

Page 1: PZB Site Plan - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	R 16010
Date of complete submittal	05/05/16

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

Property Owner's Name	BRYL DEVELOPMENT LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3330 NE 190TH ST # 2614, AVENTURA FL 33180
E-mail Address	DORONBROMAN@GMAIL.COM, URIREDLER@GMAIL.COM
Phone Number	DORON 305 308-0132 URI 305 979-9963
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	STEPHANIE TOOTHAKER, Tripp Scott
Applicant / Agent's Signature	
Address, City, State, Zip	110 SE 6TH STREET, 18TH FLOOR, FORT LAUDERDALE, FL 33301
E-mail Address	SJT@TRIPPSCOTT.COM, YMR@TRIPPSCOTT.COM
Phone Number	954 525-7500
Letter of Consent Submitted	YES

Development / Project Name	FLAGLER 626
Development / Project Address	Existing: 626, 630 & 636 NE 1ST AVE New: 626 NE 1ST AVENUE
Legal Description	LOTS 38, 39, 40, 41, 42, 43, 44 & 45 BLOCK 318 PROGRESSO 2 ACCORDING TO THE PLAT HEREOF AS RECORDED BK 2, PG 18 MIAMI DADE, IN BROWARD
Tax ID / Parcel Numbers (For all parcels in development)	494234076030, 494234076040 & 494234076050
Request / Description of Project	97 UNIT, TWELVE STORY MULTIFAMILY PROJECT
Applicable ULDR Sections	CONDITIONAL USE - ULDR 47.24.3
Total Estimated Cost of Project	\$ 17,500,000. (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 191,775	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	DOWNTOWN RAC	
Proposed Land Use Designation	DOWNTOWN RAC	
Current Zoning Designation	RAC-UV	
Proposed Zoning Designation	RAC-UV	
Current Use of Property	EMPTY LOT	
Residential SF (and Type)	91,491 SQ. FT. (15 EFFICIENCY, 52 ONE BEDROOM AND 30 TWO BEDROOM UNITS)	
Number of Residential Units	97 RESIDENTIAL UNITS	
Non-Residential SF (and Type)	NONE	
Total Bldg. SF (include structured parking)	179,054 SQ. FT.	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	5,000 SQ. FT.	26,995.4 SQ. FT. / 0.6197 ACRES
Lot Density	N/A	157 UNITS PER ACRE
Lot Width	300 FT MAX.	200 FT.
Building Height (Feet / Levels)	55 FT. UP TO 150 FT CONDITIONAL USE	127'-2" FT ABOVE GRADE (137.17' NAVD) 12 LEVELS
Structure Length	N/A	194'-11"
Floor Area Ratio	N/A	6.63%
Lot Coverage	90 % MAX	79.7% (21,513 SQ. FT. / 26,995.4 SQ. FT.)
Open Space	9,700 SQ. FT. (100 SQ. FT. PER UNIT)	20,279 SQ. FT.
Landscape Area	4,850 SQ. FT. (50% OF OPEN SPACE)	4,976 SQ. FT.
Parking Spaces	97 SPACES (TOD - STATION AREA - UV)	100 SPACES with 7 on-street spaces

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

Setbacks/Yards*	Required	Proposed
Front []	5' - 0"	5' - 1"
Side [] NORTH	0' - 0"	5' - 1"
Side [] SOUTH	0' - 0"	0' - 1"
Rear []	0' - 0"	7' - 5"

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning staff use only:
Print Name _____	Date <u>5/5/14</u>
Signature _____	Received By <u>[Signature]</u>
Date _____	Tech. Specs Reviewed By _____
	Case No. _____

ONE STORY WAREHOUSE

ONE STORY WAREHOUSE

N.E. 7th STREET
(40' R.O.W. - 22' ASPHALT PVMT)

MULTI FAMILY
2 STORY - 20' HEIGHT

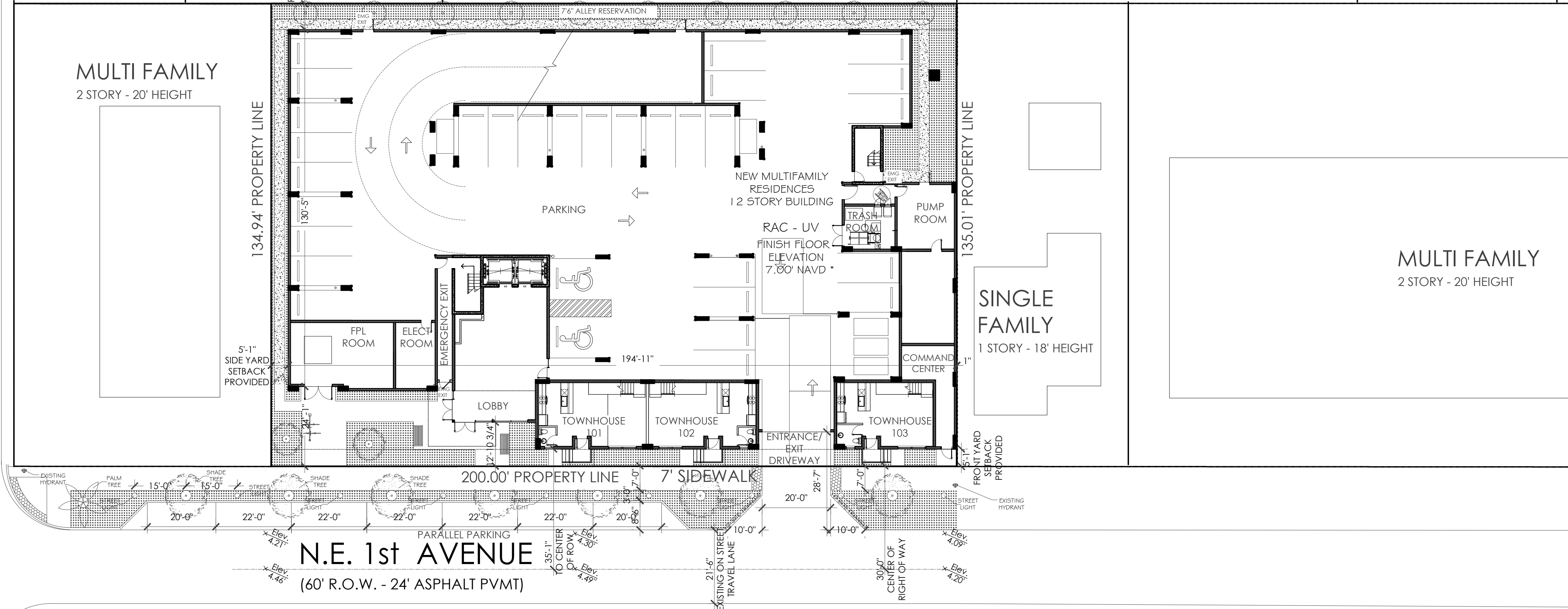
MULTI FAMILY
2 STORY - 20' HEIGHT

MULTI FAMILY
2 STORY - 20' HEIGHT

MULTI FAMILY
2 STORY - 20' HEIGHT

MULTI FAMILY
2 STORY - 20' HEIGHT

SINGLE FAMILY
1 STORY - 18' HEIGHT



RESIDENTIAL DEVELOPMENT: SCHEDULE

UNIT TYPES	NO. UNITS	BED/BATH	SQ. FT.
UNIT 101 TH A	1	1/1.5	936
TOWNHOUSE C	1	2.5/2.5	1,345
TOWNHOUSE D	1	2.5/2.5	1,334
UNIT 301	1	2/2	1,249
UNIT 401/501/601	3	2/2	1,136
UNIT 402/501/602	3	1/1	723
UNIT 403/503/603	3	2/2	1,330
UNIT 404/504/604	3	2.5/2	1,580
UNIT 405/505/605	3	2/2	1,311
UNIT 406/506/606	3	2/2	1,312
UNIT 407/507/607	3	EFF/1	763
UNIT 408/508/608	3	1/1	877
UNIT 409/509/609	3	2/2	1,281
UNIT 410	1	1/1	930
UNIT 411	1	1/1	856
UNIT 510/610	2	2/2	1,248
UNIT 511/611	2	2/2	1,112
UNIT 701 - 1201	6	2/2	1,352
UNIT 702 - 1202	6	1/1	781
UNIT 703 - 1203	6	1.5/1	834
UNIT 704 - 1204	6	1.5/1	927
UNIT 705 - 1205	6	1.5/1	803
UNIT 706 - 1206	6	1.5/1	739
UNIT 707 - 1207	6	EFF/1	713
UNIT 708 - 1208	6	1.5/1	750
UNIT 709 - 1209	6	EFF/1	671
UNIT 710 - 1210	6	1/1	631
TOTALS	97		91,491 SQ. FT.

