	0.00	0.00	2.99	2.00
49.00	3.94	0.11	0.00	0.00	4.04	2.00
50.00	4.04	0.11	0.00	0.00	2.98	2.00
51.00	4.17	0.13	0.00	0.00	4.04	2.00
52.00	4.31	0.15	0.00	0.00	4.01	2.00
53.00	4.49	0.19	0.00	0.00	2.96	2.00
54.00	4.72	0.24	0.00	0.00	2.95	2.00
55.00	4.98	0.28	0.00	0.00	3.00	2.00
56.00	5.29	0.32	0.00	0.00	4.03	2.00
57.00	5.65	0.38	0.00	0.00	2.98	2.00
58.00	6.10	0.47	0.00	0.00	4.04	2.00
59.00 60.00	6.70 10.83	0.67 6.40	0.00	0.00	4.03 4.73	2.00
61.00	12.01	1.02	0.00	0.00	4.73	2.00
62.00	12.56	0.52	0.00	0.00	4.81	2.00
63.00	12.90	0.34	0.00	0.00	4.51	2.00
64.00	13.22	0.33	0.00	0.00	4.19	2.00
65.00	13.41	0.20	0.00	0.00	4.01	2.00
66.00	13.60	0.20	0.00	0.00	4.04	2.00
67.00	13.80	0.20	0.00	0.00	4.03	2.00
68.00	13.99	0.20	0.00	0.00	4.02	2.00
69.00	14.12	0.13	0.00	0.00	2.97	2.00
70.00	14.24	0.13	0.00	0.00	4.04	2.00
71.00	14.37	0.13	0.00	0.00	4.01	2.00
72.00	14.50	0.13	0.00	0.00	2.91	2.00
73.00	14.50	0.00	0.00	0.00	2.95	2.00
74.00	14.50	0.00	0.00	0.00	2.95	2.00
75.00	14.50	0.00	0.00	0.00	2.95	2.00
76.00	14.50	0.00	0.00	0.00	2.95	2.00
77.00	14.50	0.00	0.00	0.00	2.95	2.00
78.00	14.50	0.00	0.00	0.00	2.95	2.00
79.00	14.50	0.00	0.00	0.00	2.95	2.00
80.00	14.50	0.00	0.00	0.00	2.95	2.00

From Basin: SITE
To Basin: Offsitel
Structure Type: Pump

Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 13.00 14.00 15.00 16.00 17.00	0.00 0.06 0.13 0.19 0.26 0.32 0.39 0.45 0.52 0.58 0.65 0.71 0.78 0.84 0.91 0.97 1.04 1.10	0.00 0.02 0.04 0.05 0.06 0.06 0.06 0.06 0.06 0.06 0.06	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	2.00 2.01 2.05 2.10 2.17 2.24 2.31 2.38 2.46 2.53 2.61 2.69 2.76 2.84 2.92 2.99 4.02 2.88	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00
18.00 19.00 20.00 21.00	1.17 1.23 1.30 1.36	0.07 0.07 0.07 0.07	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2.96 4.01 4.04 2.93	2.00 2.00 2.00 2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
22.00	1.43	0.07	0.00	0.00	4.00	2.00
23.00	1.49	0.07	0.00	0.00	4.03	2.00
24.00	1.56	0.07	0.00	0.00	2.90	2.00
25.00	1.65	0.10	0.00	0.00	4.00	2.00
26.00	1.75	0.10	0.00	0.00	4.04	2.00
27.00 28.00	1.84 1.94	0.10	0.00	0.00	2.97	2.00
28.00	2.03	0.10 0.10	0.00	0.00	4.03 2.93	2.00
30.00	2.13	0.10	0.00	0.00	4.02	2.00
31.00	2.22	0.10	0.00	0.00	2.90	2.00
32.00	2.32	0.10	0.00	0.00	4.00	2.00
33.00	2.41	0.10	0.00	0.00	4.04	2.00
34.00	2.50	0.10	0.00	0.00	2.97	2.00
35.00	2.60	0.10	0.00	0.00	4.03	2.00
36.00 37.00	2.69 2.79	0.10 0.10	0.00	0.00	2.94 4.02	2.00
38.00	2.79	0.10	0.00	0.00	2.90	2.00
39.00	2.98	0.10	0.00	0.00	4.01	2.00
40.00	3.07	0.10	0.00	0.00	4.04	2.00
41.00	3.17	0.10	0.00	0.00	2.98	2.00
42.00	3.26	0.10	0.00	0.00	4.03	2.00
43.00	3.36	0.10	0.00	0.00	2.94	2.00
44.00	3.45	0.10	0.00	0.00	4.02	2.00
45.00 46.00	3.55 3.64	0.10 0.10	0.00	0.00	2.91 4.01	2.00
47.00	3.74	0.10	0.00	0.00	4.01	2.00
48.00	3.83	0.10	0.00	0.00	2.99	2.00
49.00	3.94	0.11	0.00	0.00	4.04	2.00
50.00	4.04	0.11	0.00	0.00	2.98	2.00
51.00	4.17	0.13	0.00	0.00	4.04	2.00
52.00	4.31	0.15	0.00	0.00	4.01	2.00
53.00	4.49	0.19	0.00	0.00	2.96	2.00
54.00 55.00	4.72 4.98	0.24 0.28	0.00	0.00	2.95 3.00	2.00 2.00
56.00	5.29	0.28	0.00	0.00	4.03	2.00
57.00	5.65	0.38	0.00	0.00	2.98	2.00
58.00	6.10	0.47	0.00	0.00	4.04	2.00
59.00	6.70	0.67	0.00	0.00	4.03	2.00
60.00	10.83	6.40	0.00	0.00	4.73	2.00
61.00	12.01	1.02	0.00	0.00	4.99	2.00
62.00 63.00	12.56 12.90	0.52 0.34	0.00	0.00	4.81 4.51	2.00
64.00	13.22	0.34	0.00	0.00	4.19	2.00
65.00	13.41	0.20	0.00	0.00	4.01	2.00
66.00	13.60	0.20	0.00	0.00	4.04	2.00
67.00	13.80	0.20	0.00	0.00	4.03	2.00
68.00	13.99	0.20	0.00	0.00	4.02	2.00
69.00	14.12	0.13	0.00	0.00	2.97	2.00
70.00	14.24	0.13	0.00	0.00	4.04	2.00
71.00 72.00	14.37 14.50	0.13 0.13	0.00	0.00	4.01 2.91	2.00
73.00	14.50	0.13	0.00	0.00	2.95	2.00
74.00	14.50	0.00	0.00	0.00	2.95	2.00
75.00	14.50	0.00	0.00	0.00	2.95	2.00
76.00	14.50	0.00	0.00	0.00	2.95	2.00
77.00	14.50	0.00	0.00	0.00	2.95	2.00
78.00	14.50	0.00	0.00	0.00	2.95	2.00
79.00 80.00	14.50 14.50	0.00	0.00	0.00	2.95 2.95	2.00
00.00	14.50	0.00	0.00	0.00	2.73	2.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

=======	========	========	========	========
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=======		========	=========	=======
1	1.11	16.80	0.00	0.00
2	2.23	60.20	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

File: 22-1691.00 POST - 25 YR Date: November 10, 2022

BASIN MAXIMUM AND MINIMUM STAGES

===========		========		
Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.03	60.40	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

 Basin	Total Runoff	Structure Inflow		Initial Storage	Final Storage	Residual
 SITE	1.21	0.00	1.14	0.00	0.07	0.00

File: 22-1691.00 POST - 100 YR Date: November 10, 2022

Project Name: 200 BROWARD

Reviewer:

Project Number: 22-1691.00

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year 3 Day Rainfall: 18 inches

Area: 1.01 acres

Ground Storage: 0.12 inches
Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Storage (acre-ft)
0.00
0.07
0.07
0.27
0.84
1.24
1.71