TOTAL BUILDING SQUARE FOOTAGE: SCHEDULE

LEVEL	SQUARE FOOTAGE
GROUND FLOOR	21,513 SQ. FT.
2ND FLOOR	21,513 SQ. FT.
3RD FLOOR	21,483 SQ. FT.
4TH FLOOR	17,669 SQ. FT. (DOES NOT INCLUDE ROOF TOP TERRACES)
5TH FLOOR	16,220 SQ. FT.
6TH FLOOR	16,220 SQ. FT.
7TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
8TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
9TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
10TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
11TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
12TH FLOOR	10,667 SQ. FT. (INCLUDING 717 SQ. FT. BALCONIES)
GROSS SQUARE FOOTAGE	179,054 SQ. FT.

NOTE:
BUILDING MUST CONFORM TO FLORIDA
BUILDING CODE SECTION 403 FOR HIGH RISE
CONSTRUCTION

TOP OF FINISH FLOOR OF FOR HIGHEST
OCCUPIED FLOOR (12TH) IS 118'-4" FROM
THE CROWN OF THE ROAD. NO FIRE SERVICE
ELEVATOR REQUIRED. FBC 403.6.1

EMPTY EMPTY EMPTY EMPTY

NOTE ***: CURRENT BROWARD COUNTY FLOOD MAP -
FLOOD ZONE - AH
NAVD 88 - 6'

NOTE *: ALL ELEVATIONS ON PLANS ARE BASED ON
NORTH AMERICAN VERTICAL DATUM (NAVD) 1988
NOTE **: REFER TO PLUMBING AND CIVIL
ENGINEERING PLANS FOR EXACT LOCATION OF ALL
ROOF DRAINS

NOTE: TRASH PICK UP SCHEDULE WILL BE
COORDINATED WITH CONDO ASSOCIATION AND
WILKINSON HIGH-RISE. BUILDING STAFF WILL
MOVE DUMPTER AND RECYCLE CONTAINERS TO
DRIVE ENTRANCE AND MEET TRUCK AT CURB SIDE
TO PICK UP ALL CONTAINERS. BUILDING STAFF
WILL NOT LEAVE DUMPTER OR RECYCLE
CONTAINERS OUT AT STREET OR RIGHT OF WAY
WITHOUT SUPERVISION



SITE PLAN INFORMATION

PROPERTY ADDRESS
626 - 636 NE 1TH AVENUE, FORT LAUDERDALE, FLORIDA 33301

LEGAL DESCRIPTION LOT 38, 39, 40, 41, 42, 43, 44 AND 45, BLOCK 318, PROGRESSO,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC
RECORDS OF MIAMI DADE COUNTY, FLORIDA SAID LANDS LYING, SITUATED IN BROWARD
COUNTY, FLORIDA.

SITE PLAN DATA TABLE

A. CURRENT USE OF PROPERTY AND INTENSITY	EMPTY - 0 UNITS PER ACRE
B. LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)
C. ZONING DESIGNATION	RAC - UV
D. WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. SITE AREA	26,995.4 SQ. FT. / 0.6197 ACRES
F. BUILDING FOOT PRINT COVERAGE	21,513 SQ. FT. - 79.7 % LOT COVERAGE
G. RESIDENTIAL DEVELOPMENT: RESIDENTIAL UNITS REFER TO SCHEDULE BELOW:	
TOTAL	97 UNITS
SITE DENSITY	GROSS - 32,995.4*SQ. FT. / 43,560 = 0.7574 97 UNITS/0.7574 = 128 UNITS PER ACRE
NET	26,995.4 SQ. FT. / 43,560 = 0.6197 97 UNITS/0.6197 = 157 UNITS PER ACRE
NOTE*	GROSS INCLUDES 1/2 1ST AVENUE RIGHT OF WAY

H. NONRESIDENTIAL DEVELOPMENT N/A
I. PARKING DATA - DOWNTOWN MASTER PLAN - TRANSIT ORIENTED DEVELOPMENT GUIDELINES - STATION AREA GUIDELINES - TRANSIT CORE - URBAN NEIGHBORHOOD - CHART T-7
TOTAL PARKING REQUIRED:
RESIDENTIAL USES - 1.0 PARKING SPACE PER UNIT = 97 SPACES
TOTAL PARKING PROVIDED 100 SPACES
TOTAL NUMBER OF OFF STREET PARKING PROVIDED 7 SPACES
HANDICAPPED PARKING REQUIRED: 1 HANDICAP SPACE PER 25 PARKING SPACES = 5 SPACES
NUMBER OF HANDICAP PARKING SPACES REQUIRED 6 SPACES
HANDICAP SPACES PROVIDED ON SITE = 1 SPACE
HANDICAP SPACES PROVIDED OFF SITE = 1 SPACE
LOADING ZONE: LOADING ZONE NOT REQUIRED FOR MULTIFAMILY RESIDENTIAL USES
MOTORCYCLE/MOPED SPACES: IN BUILDING 10 SPACES PROVIDED
BICYCLE STORAGE: AT GRADE 10 SPACES - IN BUILDING 67 SPACES 77 SPACES PROVIDED

J. FLOOR AREA RATIO: 6.63%
TOTAL BUILDING GROSS SQUARE FOOTAGE: 179,054 SQ. FT. / 26,995.4 SQ. FT.
K. BUILDING HEIGHT: HABITABLE BUILDING HEIGHT 127' - 2" FEET ABOVE GRADE (134.17' NAVD)
OVERALL HEIGHT 136' - 8" FEET ABOVE GRADE (143.67' NAVD)
L. STRUCTURE LENGTH: 194' - 11"
M. NUMBER OF STORIES: 12 STORIES (CONDITIONAL USE - ULDR 47.24.3)

N. SETBACK TABLE REQUIRED VS. PROVIDED - ULDR 47-13.20.K.1.g

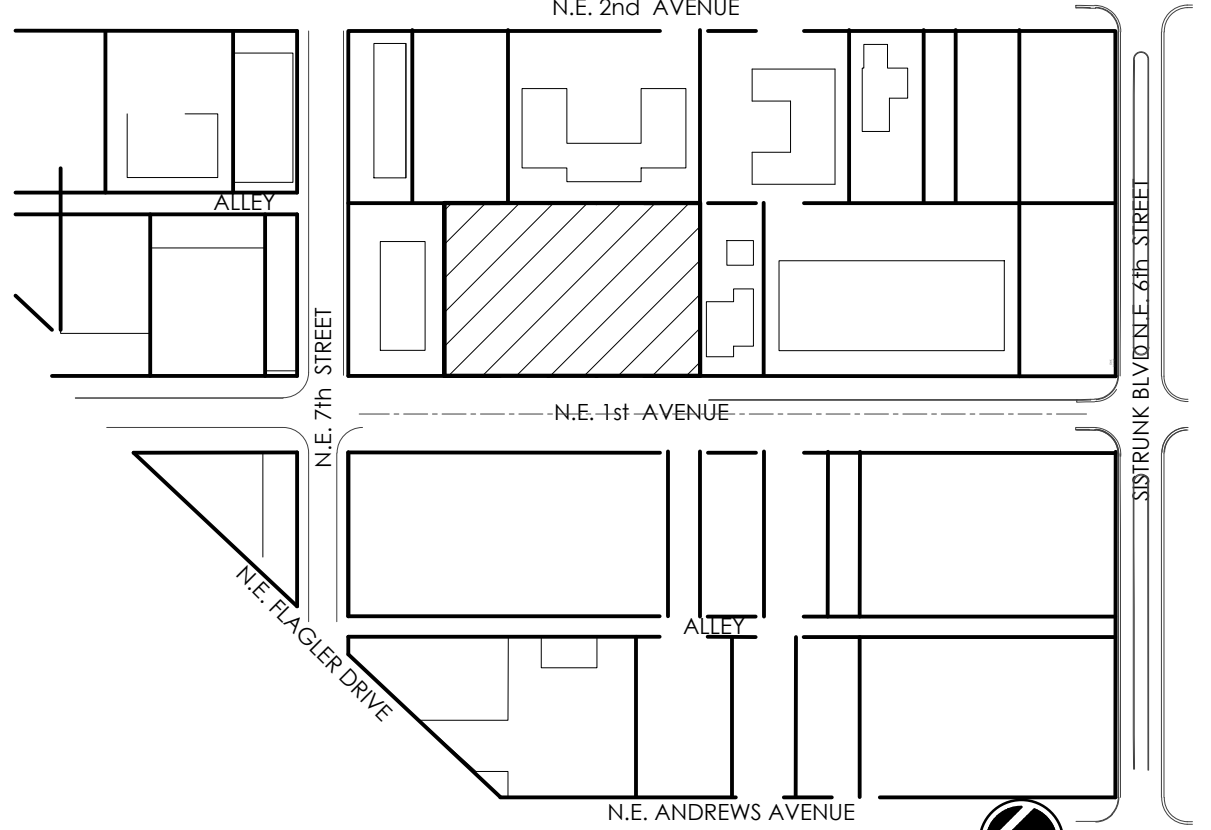
DESCRIPTION	REQUIRED	BUILDING PROVIDED	ARCHITECTURAL FEATURE PROVIDED
WEST - FRONT	5'-0"	5'-1"	0' - 1"
SOUTH SIDE	0'-0"	0'-1"	0'-1"
EAST - REAR	0'-0"	7'-6"	
SOUTH SIDE	0'-0"	5'-1"	

NOTE: ARCHITECTURAL FEATURES INCLUDING OPEN BALCONY OR ENTRANCE AWNING
O. OPEN SPACE: 100 SQ. FT. PER UNIT - ULDR 47-13.20.D.3-4
NUMBER OF RESIDENTIAL UNITS 97 X 100 SQ. FT. PER UNIT = 9,700 SQ. FT. REQUIRED
REQUIRED OPEN SPACE AT GRADE 40% OF 9,700 SQ. FT. = 3,880 SQ. FT.
OPEN SPACE AT GRADE = 5,482 SQ. FT. (56 % PROVIDED)
OPEN SPACE AT POOL DECK = 4,014 SQ. FT.
TERRACES AND BALCONIES = 10,783 SQ. FT.
TOTAL OPEN SPACE PROVIDED = 20,279 SQ. FT. (209 % PROVIDED)

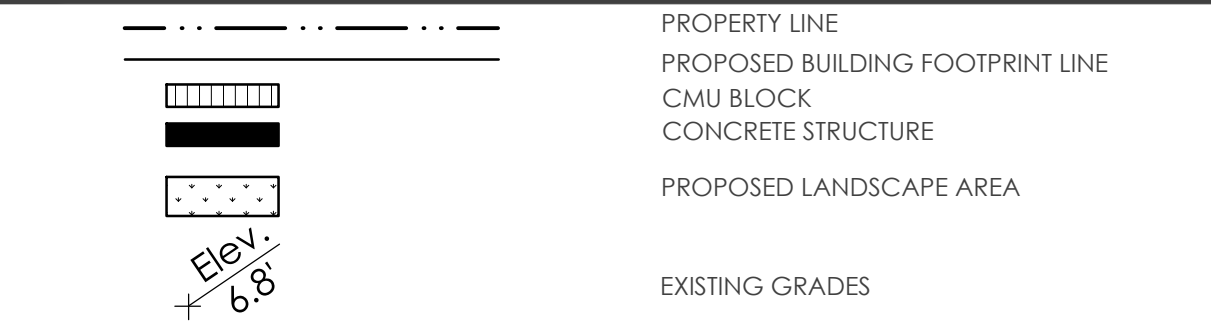
P. VEHICULAR USE AREA: NOT ENCLOSED OR COVERED 110 SQ. FT. (DRIVEWAY)
Q. OPEN SPACE: 20,279 SQ. FT. TOTAL PROVIDED
R. LANDSCAPE AREA: 50% OF REQUIRED OPEN SPACE - ULDR 47-13.20.D.3-4
REQUIRED OPEN SPACE 9,700 SQ. FT. X 50% = 4,850 SQ. FT. LANDSCAPE REQUIRED
REQUIRED LANDSCAPE AT GRADE 40% OF 4,850 SQ. FT. X 40% = 1,940 SQ. FT. LANDSCAPE REQUIRED
LANDSCAPE AREA AT GRADE = 3,029 SQ. FT. PROVIDED AT GRADE
CRUSHED ROCK WALKWAY = (1,060 SQ. FT. TTL) 303 SQ. FT. (10% LANDSCAPE ALLOWED)
LANDSCAPE AREA AT POOL DECK = 1,087 SQ. FT.
LANDSCAPE AREAS AT PRIVATE TERRACES = 557 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED = 4,976 SQ. FT. TOTAL LANDSCAPE PROVIDED

S. LINEAR FEET OF SIDEWALK PROPOSED: 275 LINEAR FEET OF SIDEWALK PROPOSED
(200 LN. FT. PROPOSED AT PROPERTY AND 75 LN. FT. FROM PROJECT TO 7th Street Intersection)

SITE PLAN LEGEND



SITE PLAN LEGEND



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AR0015085

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF NEST PLANS AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEST PLANS. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NEST PLANS IS STRICTLY PROHIBITED. NEST PLANS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. SCALE: AS SHOWN. DRAWING NO. A-002. DATE: 4/20/2016. DRAWN BY: SAR/AG. CHECKED BY: GB.

nest PLANS

ARCHITECTURE & INTERIOR DESIGN

2601 E Oakland Park Blvd, Ste 406
Fort Lauderdale, Florida 33306
954.529.9000 nestplans.com

FLAGLER 626
626 - 636 NE 1ST AVENUE
FORT LAUDERDALE, FLORIDA 33301

REVISIONS

NO.	DATE	DESCRIPTION

Job No: NEST - 1502
Date: 4/20/2016
Drawn by: SAR/AG
Checked by: GB

DRC COMMENT REVISIONS

Drawing No. **A-002**

ELEVATIONS KEY NOTES

- E01 RED BRICK - COLOR TO COORDINATE WITH SW 2839 ROYCROFT COPPER RED (RED)
- E02 CONCRETE FLAT TILE - COLOR TO COORDINATE WITH SW 7008 ALABASTER (WHITE)
- E03 CONCRETE FLAT TILE - COLOR TO COORDINATE WITH SW 7665 WALL STREET (GREY)
- E04 PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 2839 ROYCROFT COPPER RED
- E05 PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 7008 ALABASTER
- E06 PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 7665 WALL STREET
- E07 PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 7072 ONLINE
- E08 PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 7074 SOFTWARE
- E09 ALUMINUM HANDRAIL - POWDER COATED BRONZE - REFER TO A-003 FOR DETAILS
- E10 IMPACT GLAZING WINDOWS AND DOORS - LOW E - POWDER COATED BRONZE