Offsite Receiving Body: Offsitel

Time	Stage
(hr)	(ft NGVD)
0.00	2.00
80.00	2.00

Structure: 1

From Basin: SITE To Basin: Offsitel Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.01	2.00
2.00	0.16	0.06	0.00	0.00	2.07	2.00
3.00	0.24	0.07	0.00	0.00	2.15	2.00
4.00	0.32	0.07	0.00	0.00	2.23	2.00
5.00	0.40	0.08	0.00	0.00	2.32	2.00
6.00	0.48	0.08	0.00	0.00	2.41	2.00
7.00	0.56	0.08	0.00	0.00	2.51	2.00
8.00	0.64	0.08	0.00	0.00	2.60	2.00
9.00	0.73	0.08	0.00	0.00	2.69	2.00
10.00	0.81	0.08	0.00	0.00	2.79	2.00
11.00	0.89	0.08	0.00	0.00	2.88	2.00
12.00	0.97	0.08	0.00	0.00	2.98	2.00
13.00	1.05	0.08	0.00	0.00	4.03	2.00
14.00	1.13	0.08	0.00	0.02	2.91	2.00
15.00	1.21	0.08	0.00	0.02	4.00	2.00
16.00	1.29	0.08	0.00	0.02	4.04	2.00
17.00	1.37	0.08	0.00	0.04	2.93	2.00
18.00	1.45	0.08	0.00	0.04	4.01	2.00
19.00	1.53	0.08	0.00	0.04	4.04	2.00
20.00	1.61	0.08	0.00	0.06	2.96	2.00
21.00	1.69	0.08	0.00	0.06	4.02	2.00
22.00	1.77	0.08	0.00	0.07	2.89	2.00
23.00	1.85	0.08	0.00	0.07	2.99	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
======	========	========	========	========	:=======	========
24.00	1.93	0.08	0.00	0.07	4.03	2.00
25.00	2.05	0.12	0.00	0.09	2.95	2.00
26.00	2.17	0.12	0.00	0.09	4.03	2.00
27.00	2.29	0.12	0.00	0.11	2.97	2.00
28.00	2.40	0.12	0.00	0.11	4.04	2.00
29.00	2.52	0.12	0.00	0.13	2.99	2.00
30.00	2.64	0.12	0.00	0.13	4.04	2.00
31.00	2.76	0.12	0.00	0.15	4.00	2.00
32.00	2.87	0.12	1.11	0.17	4.01	2.00
33.00	2.99	0.12	0.00	0.17	4.01	2.00
34.00	3.11	0.12	0.00	0.18	2.90	2.00
35.00	3.23	0.12	0.00	0.18	4.02	2.00
36.00	3.34	0.12	0.00	0.20	2.92	2.00
37.00	3.46	0.12	0.00	0.20	4.02	2.00
38.00	3.58	0.12	0.00	0.22	2.94	2.00
39.00	3.70	0.12	0.00	0.22	4.03	2.00
40.00	3.81	0.12	0.00	0.24	2.96	2.00
41.00	3.93	0.12	0.00	0.24	4.04	2.00
42.00	4.05	0.12	0.00	0.26	2.98	2.00
43.00	4.17	0.12	0.00	0.26	4.04	2.00
44.00	4.28	0.12	0.00	0.28	3.00	2.00
45.00	4.40	0.12	1.11	0.29	4.00	2.00
46.00	4.52	0.12	0.00	0.29	4.01	2.00
47.00	4.64	0.12	1.11	0.31	4.01	2.00
48.00	4.75	0.12	0.00	0.31	4.01	2.00
49.00	4.89	0.13	0.00	0.33	2.93	2.00
50.00	5.02	0.13	0.00	0.33	4.03	2.00
51.00	5.18	0.16	0.00	0.35	4.00	2.00
52.00	5.35	0.18	0.00	0.37	2.94	2.00
53.00	5.58	0.18	0.00	0.37	2.93	2.00
54.00	5.85	0.29	0.00	0.41	2.99	2.00
55.00	6.19	0.35	0.00	0.42	4.04	2.00
56.00	6.57	0.40	0.00	0.46	4.01	2.00
57.00	7.02	0.48	0.00	0.50	4.01	2.00
58.00	7.58	0.58	0.00	0.53	4.04	2.00
59.00	8.32	0.83	1.11	0.61	4.01	2.00
60.00	13.44	7.95	1.11	0.68	5.01	2.00
61.00	14.91	1.27	0.00	0.68	5.17	2.00
62.00	15.59	0.65	1.11	0.70	4.97	2.00
63.00	16.01	0.42	1.11	0.79	4.71	2.00
64.00	16.41	0.40	1.11	0.88	4.42	2.00
65.00	16.65	0.25	1.11	0.98	4.08	2.00
66.00	16.89	0.24	0.00	0.99	4.04	2.00
67.00	17.13	0.24	1.11	1.03	4.00	2.00
68.00	17.36	0.24	1.11	1.05	4.01	2.00
69.00	17.52	0.16	0.00	1.05	4.04	2.00
70.00			0.00	1.03		
	17.68	0.16			4.01	2.00
71.00	17.84	0.16	0.00	1.09	2.97	2.00
72.00	18.00	0.16	1.11	1.11	4.01	2.00
73.00	18.00	0.00	0.00	1.11	2.94	2.00
74.00	18.00	0.00	0.00	1.11	2.94	2.00
75.00	18.00	0.00	0.00	1.11	2.94	2.00
76.00	18.00	0.00	0.00	1.11	2.94	2.00
77.00	18.00	0.00	0.00	1.11	2.94	2.00
78.00	18.00	0.00	0.00	1.11	2.94	2.00
79.00	18.00	0.00	0.00	1.11	2.94	2.00
80.00	18.00	0.00	0.00	1.11	2.94	2.00

From Basin: SITE To Basin: Offsite1 Structure Type: Pump

On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.01	2.00
2.00	0.16	0.06	0.00	0.00	2.07	2.00
3.00	0.24	0.07	0.00	0.00	2.15	2.00
4.00	0.32	0.07	0.00	0.00	2.23	2.00
5.00	0.40	0.08	0.00	0.00	2.32	2.00
6.00 7.00	0.48 0.56	0.08	0.00	0.00	2.41 2.51	2.00 2.00
8.00	0.64	0.08	0.00	0.00	2.60	2.00
9.00	0.73	0.08	0.00	0.00	2.69	2.00
10.00	0.81	0.08	0.00	0.00	2.79	2.00
11.00 12.00	0.89 0.97	0.08 0.08 0.08	0.00 0.00 0.00	0.00 0.00 0.00	2.88 2.98 4.03	2.00 2.00 2.00
13.00 14.00 15.00	1.05 1.13 1.21	0.08	0.00	0.00	2.91 4.00	2.00
16.00	1.29	0.08	0.00	0.00	4.04	2.00
17.00	1.37	0.08	0.00	0.00	2.93	2.00
18.00	1.45	0.08	0.00	0.00	4.01	2.00
19.00	1.53	0.08	0.00	0.00	4.04	2.00
20.00	1.61	0.08	0.00	0.00	2.96	2.00
21.00	1.69	0.08	0.00	0.00	4.02	2.00
22.00 23.00	1.77 1.85	0.08	0.00	0.00	2.89 2.99	2.00
24.00	1.93	0.08	0.00	0.00	4.03	2.00
25.00	2.05	0.12	0.00	0.00	2.95	2.00
26.00	2.17	0.12	0.00	0.00	4.03	2.00
27.00	2.29	0.12	0.00	0.00	2.97	2.00
28.00	2.40	0.12	0.00	0.00	4.04	2.00
29.00	2.52	0.12	0.00	0.00	2.99	2.00
30.00	2.64	0.12	0.00	0.00	4.04	2.00
31.00	2.76	0.12	0.00	0.00	4.00	2.00
32.00	2.87	0.12	0.00	0.00	4.01	2.00
33.00 34.00	2.99 3.11	0.12 0.12	0.00	0.00	4.01 2.90	2.00
35.00	3.23	0.12	0.00	0.00	4.02	2.00
36.00	3.34	0.12	0.00	0.00	2.92	2.00
37.00	3.46	0.12	0.00	0.00	4.02	2.00
38.00	3.58	0.12	0.00	0.00	2.94	2.00
39.00	3.70	0.12	0.00	0.00	4.03	2.00
40.00	3.81	0.12	0.00	0.00	2.96	2.00
41.00 42.00	3.93 4.05	0.12 0.12	0.00	0.00	4.04 2.98	2.00
43.00	4.17	0.12	0.00	0.00	4.04	2.00
44.00	4.28	0.12	0.00	0.00	3.00	2.00
45.00	4.40	0.12	0.00	0.00	4.00	2.00
46.00	4.52	0.12	0.00	0.00	4.01	2.00
47.00	4.64	0.12	0.00	0.00	4.01	2.00
48.00	4.75	0.12	0.00	0.00	4.01	2.00
49.00	4.89	0.13	0.00	0.00	2.93	2.00
50.00	5.02	0.13	0.00	0.00	4.03	2.00
51.00	5.18	0.16	0.00	0.00	4.00	2.00
52.00 53.00	5.35 5.58	0.18 0.24	0.00	0.00	2.94 2.93	2.00
54.00	5.85	0.29	0.00	0.00	2.99	2.00
55.00	6.19	0.35	0.00	0.00	4.04	2.00
56.00	6.57	0.40	0.00	0.00	4.01	2.00
57.00	7.02	0.48	0.00	0.00	4.01	2.00
58.00	7.58	0.58	0.00	0.00	4.04	2.00
59.00	8.32	0.83	0.00	0.00	4.01	2.00
60.00	13.44	7.95	0.00	0.00	5.01	2.00
61.00	14.91	1.27	2.23	0.18	5.17	2.00
62.00	15.59	0.65	0.00	0.33	4.97	2.00
63.00 64.00	16.01 16.41	0.42 0.40	0.00	0.33	4.71 4.42	2.00
65.00	16.65	0.25	0.00	0.33	4.08	2.00
66.00	16.89	0.24	0.00	0.33	4.04	2.00
67.00	17.13	0.24	0.00	0.33	4.00	2.00
68.00 69.00	17.36 17.52	0.24 0.16	0.00	0.33	4.01 4.04	2.00