- EL: +2'-0" (9.00' NAVD) FIN. FLOOR TOWNHOUSES
- EL: +0'-0" (7.00' NAVD) FIN. FLOOR LOBBY
- EL: -1'-0" (6.0' NGVD) AT TOP OF SIDEWALK
- EL: -2'-5.5" (4.54' NGVD) ROAD AT CROWN
- EL: -2'-8.5" (4.30' NGVD) ROAD AT CURB

PROPERTY LINE

NE 1ST AVENUE
60' RIGHT OF WAY

CENTERLINE
OF RIGHT
OF WAY

118'-4"
DISTANCE FROM CROWN OF ROAD
TO TOP OF FINISH FLOOR OF
HIGHEST OCCUPIED FLOOR

30'-0"
CENTER OF RIGHT OF WAY
TO PROPERTY LINE

35'-0"
CENTER OF RIGHT OF WAY
TO BUILDING FRONT YARD
SETBACK

PROPERTY LINE
SETBACK LINE

17'-0"
FLAGLER 626

1 EXTERIOR SOUTH ELEVATION

A-202 scale: 1/8" = 1'-0"

NOTE:
BUILDING MUST CONFORM TO FLORIDA
BUILDING CODE SECTION 403 FOR HIGH RISE
CONSTRUCTION

TOP OF FINISH FLOOR OF FOR HIGHEST
OCCUPIED FLOOR (12TH) IS 118'-4" FROM
THE CROWN OF THE ROAD. NO FIRE SERVICE
ELEVATOR REQUIRED. FBC 403.6.1

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

NOTE **: ALL GROUND FLOOR WINDOWS WILL BE SPECIFIED WITH
CLEAREST GLASS ALLOWABLE BY FLORIDA BUILDING CODE



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ALL FINAL ARRANGEMENT AND PLANS FORWARDED OR
PROPERTY OF THIS OFFICE AND WILL BE KEPT ON FILE
FOR THE PROJECT AND PROJECT USE. NONE OF SUCH
DESIGN ARRANGEMENTS OR PLANS SHALL BE USED FOR
PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND
OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS
SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL
BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

AR0015085



ARCHITECTURE &
INTERIOR DESIGN
2601 E Oakland Park Blvd, Ste 406
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954.529.9000 nestplans.com

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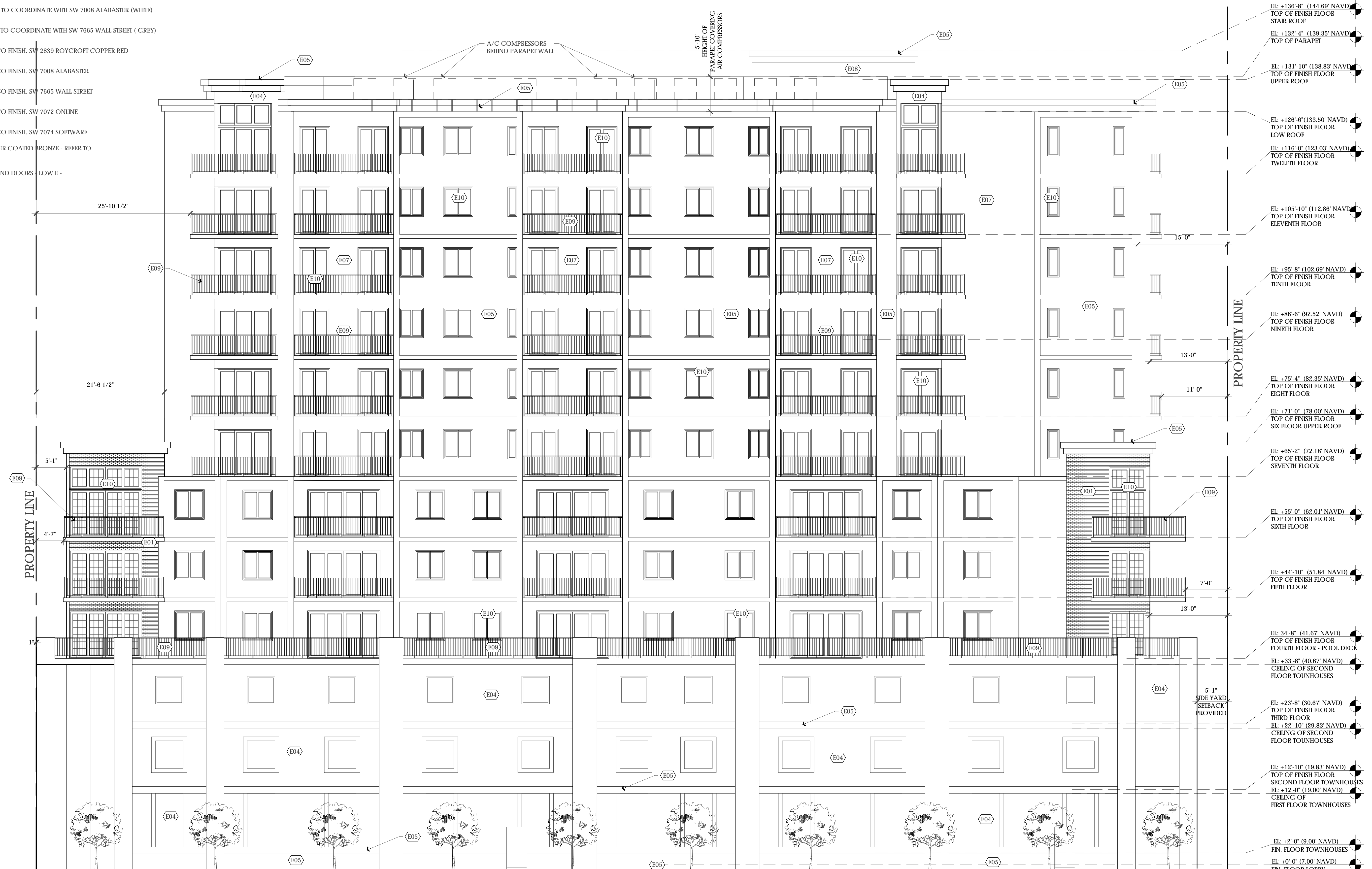
DRC COMMENT REVISIONS

Drawing No.