70.00 17.68 0.16 0.00 0.33 4.01	
70.00 17.08 0.16 0.00 0.33 4.01 71.00 17.84 0.16 0.00 0.33 2.97 72.00 18.00 0.16 0.00 0.33 4.01 73.00 18.00 0.00 0.00 0.33 2.94 74.00 18.00 0.00 0.00 0.33 2.94 75.00 18.00 0.00 0.00 0.33 2.94 76.00 18.00 0.00 0.00 0.33 2.94 77.00 18.00 0.00 0.00 0.33 2.94 79.00 18.00 0.00 0.00 0.33 2.94 79.00 18.00 0.00 0.00 0.33 2.94 80.00 18.00 0.00 0.00 0.33 2.94	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump

On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

					_	
	Cumulative	Instant	Current	Cumulative	Head Water	Tail Water
Time	Rainfall	Runoff	Discharge	Discharge	Stage	Stage
(hr)	(in) ========	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.00	2.00
2.00	0.16	0.05	0.00	0.00	2.01	2.00
3.00	0.24	0.07	0.00	0.00	2.15	2.00
4.00	0.32	0.07	0.00	0.00	2.23	2.00
5.00	0.40	0.08	0.00	0.00	2.32	2.00
6.00	0.48	0.08	0.00	0.00	2.41	2.00
7.00	0.56	0.08	0.00	0.00	2.51	2.00
8.00	0.64	0.08	0.00	0.00	2.60	2.00
9.00	0.73	0.08	0.00	0.00	2.69	2.00
10.00	0.81	0.08	0.00	0.00	2.79	2.00
11.00	0.89	0.08	0.00	0.00	2.88	2.00
12.00	0.97	0.08	0.00	0.00	2.98	2.00
13.00	1.05	0.08	0.00	0.00	4.03	2.00
14.00	1.13	0.08	0.00	0.00	2.91	2.00
15.00	1.21	0.08	0.00	0.00	4.00	2.00
16.00	1.29	0.08	0.00	0.00	4.04	2.00
17.00	1.37	0.08	0.00	0.00	2.93	2.00
18.00	1.45	0.08	0.00	0.00	4.01	2.00
19.00	1.53	0.08	0.00	0.00	4.04	2.00
20.00	1.61	0.08	0.00	0.00	2.96	2.00
21.00	1.69	0.08	0.00	0.00	4.02	2.00
22.00	1.77	0.08	0.00	0.00	2.89	2.00
23.00	1.85	0.08	0.00	0.00	2.99	2.00
24.00	1.93	0.08	0.00	0.00	4.03	2.00
25.00	2.05	0.12	0.00	0.00	2.95	2.00
26.00	2.17	0.12	0.00	0.00	4.03	2.00
27.00	2.29	0.12	0.00	0.00	2.97	2.00
28.00	2.40	0.12	0.00	0.00	4.04	2.00
29.00	2.52	0.12	0.00	0.00	2.99	2.00
30.00 31.00	2.64 2.76	0.12 0.12	0.00	0.00	4.04 4.00	2.00 2.00
32.00	2.76	0.12	0.00	0.00	4.00	2.00
33.00	2.99	0.12	0.00	0.00	4.01	2.00
34.00	3.11	0.12	0.00	0.00	2.90	2.00
35.00	3.23	0.12	0.00	0.00	4.02	2.00
36.00	3.34	0.12	0.00	0.00	2.92	2.00
37.00	3.46	0.12	0.00	0.00	4.02	2.00
38.00	3.58	0.12	0.00	0.00	2.94	2.00
39.00	3.70	0.12	0.00	0.00	4.03	2.00
40.00	3.81	0.12	0.00	0.00	2.96	2.00
41.00	3.93	0.12	0.00	0.00	4.04	2.00
42.00	4.05	0.12	0.00	0.00	2.98	2.00
43.00	4.17	0.12	0.00	0.00	4.04	2.00
44.00	4.28	0.12	0.00	0.00	3.00	2.00
45.00	4.40	0.12	0.00	0.00	4.00	2.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
46.00 47.00 48.00 49.00 50.00 51.00 52.00 53.00 54.00 55.00	4.52 4.64 4.75 4.89 5.02 5.18 5.35 5.58 5.85 6.19	0.12 0.12 0.12 0.13 0.13 0.16 0.18 0.24 0.29 0.35	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	4.01 4.01 4.01 2.93 4.03 4.00 2.94 2.93 2.99 4.04	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00
56.00 57.00 58.00 59.00 60.00 61.00 62.00 63.00 64.00 65.00	6.57 7.02 7.58 8.32 13.44 14.91 15.59 16.01 16.41 16.65	0.40 0.48 0.58 0.83 7.95 1.27 0.65 0.42 0.40	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	4.01 4.01 4.04 4.01 5.01 5.17 4.97 4.71 4.42 4.08	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00
66.00 67.00 68.00 69.00 70.00 71.00 73.00 74.00 75.00 76.00 78.00 79.00 80.00	16.89 17.13 17.36 17.52 17.68 17.84 18.00 18.00 18.00 18.00 18.00 18.00 18.00	0.24 0.24 0.24 0.16 0.16 0.16 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	4.04 4.00 4.01 4.04 4.01 2.97 4.01 2.94 2.94 2.94 2.94 2.94 2.94 2.94	2.00 2.00 2.00 2.00 2.00 2.00 2.00 2.00

From Basin: SITE
To Basin: Offsitel
Structure Type: Pump

Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1000 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	2.00
1.00	0.08	0.03	0.00	0.00	2.01	2.00
2.00	0.16	0.06	0.00	0.00	2.07	2.00
3.00	0.24	0.07	0.00	0.00	2.15	2.00
4.00	0.32	0.07	0.00	0.00	2.23	2.00
5.00	0.40	0.08	0.00	0.00	2.32	2.00
6.00	0.48	0.08	0.00	0.00	2.41	2.00
7.00	0.56	0.08	0.00	0.00	2.51	2.00
8.00	0.64	0.08	0.00	0.00	2.60	2.00
9.00	0.73	0.08	0.00	0.00	2.69	2.00
10.00	0.81	0.08	0.00	0.00	2.79	2.00
11.00	0.89	0.08	0.00	0.00	2.88	2.00
12.00	0.97	0.08	0.00	0.00	2.98	2.00
13.00	1.05	0.08	0.00	0.00	4.03	2.00
14.00	1.13	0.08	0.00	0.00	2.91	2.00
15.00	1.21	0.08	0.00	0.00	4.00	2.00
16.00	1.29	0.08	0.00	0.00	4.04	2.00
17.00	1.37	0.08	0.00	0.00	2.93	2.00
18.00	1.45	0.08	0.00	0.00	4.01	2.00
19.00	1.53	0.08	0.00	0.00	4.04	2.00
20.00	1.61	0.08	0.00	0.00	2.96	2.00
21.00	1.69	0.08	0.00	0.00	4.02	2.00

22.00 1.77 0.88 0.00 0.00 2.99 2.00 23.00 1.85 0.08 0.00 0.00 2.99 2.00 24.00 1.93 0.08 0.00 0.00 0.00 2.95 2.00 25.00 2.05 0.12 0.00 0.00 0.00 2.95 2.00 25.00 2.17 0.12 0.00 0.00 0.00 2.95 2.00 27.00 2.29 0.12 0.00 0.00 0.00 2.97 2.00 27.00 2.29 0.12 0.00 0.00 0.00 2.97 2.00 28.00 2.40 0.12 0.00 0.00 0.00 2.97 2.00 28.00 2.40 0.12 0.00 0.00 0.00 4.04 2.00 29.00 2.52 0.12 0.00 0.00 0.00 4.04 2.00 29.00 2.52 0.12 0.00 0.00 0.00 4.04 2.00 31.00 2.64 0.12 0.00 0.00 0.00 4.04 2.00 31.00 2.66 0.12 0.00 0.00 0.00 4.04 2.00 33.00 2.99 0.12 0.00 0.00 0.00 4.01 2.00 33.00 2.99 0.12 0.00 0.00 0.00 4.01 2.00 33.00 2.99 0.12 0.00 0.00 0.00 4.01 2.00 33.00 2.99 0.12 0.00 0.00 0.00 4.01 2.00 33.00 2.99 0.12 0.00 0.00 0.00 4.01 2.00 35.00 3.31 0.12 0.00 0.00 0.00 4.01 2.00 35.00 3.31 0.12 0.00 0.00 0.00 4.01 2.00 35.00 3.33 0.12 0.00 0.00 0.00 4.02 2.00 35.00 3.34 0.12 0.00 0.00 0.00 4.02 2.00 35.00 3.35 0.12 0.00 0.00 2.99 2.20 37.00 38.00 3.55 0.12 0.00 0.00 4.02 2.20 39.00 3.70 0.346 0.12 0.00 0.00 4.02 2.20 39.00 3.70 0.12 0.00 0.00 4.02 2.92 2.00 39.00 3.70 0.12 0.00 0.00 2.94 2.00 39.00 3.70 0.12 0.00 0.00 2.94 2.00 4.03 2.00 4.04 2.00 4.05 0.12 0.00 0.00 2.96 2.00 44.00 3.91 0.12 0.00 0.00 2.96 2.00 44.00 3.91 0.12 0.00 0.00 2.96 2.00 44.00 3.93 0.12 0.00 0.00 4.04 2.00 44.05 0.12 0.00 0.00 4.04 2.00 44.05 0.12 0.00 0.00 4.04 2.00 44.05 0.12 0.00 0.00 4.04 2.00 44.05 0.12 0.00 0.00 4.04 2.00 44.00 4.28 0.12 0.00 0.00 4.04 2.00 44.00 4.28 0.12 0.00 0.00 4.04 2.00 44.00 4.28 0.12 0.00 0.00 4.04 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.04 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.01 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.01 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.01 4.01 2.00 44.00 4.28 0.12 0.00 0.00 4.01 4.01 2.00 44.00 4.28 0.00 4.01 4.01 2.00 44.00 4.29 0.00 4.01 4.01 2.00 44.00 4.29 0.00 4.01 4.01 2.00 4.01 4.01 2.00 4.01 4.01 4.2	Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00							
25.00							
25.00	24.00	1.93	0.08	0.00	0.00	4.03	2.00
28.00	25.00	2.05	0.12	0.00	0.00	2.95	
28.00							
29,00							
30.00							
31.00							
32.00							
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STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

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Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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1	1.11	13.60	0.00	0.00
2	2.23	60.20	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

File: 22-1691.00 POST - 100 YR Date: November 10, 2022

BASIN MAXIMUM AND MINIMUM STAGES

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Basi	in Max (ft) Time (hr)	Min (ft)	Time (hr)
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SI	ΓE 5.2	0 60.60	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Ba		al Structure ff Inflow				Residual
S	ITE 1.	50 0.00	1.44	0.00	0.07	0.00



January 26, 2024

Public Works / Engineering 700 NW 19th Avenue For Lauderdale, FL 33311

Re: 200 W BROWARD BLVD – UPDATED LETTER

Estimated Water and Wastewater Flow Allocation FES # 21-1633.01 / DRC Case# UDP-S22030 (approved) DRC Case# UDP-S24004

To Whom It May Concern:

Please accept this letter as a written request to modify the existing letter of service availability for the above referenced project (UDP-S22030) dated August 1, 2022.

Estimated Water and Sewer Flow Generation was calculated per City of Fort Lauderdale, Department of Public Services, Guidelines for the Calculation of Sanitary Sewer Connection fees.

Proposed Service Demand:

192 rooms (Condo., Apartment R03) x 0.805 ERC/unit = 154.6 ERC's 192 rooms (Hotel without Restaurant and meeting rooms-C17) x 0.255 ERC= 49.0 ERC's 29,660 SF (Restaurant C09) x 2.495 ERC/1,000sf = 74.0 ERC's 52,173 SF (Office-C12) x 0.636 ERC/1,000sf = 33.2 ERC's

Previously Approved Service Demand:

381 units (Condo., Apartment R03) x 0.805 ERC/unit = 306.7 ERC's 7,527 SF (Merchandising C05) x 0.550 ERC/1,000sf = 4.1 ERC's

Total Proposed Demand = 310.8 ERC's Total Previously Approved Demand = 310.8 ERC's

Net Zero Change From Prior Approval

If you have any questions please call.

Respectfully,

Shane Grabski, P.E.

Flynn Engineering Services, P.A.

From: <u>City of Fort Lauderdale-No Reply</u>

To: <u>Gabi Aguiar</u>

Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-24010007

Date: Friday, January 26, 2024 4:55:58 PM



The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-24010007** at **SW 2 AVE**. You will be notified by email if any additional information is required for review. Plan review will not begin until the application package has been determined to be complete.

You may visit <u>LauderBuild</u> to review the processing status at any time by going to the **Record Details page** and selecting **Record Info > Processing Status** or **Plan Room > Summary**, if you are logged in to your account.

Thank you, **Development Services Department** 700 NW 19th Avenue Fort Lauderdale, FL 33311 Open 8 am to 3 pm 954-828-6520





DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION WAIVER OF SECTION 166.033, FLORIDA STATUTES

CASE.	001 324007						
REQUEST:	Site Plan Level II Revi	Site Plan Level II Review: Mixed-Use Development with Mixed-Use Development with 834 Hotel Units, 7,527 Square-Feet of					
	Development with	834	Hotel	Units,	7,527	Square-Feet	0

Commercial, 3,354 Square-Feet of Restaurant, and 52,173 Square-Feet of Office in Downtown Regional Activity Center

APPLICANT: 200 West Property Owner LLC

AGENT: Stephanie J. Toothaker, Esq., P.A.,

PROJECT NAME: 200 West Broward

PROPERTY ADDRESS: 200 W. Broward Boulevard

ABBREVIATED LEGAL DESCRIPTION: FT LAUDERDALE B-40 D LOT 1 LESS ST,2 THRU 5,6 N 38, 19 N 38,20

THRU 22,23 LESS ST, 24 LESS RD R/W BLK 16

ZONING DISTRICT: Regional Activity Center – City Center (RAC-CC)

HIDD COADON

LAND USE: Downtown Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Downtown Fort Lauderdale Civic Association

CASE PLANNER: Trisha Logan, AICP

For the above-mentioned case number, the applicant acknowledges and agrees to waive the time limits in Section 166.033(1), Florida Statutes, as amended.

For the above-mentioned case number, the applicant acknowledges and agrees to waive the limitation of the requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

Stephanie J. Toothaker, Esq.