A-202

ELEVATIONS KEY NOTES

- (E01) RED BRICK - COLOR TO COORDINATE WITH SW 2839 ROYCROFT COPPER RED (RED)
- (E02) CONCRETE FLAT TILE - COLOR TO COORDINATE WITH SW 7008 ALABASTER (WHITE)
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- (E08) PAINTED, LIGHT TEXTURE STUCCO FINISH, SW 7074 SOFTWARE
- (E09) ALUMINUM HANDRAIL - POWDER COATED BRONZE - REFER TO A-003 FOR DETAILS
- (E10) IMPACT GLAZING WINDOWS AND DOORS LOW E - POWDER COATED BRONZE



- EL: +136'-8" (144.69' NAVD) TOP OF FINISH FLOOR STAIR ROOF
- EL: +132'-4" (139.35' NAVD) TOP OF PARAPET
- EL: +131'-10" (138.83' NAVD) TOP OF FINISH FLOOR UPPER ROOF
- EL: +128'-6" (133.50' NAVD) TOP OF FINISH FLOOR LOW ROOF
- EL: +116'-0" (123.03' NAVD) TOP OF FINISH FLOOR TWELFTH FLOOR
- EL: +105'-10" (112.86' NAVD) TOP OF FINISH FLOOR ELEVENTH FLOOR
- EL: +95'-8" (102.69' NAVD) TOP OF FINISH FLOOR TENTH FLOOR
- EL: +86'-6" (92.52' NAVD) TOP OF FINISH FLOOR NINTH FLOOR
- EL: +75'-4" (82.35' NAVD) TOP OF FINISH FLOOR EIGHTH FLOOR
- EL: +71'-0" (78.00' NAVD) TOP OF FINISH FLOOR SIX FLOOR UPPER ROOF
- EL: +65'-2" (72.18' NAVD) TOP OF FINISH FLOOR SEVENTH FLOOR
- EL: +55'-0" (62.01' NAVD) TOP OF FINISH FLOOR SIXTH FLOOR
- EL: +44'-10" (51.84' NAVD) TOP OF FINISH FLOOR FIFTH FLOOR
- EL: 34'-8" (41.67' NAVD) TOP OF FINISH FLOOR FOURTH FLOOR - POOL DECK
- EL: +33'-8" (40.67' NAVD) CEILING OF SECOND FLOOR TOWNHOUSES
- EL: +23'-8" (30.67' NAVD) TOP OF FINISH FLOOR THIRD FLOOR
- EL: +22'-10" (29.83' NAVD) CEILING OF SECOND FLOOR TOWNHOUSES
- EL: +12'-10" (19.83' NAVD) TOP OF FINISH FLOOR SECOND FLOOR TOWNHOUSES
- EL: +12'-0" (19.00' NAVD) CEILING OF FIRST FLOOR TOWNHOUSES
- EL: +2'-0" (9.00' NAVD) FIN. FLOOR TOWNHOUSES
- EL: +0'-0" (7.00' NAVD) FIN. FLOOR LOBBY
- EL: -1'-0" (6.00' NAVD) FEMA - AH - 6' NAVD
- EL: -2'-6" (4.50' NAVD) AVERAGE GRADE

1 EXTERIOR EAST ELEVATION
A-203 scale: 1/8" = 1'-0"

NOTE:
BUILDING MUST CONFORM TO FLORIDA BUILDING CODE SECTION 403 FOR HIGH RISE CONSTRUCTION

TOP OF FINISH FLOOR OF HIGHEST OCCUPIED FLOOR (12TH) IS 118'-4" FROM THE CROWN OF THE ROAD. NO FIRE SERVICE ELEVATOR REQUIRED. FBC 403.6.1

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

NOTE **: ALL GROUND FLOOR WINDOWS WILL BE SPECIFIED WITH CLEAREST GLASS ALLOWABLE BY FLORIDA BUILDING CODE

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THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF NEST PLANS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF NEST PLANS IS STRICTLY PROHIBITED. NEST PLANS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. SCALE MUST BE REFERRED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ITEMS SHOWN.

nest PLANS

ARCHITECTURE & INTERIOR DESIGN

2601 E Oakland Park Blvd, Ste 406
Fort Lauderdale, Florida 33306
954.529.9000 nestplans.com

FLAGLER 626
626 - 636 NE 1ST AVENUE
FORT LAUDERDALE, FLORIDA 33301

REVISIONS

Job No: NEST - 1502
Date: 4/20/2016
Drawn by: SAR/AG
Checked by: GB

DRC COMMENT REVISIONS

Drawing No.

A-203

ELEVATIONS KEY NOTES

- (E01) RED BRICK - COLOR TO COORDINATE WITH SW 2839 ROYCROFT COPPER RED (RED)
- (E02) CONCRETE FLAT TILE - COLOR TO COORDINATE WITH SW 7008 ALABASTER (WHITE)
- (E03) CONCRETE FLAT TILE - COLOR TO COORDINATE WITH SW 7665 WALL STREET (GREY)
- (E04) PAINTED, LIGHT TEXTURE STUCCO FINISH. SW 2839 ROYCROFT COPPER RED
- (E05) PAINTED, LIGHT TEXTURE STUCCO FINISH. SW 7008 ALABASTER
- (E06) PAINTED, LIGHT TEXTURE STUCCO FINISH. SW 7665 WALL STREET
- (E07) PAINTED, LIGHT TEXTURE STUCCO FINISH. SW 7072 ONLINE
- (E08) PAINTED, LIGHT TEXTURE STUCCO FINISH. SW 7074 SOFTWARE
- (E09) ALUMINUM HANDRAIL - POWDER COATED BRONZE - REFER TO A-003 FOR DETAILS
- (E10) IMPACT GLAZING WINDOWS AND DOORS - LOW E - POWDER COATED BRONZE