Printed Name of Owner or Agent

Corporate Title (if applicable)

Taudam) (10 1/30/2024

mature of Owner or Agent Do

CONTACT: Devon Anderson

ADDRESS VERIFICATION

Ph	ione: 954-828-5233
En	nail: DAnderson@fortlauderdale.gov
PROJECT ADDRESS:	200 W BROWARD BLVD, 33312
PREVIOUS ADDRESS:	2 SW 3 AVE 250 W BROWARD BLVD, 33312
NOTES: NEW MIXE	ED-USE DEVELOPMENT
ZONING: RAC-CC	
FOLIO #: 50421001	2140
LEGAL DESCRIPTION:	FT LAUDERDALE B-40 D LOT 1 LESS ST,2 THRU 5,6 N 38, 19 N 38,20 THRU 22,23 LESS ST, 24 LESS RD R/W BLK 16
DRC #:	
AUTHORIZED SIGNATI	URE:
DATE: 06/23/202	.2

200 West Property Owner LLC 1 S.E. 3rd Ave., Suite 3050 Miami, Fl 33131

January 24, 2024

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

Broward County
Broward County Administration
115 S. Andrews Avenue, Room 409
Fort Lauderdale 33301

Re: Agent Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Estefania Mayorga, and Roya Edwards of Stephanie J. Toothaker, Esq., P.A. (toothaker.org) to represent the interests of **200 West Property Owner LLC** in connection with permitting of the property located at 200 West Broward Boulevard, Fort Lauderdale, FL 33301 in the City of Fort Lauderdale and Broward County.

Sincerely,

200 West Property Owner LLC, a Delaware Profit Corporation

Name: Harvey Hernandez Title: Authorized Signatory

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of

physical presence or □ online notarization this,

day of

londard, 2024, by Harvey Hernandez as Authorized Signatory of 200

West Property owner LLC

(Notary Seal)



Maria Frentes
Notary Public

Name typed, printed or stamped

Personally Known OR _____ Produced Identification
Type of Identification Produced

Limited Liability Company Agreement

of

200 West Property Owner LLC

This Limited Liability Company Agreement (the "Agreement") of 200 West Property Owner LLC, a Delaware limited liability company (the "Company"), effective as of December 5, 2023 (the "Effective Date"), is adopted by 200 West JV Holdco LLC, a Delaware limited liability company, as the sole member of the Company (the "Member").

WHEREAS, the Company was formed as a limited liability company on December 5, 2023, by the filing of a Certificate of Formation with the Secretary of State of the State of Delaware pursuant to and in accordance with the Delaware Limited Liability Company Act, as amended from time to time (the "Act"); and

WHEREAS, membership in and management of the Company shall be governed by the terms set forth herein.

NOW, THEREFORE, the Member agrees as follows:

1. Definitions.

- (a) "Lender" means 200-520 Broward Owner LLC, a Delaware limited liability company, and its successors or assigns.
- (b) "Loan" means that certain loan from Lender in the original principal amount of
- (c) "Loan Agreement" means that certain Loan Agreement, by and between Lender and the Company, dated on or about the date hereof.
- (d) "Loan Documents" means the agreements, documents, and other instruments entered into in connection with the Loan.
- (e) "Person" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, non-incorporated organization or government or any agency or political subdivision thereof.
- (f) "Property" means that certain real property located at 200 W. Broward Boulevard, Ft. Lauderdale, Florida 33311, as more particularly described on <u>Exhibit A</u> attached hereto and by this reference incorporated herein.
- 2. Name. The name of the Company is 200 West Property Owner LLC.

3. Purpose.

(a) The sole and exclusive purpose of the Company shall be to (i) purchase, own, finance, refinance, rehabilitate, develop, use, operate, lease, manage, hold for investment,

exchange, sell, and dispose of the Property, (ii) obtain the Loan from Lender, which Loan shall be secured and evidenced by a first priority mortgage upon the Property (the "Mortgage"), and (iii) transact any and all lawful business that is incident, necessary and appropriate to accomplish the foregoing. Notwithstanding any other provision of the Agreement to the contrary, so long as the Loan is outstanding, the Company may not, without the prior written consent of Lender, engage in any business or activity other than those set forth in this section.

- (b) Additionally, for so long as the Loan remains outstanding, the Company will:
 - (i) maintain books and records and bank accounts separate from those of any other person or entity;
 - (ii) maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;
 - (iii) comply with all organizational formalities necessary to maintain its separate existence;
 - (iv) hold itself out to creditors and the public as a legal entity separate and distinct from any other entity;
 - (v) maintain separate financial statements, showing its assets and liabilities separate and apart from those of any other person or entity and not have its assets listed on any financial statement of any other person or entity except that Lender's assets may be included in a consolidated financial statement of its' affiliate so long as appropriate notation is made on such consolidated financial statements to indicate the separateness of Lender from such affiliate and to indicate that Lender's assets and credit are not available to satisfy the debts and other obligations of such affiliate or any other person or entity;
 - (vi) prepare and file its own tax returns separate from those of any person or entity to the extent required by applicable law, and pay any taxes required to be paid by applicable law;
 - (vii) allocate and charge fairly and reasonably any common employee or overhead shared with affiliates;
 - (viii) not enter into any transaction with any affiliate, except on an arm's-length basis on terms which are intrinsically fair and no less favorable than would be available for unaffiliated third parties, and pursuant to written, enforceable agreements;
 - (ix) conduct business in its own name, and use separate stationery, invoices and checks bearing its own name;
 - (x) not commingle its assets or funds with those of any other person or entity;

- (xi) not assume, guarantee or pay the debts or obligations of any other person or entity;
- (xii) correct any known misunderstanding as to its separate identity;
- (xiii) not permit any affiliate to guarantee or pay its obligations (other than limited guarantees and indemnities pursuant to the Loan Documents);
- (xiv) not make loans or advances to any other person or entity;
- (xv) pay its liabilities and expenses from its own funds (to the extent there exists sufficient cash flow from the Property to do so);
- (xvi) maintain a sufficient number of employees in light of its contemplated business operation and pay the salaries of its own employees, if any, only from its own funds (to the extent there exists sufficient cash flow from the Property to do so);
- (xvii) maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character in light of its contemplated business operations (to the extent there exists sufficient cash flow from the Property to do so); and
- (xviii) cause the managers, officers, employees, agents and other representatives of Lender to act at all times with respect to Lender consistently and in furtherance of the foregoing and in the best interests of Lender.
- 4. Principal Office; Registered Agent.
 - (a) Principal Office. The location of the principal office of the Company shall be 1 S.E. 3rd Avenue, Suite 3050, Miami, Florida 33131, or such other location as the Member may from time to time designate.
 - (b) Registered Agent. The registered agent of the Company for service of process in the State of Delaware and the registered office of the Company in the State of Delaware shall be that person and location reflected in the Certificate of Formation. In the event the registered agent ceases to act as such for any reason or the registered office shall change, the Member shall promptly designate a replacement registered agent or file a notice of change of address, as the case may be, in the manner provided by law.

5. Members.

(a) Initial Member. The Member owns 100% of the limited liability company interests in the Company. The name and the business, residence, or mailing address of the Member are as follows:

Name

Address

200 West JV Holdco LLC

1 S.E. 3rd Avenue Suite 3050 Miami, Florida 33131

- (b) Additional Members. One or more additional members may be admitted to the Company with the consent of the Member. Prior to the admission of any such additional members to the Company, the Member shall amend this Agreement to make such changes as the Member shall determine to reflect the fact that the Company shall have such additional members. Each additional member shall execute and deliver a supplement or counterpart to this Agreement, as necessary.
- 6. Limited Liability Company Interests.
 - (a) Certificates. The Company is authorized to issue certificates to represent any or all of the limited liability company interests. If the limited liability company interests are represented by certificates, each such certificate shall be executed by manual or facsimile signature of an officer on behalf of the Company. A form of the Certificate is attached hereto as Exhibit B.
 - (b) Article 8 Opt-In. Each limited liability company interest in the Company shall constitute a "security" within the meaning of, and governed by, (a) Article 8 of the Uniform Commercial Code (including Section 8-102(a)(15) thereof) as in effect from time to time in the State of Delaware, and (b) Article 8 of the Uniform Commercial Code of any other applicable jurisdiction that now or hereafter substantially includes the 1994 revisions to Article 8 thereof as adopted by the American Law Institute and the National Conference of Commissioners on Uniform State Laws and approved by the American Bar Association on February 14, 1995. The Company hereby "opts-in" to Article 8 of the Uniform Commercial Code.
 - (c) Legend. In the event that the Company issues certificates evidencing the limited liability company interests issued by the Company, the certificates shall bear the following restrictive legend:

"This certificate evidences an interest in 200 WEST PROPERTY OWNER LLC, a Delaware limited liability company, and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect in the State of Delaware and, to the extent permitted by applicable law, Article 8 of the Uniform Commercial Code of each other applicable jurisdiction. Each limited liability company interest in the Company shall constitute a "security" within the meaning of, and governed by, (i) Article 8 of the Uniform Commercial Code (including Section 8-102(a)(15) thereof) as in effect from time to time in the State of Delaware, and (ii) Article 8 of the Uniform Commercial Code of any other applicable jurisdiction that now or hereafter substantially includes the 1994 revisions to Article 8

thereof as adopted by the American Law Institute and the National Conference of Commissioners on Uniform State Laws and approved by the American Bar Association on February 14, 1995. THE TRANSFER OF THIS CERTIFICATE AND/OR THE INTEREST EVIDENCED HEREBY IS RESTRICTED AS PROVIDED IN THE LIMITED LIABILITY COMPANY AGREEMENT OF THE COMPANY (AS AMENDED FROM TIME TO TIME)."

7. Management.

- (a) Authority; Powers and Duties of the Member. The Member shall have exclusive and complete authority and discretion to manage the operations and affairs of the Company and to make all decisions regarding the business of the Company. Any action taken by the Member shall constitute the act of and serve to bind the Company. Persons dealing with the Company are entitled to rely conclusively on the power and authority of the Member as set forth in this Agreement. The Member shall have all rights and powers of a manager under the Act, and shall have such authority, rights, and powers in the management of the Company to do any and all other acts and things necessary, proper, convenient, or advisable to effectuate the purposes of this Agreement.
- (b) Election of Officers; Delegation of Authority. The Member may, from time to time, designate one or more officers with such titles as may be designated by the Member to act in the name of the Company with such authority as may be delegated to such officers by the Member (each such designated person, an "Officer"). Any such Officer shall act pursuant to such delegated authority until such Officer is removed by the Member. Any action taken by an Officer designated by the Member pursuant to authority delegated to such Officer shall constitute the act of and serve to bind the Company. Persons dealing with the Company are entitled to rely conclusively on the power and authority of any officer set forth in this Agreement and any instrument designating such officer and the authority delegated to him or her.

8. Liability of Member; Indemnification.

- (a) Liability of Member. Except as otherwise required in the Act, the debts, obligations, and liabilities of the Company, whether arising in contract, tort, or otherwise, shall be solely the debts, obligations, and liabilities of the Company, and the Member shall not be obligated personally for any such debt, obligation, or liability of the Company solely by reason of being the Member or participating in the management of the Company.
- (b) Indemnification. To the fullest extent permitted under the Act, the Member (irrespective of the capacity in which it acts) shall be entitled to indemnification and advancement of expenses from the Company for and against any loss, damage, claim, or expense (including attorneys' fees) whatsoever incurred by the Member relating to or arising out of any act or omission or alleged acts or omissions (whether or not constituting negligence or gross negligence) performed or omitted by the Member on behalf of the Company; provided, however, that any indemnity under this Section 8(b) shall be provided

- out of and to the extent of Company assets only, and neither the Member nor any other person shall have any personal liability on account thereof.
- 9. Term. The term of the Company shall be perpetual unless the Company is dissolved and terminated in accordance with Section 13.
- 10. Initial Capital Contributions. The Member hereby agrees to contribute to the Company such cash, property, or services as determined by the Member.
- 11. Tax Status; Income and Deductions.
 - (a) Tax Status. As long as the Company has only one member, it is the intention of the Company and the Member that the Company be treated as a disregarded entity for federal and all relevant state tax purposes and neither the Company nor the Member shall take any action or make any election which is inconsistent with such tax treatment. All provisions of this Agreement are to be construed so as to preserve the Company's tax status as a disregarded entity.
 - (b) Income and Deductions. All items of income, gain, loss, deduction, and credit of the Company (including, without limitation, items not subject to federal or state income tax) shall be treated for federal and all relevant state income tax purposes as items of income, gain, loss, deduction, and credit of the Member.
- 12. Distributions. Distributions shall be made to the Member at the times and in the amounts determined by the Member.
- 13. Dissolution; Liquidation.
 - (a) The Company shall dissolve, and its affairs shall be wound up upon the first to occur of the following: (i) the written consent of the Member; or (ii) any other event or circumstance giving rise to the dissolution of the Company under Section 18-801 of the Act, unless the Company's existence is continued pursuant to the Act.
 - (b) Upon dissolution of the Company, the Company shall immediately commence to wind up its affairs and the Member shall promptly liquidate the business of the Company. During the period of the winding up of the affairs of the Company, the rights and obligations of the Member under this Agreement shall continue.
 - (c) In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied as follows: (i) first, to creditors, to the extent otherwise permitted by law, in satisfaction of liabilities of the Company (whether by payment or the making of reasonable provision for payment thereof); and (ii) thereafter, to the Member.
 - (d) Upon the completion of the winding up of the Company, the Member shall file a Certificate of Cancellation in accordance with the Act.

14. Miscellaneous.

- (a) Amendments. Amendments to this Agreement may be made only with the consent of the Member. So long as the Loan is outstanding, without the prior written consent of Lender and the Member, the Company may not amend, alter, change or repeal Section 3(b) of this Agreement.
- (b) Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Delaware without giving effect to any choice or conflict of law provision or rule (whether of the State of Delaware or any other jurisdiction).
- (c) Severability. In the event that any provision of this Agreement shall be declared to be invalid, illegal, or unenforceable, such provision shall survive to the extent it is not so declared, and the validity, legality, and enforceability of the other provisions hereof shall not in any way be affected or impaired thereby, unless such action would substantially impair the benefits to any party of the remaining provisions of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Agreement to be effective as of the date first above written.

COMPANY:

200 WEST PROPERTY OWNER LLC, a Delaware limited liability company

By: 200 West JV Holdco LLC, a Delaware limited liability company, its Managing Member

By: 200 West Property Manager LLC, a Delaware limited liability company, its Manager

By: NGD 200 West LLC, a Florida limited liability company, its Manager

By:
Name: Harvey Hernandez
Title: Authorized Signatory

SOLE MEMBER:

200 WEST JV HOLDCO LLC, a Delaware limited liability company

By: 200 West Property Manager LLC, a Delaware limited liability company, its Manager

By: NGD 200 West LLC, a Florida Imited Nability-company, its Manager

By: Name: Harvey Hernandez
Title: Authorized Signatory

Exhibit A

Property Legal Description

Lots 5, 4, 3, 2, 20, 21, 22 and a Portion of Lots 1, 6, 19, 23 and 24, all in Block 16, of Town of Fort Lauderdale, according to the plat thereof as recorded in Plat Book "B", Page 40 of the Public Records, of Dade County, Florida, and all being more fully described as follows:

COMMENCING at the Southwest corner of said Lot 6; thence North 02°09'01" West on the West line of said Block 16, a distance of 12.00 feet to the Point of Beginning; thence continuing North 02°09'01" West on said West line 239.11 feet; thence North 45°21'05" East on the Southerly right-of-way line of Broward Boulevard, a distance 25.46 feet to a point on a curve; thence Southeasterly on said South right-of-way line and on said curve to the right, with a radius of 4643.54 feet, a central angle of 00°09'51" and whose chord bears South 88°07'09" East an arc distance of 13.30 feet to a point of compound curve; thence Southeasterly on the said South right-of-way line and on said curve to the right with a radius of 4749.52 feet, a central angle of 01°37'29' and whose chord bears South 88°35'00" East, an arc distance of 134.68 feet; thence South 48°57'08" East on said Southerly right-of-way line, a distance of 32.31 feet to a point on the East line of said Block 16; thence South 02°09'01" East on said East line, a distance of 225.26 feet; thence South 87°58'59" West on the South line of the North 38.00 of said Lots 19 and 6, a distance of 190.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

Exhibit B

Number [001]

ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE

100% of Limited Liability Company Interests

200 WEST PROPERTY OWNER LLC, a Delaware limited liability company

This is to certify 200 WEST JV HOLDCO LLC is the owner of

*** ONE HUNDRED PERCENT of Limited Liability Company Interests (100%) ***

FULLY PAID AND NON-ASSESSABLE INTERESTS OF 200 WEST PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

transferable on the books of the Limited Liability Company by the holder hereof in person or by duly authorized Attorney, upon surrender of this Certificate, properly endorsed.