GERALD BELGRAVE

AR0015085

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nest PLANS

ARCHITECTURE & INTERIOR DESIGN

2601 E Oakland Park Blvd, Ste 406
Fort Lauderdale, Florida 33306
954.529.9000 nestplans.com

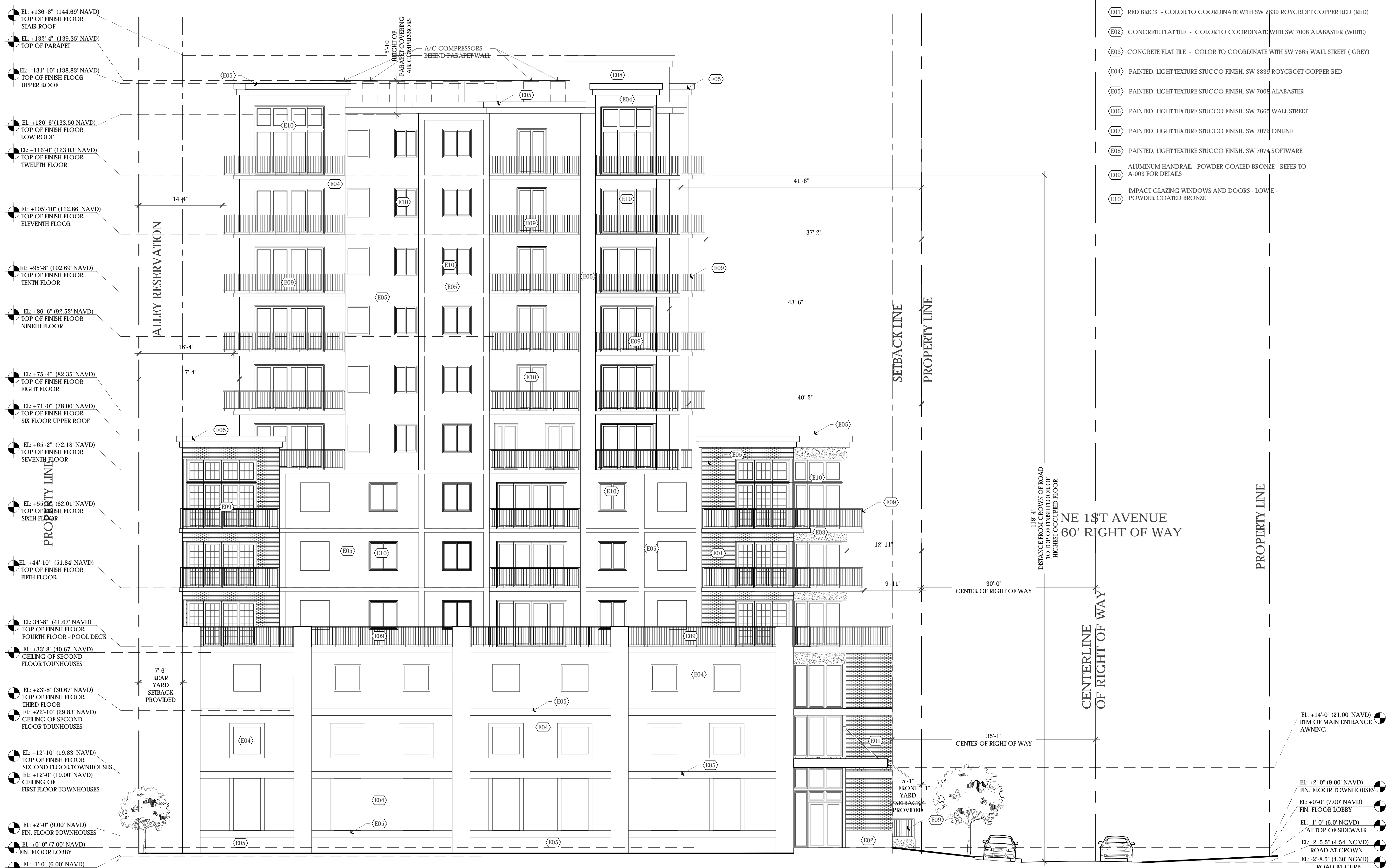
FLAGLER 626
626 - 636 NE 1ST AVENUE
FORT LAUDERDALE, FLORIDA 33301

REVISIONS

Job No: NEST - 1502
Date: 4/20/2016
Drawn by: SAR/AG
Checked by: GB

DRC COMMENT REVISIONS

Drawing No.
A-204



1 EXTERIOR NORTH ELEVATION
A-204 scale: 1/8" = 1'-0"


NOTE **: ALL GROUND FLOOR WINDOWS WILL BE SPECIFIED WITH
CLEAREST GLASS ALLOWABLE BY FLORIDA BUILDING CODE

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

NOTE:
BUILDING MUST CONFORM TO FLORIDA
BUILDING CODE SECTION 403 FOR HIGH RISE
CONSTRUCTION

TOP OF FINISH FLOOR OF FOR HIGHEST
OCCUPIED FLOOR (12TH) IS 118'-4" FROM
THE CROWN OF THE ROAD. NO FIRE SERVICE
ELEVATOR REQUIRED. FBC 403.6.1

REQUEST: Site Plan Level III Review; Conditional Use for Building Height / Multifamily Residential Development in Downtown Regional Activity Center – Urban Village

Case Number	R16010	
Applicant	BRYL Development, LLC / Flagler 626	
General Location	626 NE 1 st Avenue	
Property Size	26,995.4 square feet / 0.6197 acres	
Zoning	Regional Activity Center-Urban Village (RAC-UV)	
Existing Use	Vacant lot	
Future Land Use Designation	Downtown Regional Activity Center	
	Required	Proposed
Building Height	55', up to 150' through Conditional Use	127'-2" / 12 levels
Minimum Lot Size	5,000 Square Feet	26,995.4 square feet / 0.6197 acres
Maximum Lot Coverage	90%	79.7%
Maximum Density	None	157 du/acre
Setbacks/Yards	Required*	Proposed
Front	5' (35' from centerline of street)	5'-1" (35'-1" from centerline of street)
Side - North	No minimum	5'-1"
Side - South	No minimum	0'-1"
Rear	No minimum	7'-5"
Parking	Required	Proposed
Residential	1 space/du – 97 spaces (TOD standards applied)	100 spaces and 7 on-street spaces
Applicable ULDR Sections	47-24.3 Conditional Use 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements 47-27.4. Public Participation	
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Randall Robinson, Planner III	

*Downtown Master Plan standards

PROJECT DESCRIPTION:

The applicant proposes to construct a residential development with 97 multi-family units housed in a 12-story building on the east side of NE 1st Avenue, between Sistrunk Boulevard and NE 7th Street. Parking will be provided in an internal, three-level parking garage. Project improvements include 7-foot wide minimum sidewalks, lined with shade trees and on-street parallel parking.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on March 22, 2016. The Design Review Team reviewed the proposal on October 19, 2015 to determine the project's consistency with the City's Downtown Master Plan (DTMP). All comments have been addressed and the file is on record with the Department of Sustainable Development. DRC and DRT comments can also be accessed online: <http://www.fortlauderdale.gov/home/showdocument?id=14383>

REVIEW CRITERIA:

Conditional Use:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-13.21, Table of Dimensional Requirements for the RAC District, buildings over 55 feet in height, up to 150 in height, in the Regional Activity Center-Urban Village (RAC-UV) zoning district are subject to a Conditional Use permit.

The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

Please see Adequacy and Neighborhood Compatibility section below.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Please see Parking and Circulation section below.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

- a. The location of the use or structure is not in conflict with the city's comprehensive plan;
- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;
- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;
- e. There are no adverse impacts of the use which affect the health, safety and welfare of adjacent properties.

Pursuant to the City's Comprehensive Plan, the project is located in the Downtown Regional Activity Center (Downtown RAC). This land use designation applies to the geographic area containing a mixture of business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources including the airport, port, rail and bus terminal and together support an active downtown within which one can work, live, entertain and shop.

The project is designed as an integral part of a "live, work, play" downtown environment, providing multi-modal mobility options. Three Broward County Transit bus routes pass within 2 blocks of the project site on NE 3rd Avenue. The site is located within walking distance to the Sun Trolley downtown loop, the Tri-rail shuttle service, the Broward Transit Central Terminal, the Greyhound Station and the planned Wave streetcar system. The project will also provide a walkable, pedestrian friendly streetscape to serve as a catalyst and link for active use of the neighborhood in both east-west and north-south directions. The proposed density is consistent with the objective of achieving a high-density, compact downtown core, that gradually scales down to the surrounding neighborhoods.

The site of the Flagler 626 project is in the Urban Village zoning district, and the Urban Neighborhood Character Area as identified in the DTMP. The Urban Neighborhood Character Area is envisioned as having a varied neighborhood scale with a mix of housing types, including townhouses and apartment buildings, with buildings stepping back above defined podium bases, and vertical elements emphasizing pedestrian streets. The DTMP guidelines are intended as a road map by which buildings are designed and built in the Downtown such that they contribute to the creation of a livable and active urban center with strong and dynamic neighborhoods: an urban fabric of walkable, tree-lined streets; an integrated multi-modal circulation system and distinct public spaces; high quality buildings designed and oriented to provide light and air at the street level, creating an exceptional urban environment.

Flagler 626 was evaluated for its compliance with the DTMP's Principles of Street Design, Principles of Building Design, Quality of Architecture and Character Area standards. The design incorporates the Local Street Section of the DTMP with 10-foot wide travel lane, 8-foot wide parking lane, street trees, and 7-foot wide sidewalks. Under Principles of Building Design, the project meets the prescribed setback line to create a consistent "streetwall." Open space has been concentrated at the northwest corner of the site, next to the lobby, to serve as useable pedestrian public space in the form of a small plaza with seating

and bike racks, highlighted by a public art mural which camouflages the unlined portion of the parking levels. The walk-up units serve as a liner of habitable space screening the parking levels from exposure to the public realm. The multiple residential entrances of the lobby and walk-up units create increased and well-distributed pedestrian activity, as well as improved security by adding activity and “eyes on the street”, especially in this residential area with little or no retail. Multiple entrances also create a more human-scaled, regular rhythm along the street. The tower floor plates, at 10,706 square feet, closely match the preferred maximum of 10,000 square feet for residential buildings in the Urban Neighborhood Character Area and, along with the other features listed above, balance the request for greater height.

The applicant provided a narrative, included with each set of plans, addressing the criteria.

Adequacy and Neighborhood Compatibility:

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhood, 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”

The properties surrounding the site are zoned Regional Activity Center-Urban Village (RAC-UV). The buildings surrounding the project site range from one to three stories. Directly to the north of the site is a two-story multi-family building and directly to the south is a single-family detached house. To east is a three-story multi-family building and to the west is a single-family home a parking lot and vacant lot.