This certificate evidences an interest in 200 WEST PROPERTY OWNER LLC, a Delaware limited liability company (the "Company") and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect in the State of Delaware and, to the extent permitted by applicable law, Article 8 of the Uniform Commercial Code of each other applicable jurisdiction. Each limited liability company interest in the Company shall constitute a "security" within the meaning of, and governed by, (i) Article 8 of the Uniform Commercial Code (including Section 8-102(a)(15) thereof) as in effect from time to time in the State of Delaware, and (ii) Article 8 of the Uniform Commercial Code of any other applicable jurisdiction that now or hereafter substantially includes the 1994 revisions to Article 8 thereof as adopted by the American Law Institute and the National Conference of Commissioners on Uniform State Laws and approved by the American Bar Association on February 14, 1995. THE TRANSFER OF THIS CERTIFICATE AND/OR THE INTEREST EVIDENCED HEREBY IS RESTRICTED AS PROVIDED IN THE LIMITED LIABILITY COMPANY AGREEMENT OF THE COMPANY (AS AMENDED FROM TIME TO TIME).

WITNESS, the signature of an officer of the	Limited Liability Company.
Dated:	200 WEST PROPERTY OWNER LLC, a Delaware limited liability company
	By:Name: Harvey Hernandez
	Title: Authorized Signatory

51452261.1

INCUMBENCY CERTIFICATE AND WRITTEN CONSENT OF THE MANAGING MEMBER OF 200 WEST PROPERTY OWNER LLC as of December 15, 2023

THE UNDERSIGNED, being the managing member (the "<u>Managing Member</u>") of 200 WEST PROPERTY OWNER LLC (the "<u>Company</u>"), a limited liability company organized under the Limited Liability Company Act of the State of Delaware, does hereby certify on behalf of the Company as follows:

1. **THAT**, as of the date hereof, the sole member of the Company is:

200 WEST JV HOLDCO LLC, a Delaware limited liability company

- 2. **THAT**, as of the date hereof, the management of the Company is vested in the Managing Member of the Company.
- 3. **THAT**, the following are the current duly elected or appointed officers or managing member of the Company (incumbent in such offices as of the date hereof):

POSITION

INCUMBENT

Managing Member

200 WEST JV HOLDCO LLC, a Delaware limited liability company

WHEREAS, the Company is acquiring certain real property located in Broward County, Florida and more particularly described in **Exhibit A** attached hereto (the "**Property**");

WHEREAS, it is proposed that the Company, as borrower, enter into that certain mortgage loan to be entered into between 200-520 BROWARD OWNER LLC, a Delaware limited liability company as lender (the "Lender"), and the Company, in the original principal amount of the Loan"); and and 200-530 Dellars (100-530 Dell

WHEREAS, THE UNDERSIGNED, being the Managing Member of the Company does hereby adopt the following resolutions by written consent effective as of the date first written above:

RESOLVED, that the Company execute and deliver any documents and take any action necessary to effectuate the acquisition of the Property pursuant to that certain Contract for Sale and Purchase dated March 6, 2023 by and between Lender, as seller, and the Company (as assignee of Newgard Development Group Inc), as purchaser (as amended, the "<u>Purchase Contract</u>"), and that the Purchase Contract and the transactions contemplated under the Purchase Contract are hereby authorized, ratified and approved in all respects; and be it

FURTHER RESOLVED, that the Company is authorized to enter into the Loan pursuant to that certain Promissory Note, in the original principal amount of the Loan, dated as of the date hereof, and that the Loan and each of the transactions as contemplated in connection with the Loan are hereby authorized, ratified and approved in all respects; and be it

FURTHER RESOLVED, that the Company is authorized to enter into (i) those certain documents set forth on <u>Schedule 1</u> attached hereto, and (ii) certificates, assignments, affidavits, closing statements, agreements and such other documents as are required from time to time to be executed and delivered by the Company in connection with the Loan (together with any additional documents required to be delivered

thereby, and any and all renewals, extensions or modifications of any of the foregoing) and to grant the liens and security interests described thereby (collectively, the "<u>Loan Documents</u>"), and that all actions contemplated thereby be, and each is hereby, authorized, ratified and approved; and be it

FURTHER RESOLVED, that Harvey Hernandez, individually as authorized signatory of the Company (the "Authorized Signatory"), be and is hereby authorized and directed to negotiate the specific terms and conditions of the Loan Documents and to execute and deliver, or cause to be delivered, for and in the name and on behalf of the Company, the Loan Documents and any documents necessary in connection with the acquisition of the Property pursuant to the Purchase Contract, all of which shall contain such terms and conditions as said Authorized Signatory shall determine to be in the best interest of the Company, with the individual signature of said Authorized Signatory to be conclusive evidence of such determination and of the authority of said Authorized Signatory to execute and deliver the same; and be it

FURTHER RESOLVED, that Harvey Hernandez, individually as Authorized Signatory of the Company, be and is hereby authorized and directed to perform all acts and do all things which said Authorized Signatory may deem necessary or desirable to consummate the transactions contemplated by the Loan Documents and Purchase Contract; and be it

FURTHER RESOLVED, that the undersigned hereby ratify, confirm and approve the acts of the Authorized Signatory in effectuating the purposes and intents of the foregoing resolutions and the transactions contemplated thereby, irrespective of whether such acts were performed prior or subsequent to the date of the adoption of the foregoing resolutions; and be it

FURTHER RESOLVED, that this Incumbency Certificate and Written Consent may be effected by a DocuSign (or similar electronic signature service) or email with PDF attachment signature of Managing Member.

[signature on following page]

IN WITNESS WHEREOF, the undersigned, being the Managing Member of the Company, has executed the foregoing Incumbency Certificate and Written Consent for the purpose of giving consent thereto effective as of the date first written above.

MANAGING MEMBER:

200 WEST JV HOLDCO LLC,

a Delaware limited liability company

By: 200 WEST PROPERTY MANAGER LLC,

its Manager

By: NGD 200 WEST LLC,

its Manager

Title: Authorized Signatory

EXHIBIT A Property

Lots 5, 4, 3, 2, 20, 21, 22 and a Portion of Lots 1, 6, 19, 23 and 24, all in Block 16, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40 of the Public Records, of Dade County (now Miami-Dade County), Florida, and all being more fully described as follows:

COMMENCING at the Southwest corner of said Lot 6; thence North 02° 09' 01" West on the West line of said Block 16, a distance of 12.00 feet to the Point of Beginning; thence continuing North 02° 09' 01" West on said West line 239.11 feet; thence North 45° 21' 05" East on the Southerly right-of-way line of Broward Boulevard, a distance 25.46 feet to a point on a curve; thence Southeasterly on said South right-of-way line and on said curve to the right, with a radius of 4643.54 feet, a central angle of 00° 09' 51" and whose chord bears South 88° 07' 09" East an arc distance of 13.30 feet to a point of compound curve; thence Southeasterly on the said South right-of-way line and on said curve to the right with a radius of 4749.52 feet, a central angle of 01° 37' 29" and whose chord bears South 88° 35' 00" East, an arc distance of 134.68 feet; thence South 48° 57' 08" East on said Southerly right-of-way line, a distance of 32.31 feet to a point on the East line of said Block 16; thence South 02° 09' 01" East on said East line, a distance of 225.26 feet; thence South 87° 58' 59" West on the South line of the North 38.00 of said Lots 19 and 6, a distance of 190.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

EXHIBIT A

Number 001

ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE

100% of Limited Liability Company Interests

200 WEST PROPERTY OWNER LLC, a Delaware limited liability company

This is to certify that 200 WEST JV HOLDCO LLC, a Delaware limited liability company is the owner of

*** ONE HUNDRED PERCENT of Limited Liability Company Interests (100%) ***

FULLY PAID AND NON-ASSESSABLE INTERESTS OF 200 WEST PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

transferable on the books of the Limited Liability Company by the holder hereof in person or by duly authorized Attorney, upon surrender of this Certificate, properly endorsed.