While Flagler 626 would be the first redevelopment in this corner of the Flagler Village neighborhood, in recent years surrounding blocks have seen increasing compact, human-scaled development, supporting the Urban Village concept. Following the intent and guidelines of the Downtown Master Plan, Flagler 626 will continue this pattern.

The proposed development succeeds in creating a building form that complies with the standards of the Downtown Master Plan. Walk-up residential units fronting NE 1st Avenue will create an engaging pedestrian environment. Balconies and generous glass treatment activate the building façade. Proposed site improvements also include enhancements to the streetscape with new sidewalks and street trees, creating an inviting pedestrian experience.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria. A context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties have also been provided with the site plan submittal material.

PARKING & CIRCULATION:

Vehicular ingress and egress into the site is provided from NE 1st Avenue. Residential uses in the Downtown RAC are subject to the Downtown Transit Oriented Development (TOD) guidelines. TOD is the functional integration of land use and transit via the creation of compact, walkable communities within walking distance of a transit stop or station. A TOD brings together people, jobs, housing and services and is designed in a way that makes it efficient, safe, and convenient to travel on foot or by bicycle, transit or car. A total of 100 parking spaces are provided for the proposed use as follows:

As per Downtown Master Plan – TOD Guidelines:

Residential in Urban Neighborhood Character Area, 1 space per dwelling unit = 97 spaces required
Total Spaces Provided: 100

A Traffic Impact Statement, dated April 2016 and prepared by Traf Tech Engineering Inc. concluded that, based on the proposed use, the daily project trips fall below the threshold requiring a separate traffic impact study. The Analysis is included in the narratives attached to the plan set.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is consistent with the City's Comprehensive Plan in that the use is permitted in the Downtown Regional Activity Center land use category.

PUBLIC PARTICIPATION

Conditional Use requests are subject to the public participation requirements established in ULDR Sec. 47-27.4. Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within three hundred (300) feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting. According to the applicant, a public participation meeting was held on April 20, 2016 in order to offer the Flagler Village Neighborhood Association surrounding the property the opportunity to learn about the proposed development.

The information and affidavits are provided as Exhibit 1.

STAFF FINDINGS:

Staff recommends the Board approve this request, subject to conditions herein and consistent with:

- ULDR Section 47-24.3 Conditional Use
- ULDR Section 47-25.2 Adequacy Requirements
- ULDR Section 47-25.3 Neighborhood Compatibility Requirements

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board recommend approval of the development, the following conditions are proposed:

1. If approved, the residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.
2. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

EXHIBITS:

1. Public Participation Information



YVONNE REDDING
Direct Dial: 954.525-7500
Email: ymr@trippscott.com

June 1, 2016

Via US Mail and Email

Randall Robinson
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33301

**Re: Public Participation Meeting report
Flagler 626 Site Plan (CASE NO. R16010)**

Dear Randall:

Attached is the affidavit and information from the FVCA meeting held on April 20, 2016 at the Dan Marino Foundation Campus. The Campus is located at 400 N. Andrews Avenue, Fort Lauderdale, FL 33301.


The project architect, Stewart Robins met with their association several times prior to this last civic association meeting. Major points of discussion were raised regarding how this project and others like ALTA will affect the neighborhood. The President is pushing for the zoning to be changed where parking is reduced like in the CC. There was discussion regarding price points, bedroom sizes and the option for micro-housing types.

The sign-in list has been misplaced by the association and they will try to re-create it, but the meeting was well attended. I believe over 40 people were in attendance.

The group was happy with the project and welcomed it into their neighborhood and they were extremely happy with the proposed art wall, the open area at the corner and the new on-street parking. They wanted a space removed to allow residents to get picked up/dropped off more easily at the street.

There was no vote taken, but there were no additional comments from the group. Please feel free to contact me if you have any questions or concerns.

Very truly yours,



Yvonne Redding

ymr

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
Post Office Box 14245 • Fort Lauderdale, Florida 33302
Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

Fort Lauderdale Planning and Zoning Board
June 16, 2016
R16010



YVONNE REDDING
Direct Dial: 954.525-7500
Email: ymr@trippscott.com

May 30, 2016

Via US Mail and Email

Robert Larsen
Flagler Village Civic Association, Inc.
P.O. Box 2452
Fort Lauderdale, FL 33303

**Re: Notice of Planning and Zoning Board (PZB) Meeting
Flagler 626 Site Plan (CASE NO. R16010)**


Dear Mr. Larsen:

The undersigned represents Flagler 626 Development, which is requesting a Site Plan Level III approval for a 12-story, 97-multifamily unit building in the RAC-UV zoning district. Please accept this letter as notice that this matter will come before the Fort Lauderdale Development Planning and Zoning Board (PZB) as follows:

Date: June 15, 2016
Time: 6:30 pm (Time approximate – Agenda has not yet be posted)
Place: Fort Lauderdale, City Commission Chambers
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

All interested parties are encouraged to attend.

Very truly yours,


Yvonne Redding

ymr

cc: Stephanie J. Toothaker, Esquire
Stewart Robin

(All via email)

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
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Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

Fort Lauderdale • Tallahassee

Addendum: Public Participation Notification < if a ...

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: PLANNING AND ZONING BOARD

CASE NO. R16010

APPLICANT: BRYL Development, Inc.

PROPERTY: 626 NE 1st Avenue

PUBLIC HEARING DATE: June 15, 2016

BEFORE ME, the undersigned authority, personally appeared Yvonne Redding, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Yvonne R. ...
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 1 day of June, 2016.

(SEAL) [Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES:

 CINDY CLARK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF140976
Expires 10/26/2018

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

CELL 954 529-9000

From: Casey Prindle [mailto:caseyprindle@gmail.com]
Sent: Saturday, April 16, 2016 3:05 PM
To: Doron Broman <doronbroman@gmail.com>; Stewart Robin <stewart@nestplans.com>
Subject: Fwd: FVCA Meeting This Wednesday - New Time: 5:30pm Greet, 6pm Meet

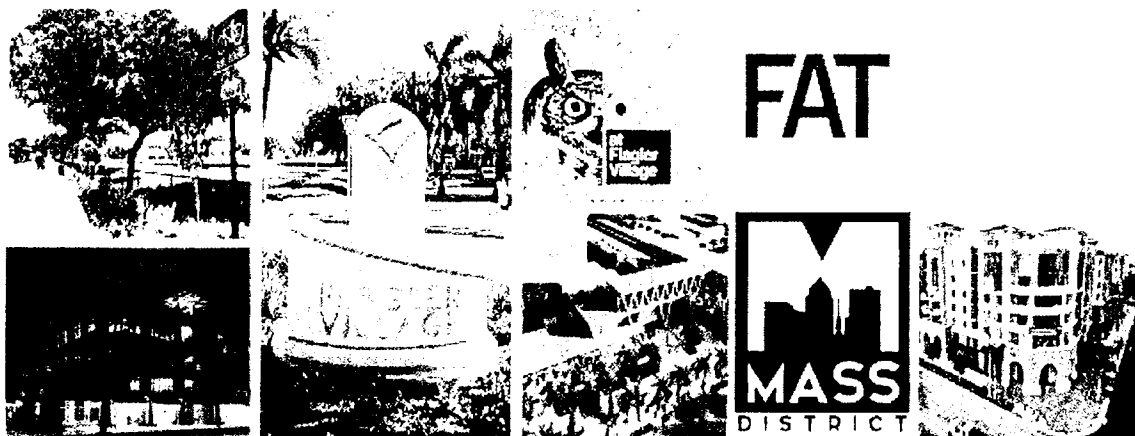
Did you guys know this is on the agenda?

----- Forwarded message -----

From: "Flagler Village Civic Association" <fvca.fl@gmail.com>
Date: Apr 16, 2016 2:27 PM
Subject: FVCA Meeting This Wednesday - New Time: 5:30pm Greet, 6pm Meet
To: "Casey" <caseyprindle@gmail.com>
Cc:

Tr troubling Viewing This Email?

[View this email in your browser](#)



FVCA Meeting

April 20, 2016

NEW TIME 5:30pm

We have an exciting agenda for you and a new meeting format.

Join us at Dan Marino Campus

- 5:30 Networking & Refreshments

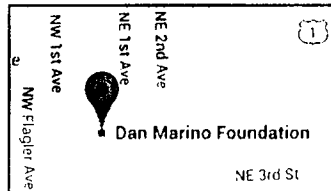
- 6:00 General Meeting

We are changing the time to encourage more land owners, business owners and developers to attend.

Dan Marino Foundation Campus

Parking on the campus lot on Andrews between 4th and 5th.

Map - [400 N Andrews Ave, Ft. Lauderdale, FL 33301](#)



It's that time of year! Please click [here](#) to renew your membership now!

Meeting Agenda

1. Call Meeting to Order
2. Roll Call of Directors
3. Proof of Notice of Meeting

4. **Approval of March 16 General Meeting Minutes.* Click [here](#) to read them!**
5. **FLPD - Status and Activity Report**
6. **Officer Reports**
 - a. **Treasurer's Report**
 - b. **President's Report**
 - c. **Secretary's Report**
7. **Committee Reports and Updates**
 - a. **Creative Arts: MASS District Update**
 - b. **Outreach: Membership Drive**
 - c. **Transportation and Safety: Lighting Update, Street Sign Update**
 - d. **Sustainability**
 - e. **Business & Entertainment: Business Recruitment**
 - f. **Communications**
 - g. **Design & Architecture:**

Flagler 626 Presentation - This development raises some important questions about the future of the neighborhood as the developer is asking for a parking reduction and increased height.

ALTA Project Update, Rob Larsen

RAC-CC vs. RAC-UV

8. **Old / New Business**
 - a. **April 30, 9am - Noon, Fort Lauderdale Cares Day**
 - b. **#OurCentralPark***
9. **Open Forum**
10. **Next General Meeting, Wednesday. May 18th, 2016**

11. Adjournment

**Indicates items that can be voted on*

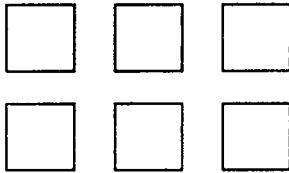
***Agenda new business may change without notice*

Inquiries about the records of the Association can be made by contacting the Association via phone at [754-800-9765](tel:754-800-9765) or via email at fvca.fl@gmail.com or via postal mail at PO Box 2452, Ft. Lauderdale, FL 33303.

This meeting may have more than one Fort Lauderdale City Commission member in attendance, and may have more than one member of the same Fort Lauderdale Advisory board in attendance.

Written requests from membership for an item to be placed on the agenda for a general meeting must be received by the fifth (5) day preceding the set meeting date for consideration.

Connect With Us



Phone: [754.800.9765](tel:754.800.9765)

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You are receiving this email as you have added your email address to this email group.

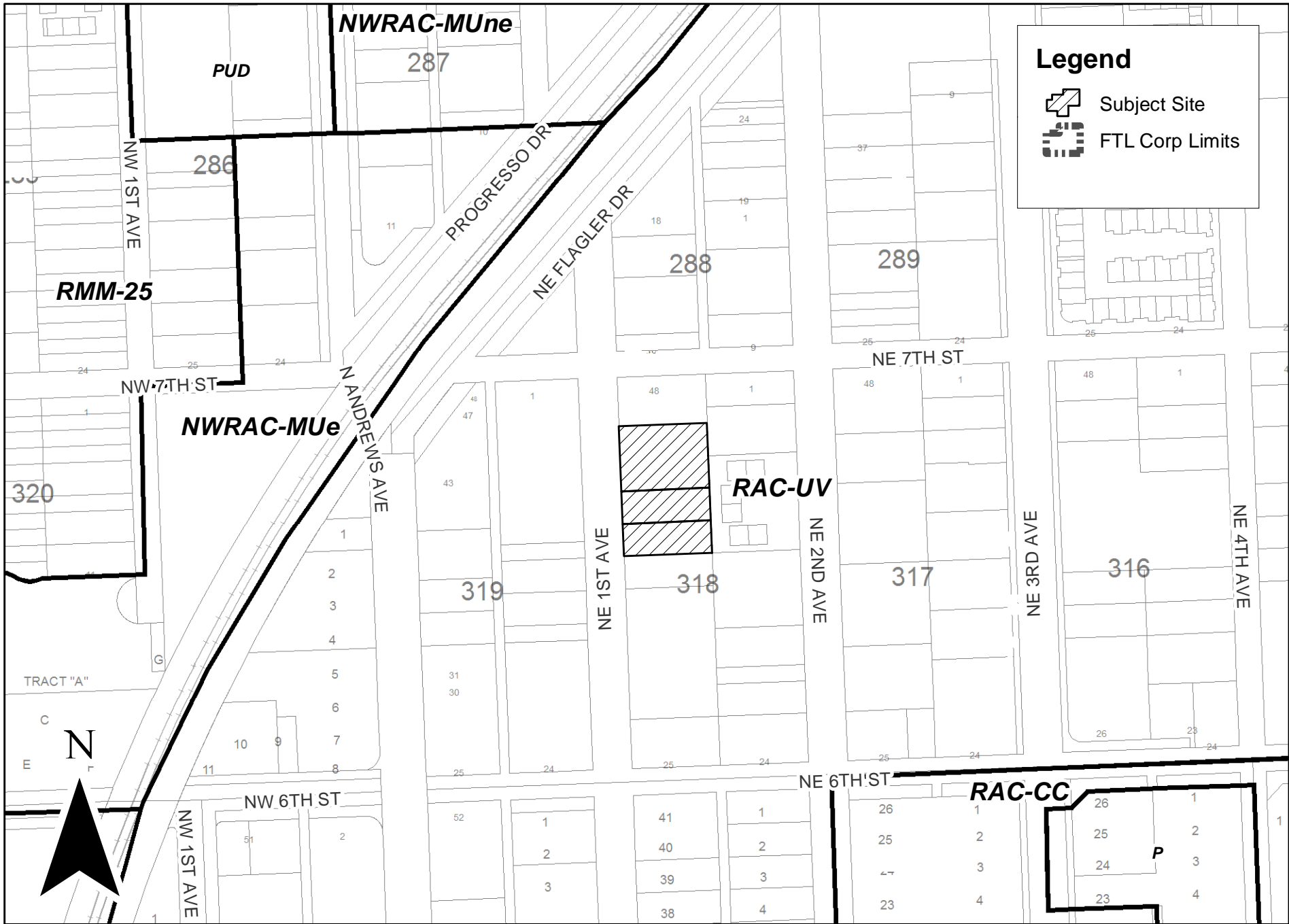
Our mailing address is:
Flagler Village Civic Association
PO Box 2452
Fort Lauderdale, FL 33303

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This email was sent to caseyprindle@gmail.com

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Flagler Village Civic Association · PO BOX 2452 · Ft Lauderdale, FL 33303 · USA



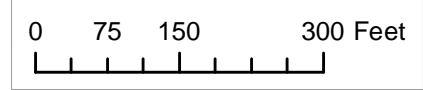
Legend

-  Subject Site
-  FTL Corp Limits

R16010

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\pz20160615\R16010LocMap.mxd

PPlanning and Zoning Board
 June 15, 2016
 R16010



Graphic Scale