This certificate evidences an interest in 200 WEST PROPERTY OWNER LLC, a Delaware limited liability company (the "Company") and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect in the State of Delaware and, to the extent permitted by applicable law, Article 8 of the Uniform Commercial Code of each other applicable jurisdiction. Each limited liability company interest in the Company shall constitute a "security" within the meaning of, and governed by, (i) Article 8 of the Uniform Commercial Code (including Section 8-102(a)(15) thereof) as in effect from time to time in the State of Delaware, and (ii) Article 8 of the Uniform Commercial Code of any other applicable jurisdiction that now or hereafter substantially includes the 1994 revisions to Article 8 thereof as adopted by the American Law Institute and the National Conference of Commissioners on Uniform State Laws and approved by the American Bar Association on February 14, 1995. THE TRANSFER OF THIS CERTIFICATE AND/OR THE INTEREST EVIDENCED HEREBY IS RESTRICTED AS PROVIDED IN THE LIMITED LIABILITY COMPANY AGREEMENT OF THE COMPANY (AS AMENDED FROM TIME TO TIME).

WITNESS, the signature of an officer of the Limited Liability Company.

Dated: December 15, 2023

200 WEST PROPERTY OWNER LLC, a Delaware limited liability company

Name: Harvey Hernandez Title: Authorized Signatory:

A-1

ACTIVE 65245158v3





Department of State

I certify the attached is a true and correct copy of the application by 200 WEST PROPERTY OWNER LLC, a Delaware limited liability company, authorized to transact business within the state of Florida on December 7, 2023 , as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H23000418072. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is M23000015417.

Authentication Code: 723A00028025-120823-M23000015417-1/1



Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the Eighth day of December, 2023

Secretary of State

December 8, 2023

200 WEST PROPERTY OWNER LLC 1 S.E. 3RD AVENUE SUITE 3050 MIAMI, FL 33131US

Qualification documents for 200 WEST PROPERTY OWNER LLC were filed on December 7, 2023, and assigned document number M23000015417. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H23000418072.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp

Please notify this office if the limited liability company address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Andrea Andrews
Regulatory Specialist II
Registration Section
Division of Corporations

Letter Number: 723A00028025

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H23000418072 3)))



H230004180723ABC.

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number : (850)617-6383

From:

Account Name : SAUL EWING LLP Account Number : I20060000021 Phone : (561)833-9800

Fax Number : (561)655-5551

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.**

Email Address:

wjstamm@newgardgroup.com

Foreign Limited Liability Company 200 WEST PROPERTY OWNER LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	S155.00

Electronic Filing Menu

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(((H230004180723)))

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN FLORIDA IN COMPIDANCE WITH SECTION 605,0002 FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED HABILITY COMPANYTOTRANSACT BUSINESS IN THE STATE OF FLORIDAY 200 WEST PROPERTY OWNER LLC (Name of Foreign Limited Liability Company, must include "Limited Earlifty Company," "LEC, "or "LEC") (if some unavailable, enser alternate over endepted for the percose of transacting bearers in Florida. The alternate mane material "London Lobelity Company," "E.L.C." on "FLC." DELAWARE APPLIED FOR 3. (I) El aumber, il applicable) (Junischetion wider the law of which foreign lurited liability company is expensed) UPON REGISTRATION (Date that transacted business in Florids, if paids to registration.) (See sections 603,6964 & 603,0605, F.S. to determine penalty liability) LS.E. 3RD AVENUE 1 S.E. 3RD AVENUE 6. (Nather Address) (Street Address of Principal Office) **SUITE 3050 SUITE 3050** MIAMI, FLORIDA 33131 MIAMI, FLORIDA 33131 7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable) WARREN JAY STAMM Name: 1 S.E. 3RD AVENUE, SUITE 3050 Office Address: Registered agent's acceptance: Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

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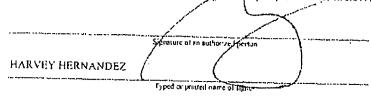
(((H23000418072 3)))

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

Title or Capacity;	Name and Address:	Title or Capacit	Name and Address:
□Manager	Name: 200 WEST IV HOLDCO LLC	i.]Manager	Name;
≣Member	Address: 1 S.E. 3RD AVENUE	□Member	Address:
□Authorized	SUITE 3050	∏Authorized	
Person	MIAMI, FLORIDA 33131	Person	
Other		□Other	
□Manager	Name:	□Manager	Name:
UMember	Address:	ElMember	Address:
□ Authorized	are to prop, beind decimand on their support supplicits for sign by makes beind the properties are so	□Authorized	
Person	m on Markenium port LAS presence to 0 11 0 m or time belowed the design to	Person	
□Other	GOther	COther	
□Manager	Name:	UManager	Name:
□Member	Address:	□Member	Address:
□Authorized	which the transfer of the state	DAuthorized	
Person	William of Francisco Milliam and the Control of the	Person	
[]Other	□ Other	CiOther	

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

- 9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)
- 16. This document is executed in accordance with section 605.0203 (1) (b). Florida Statutes, I am aware that any false information submitted in a document to the Department of State constitutes a third degree legony as provided for in s.817.155, F.S.



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Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "200 WEST PROPERTY OWNER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF DECEMBER, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

2713371 8300

SR# 20234143987 You may verify this certificate online at corp.delaware.gov/authver.shtml (((H230004180723)))

Authentication: 204739459

Date: 12-06-23



SITA ANNTAGE	200 W BROWARD BOULEVARD, FORT LAUDERDALE FL	ID#	5042 10 01 2140	
	33312		9312	
Property Owner	200 WEST PROPERTY OWNER LLC	Use	28-01	
Mailing Address	1 SE 3 AVE STE 3050 MIAMI FL 33131			
Abbr Legal Description	FT LAUDERDALE B-40 D LOT 1 LESS ST,2 THRU 5,6 N 38, 19 ST, 24 LESS RD R/W BLK 16	N 38,20 T	HRU 22,23 LESS	

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).

* 2024 values are considered "working values" and are subject to change.										
Property Assessment Values										
Year Land Building Improvement				Just / Market nt Value		Assessed / SOH Value		Tax		
2024*	\$9,190,550		\$192,80	0	\$9,383,35	\$9,383,350		\$9,383,350		
2023	\$9,190,550		\$192,80	0	\$9,383,35	\$9,383,350		\$9,383,350		33
2022	\$5,891,380		\$192,80	0	\$6,084,18	80	\$2,545,070		\$74,053.86	
		2024* E	xemptio	ns an	nd Taxable Values	s by T	axing Authority			
			Cou	nty	School E	oard	Munici	oal	Indepe	endent
Just Value)		\$9,383,	350	\$9,38	3,350	\$9,383,3	50	\$9,3	83,350
Portability	1			0		0		0		0
Assessed	/SOH		\$9,383,350		\$9,38	3,350	\$9,383,3	50	\$9,3	83,350
Homestea	Homestead		0		0			0 0		
Add. Hom	estead			0		0		0		0
Wid/Vet/D	is			0		0		0		0
Senior				0		0		0		0
Exempt Ty	/pe		0					0		0
Taxable			\$9,383,350		\$9,38	3,350	\$9,383,3	50	\$9,3	83,350
		Sales H	istory				Land C	alcı	ılations	
Date	Туре	Pi	rice	Во	ok/Page or CIN		Price		Factor	Туре
12/14/202	3 SWD-D	\$31,24	42,000	2,000 119289979			\$195.00		47,131	SF
1/6/2022	SW*-D	\$35,50	00,000		117869030			_	, -	
10/3/200	6 SWD	\$4,27	7,900		42902 / 23					
10/14/200	3 WD*	\$5,05	50,000	;	36298 / 1888					
2/21/200	1 WD*	\$5,05	50,000	;	31346 / 1366		Nati Dian 0 5 //			
* Denotes	* Denotes Multi-Parcel Sale (See Deed)									

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
03						F2			
L									
1						47131			