DEVELOPMENT APPLICATION FORM

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

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

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

A APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I
ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- ❑ New nonresidential less than 5,000 square feet
- ❑ Change of use *(if same impact or less than existing use)*
- ❑ Plat note or Nonvehicular access line (NVAL) amendment
- ❑ Administrative site plan
- ❑ Amendment to site plan*
- ❑ Affordable Housing per §166.04151(7) Fla. Stat. *(Live Local Act)*
- ❑ 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 greater impact than existing use)*
- ❑ Development in Regional Activity Centers (RAC)*
- ❑ Development in Uptown Project Area*
- ❑ Regional Activity Center Signage
- ❑ Affordable Housing (≥10%)

COMPLETE SECTIONS B, C, D, E, F

☐ LEVEL III
PLANNING AND ZONING BOARD (PZB)

- ❑ Conditional Use
- ❑ 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
No PZB Review

- ❑ Vacation of Easement*

COMPLETE SECTIONS B, C, D, E, F

☐ MISCELLANEOUS

- ❑ Affordable Workforce Housing Tax Reimbursement
- ❑ Community Residence
- ❑ Construction Noise Waiver
- ❑ Design Review Team (DRT)

COMPLETE SECTIONS B, C, D, I

☐ EXTENSION OR DEFERRAL

- ❑ Request to defer after an application is scheduled for public hearing
- ❑ Request extension to previously approved application *(request must be within original approval date timeframe)*

COMPLETE SECTIONS B, C, H

☐ APPEAL

- ❑ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS B, C, H

☐ PROPERTY AND RIGHT-OF-WAY

- ❑ Road Closures
- ❑ Construction Staging Plan
- ❑ Revocable licenses

COMPLETE SECTIONS B, C, H

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

B APPLICANT INFORMATION

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

Applicant/ Property Owner	P66 Ventures LLC, P66 Land Trust LLC, Sails Ventures LLC	**Authorized Agent**	Stephanie J. Toothaker, Esq, P.A.
Address	Agent: 501 SW 2nd Avenue, Suite 1	**Address**	501 SW 2nd Avenue, Suite 1
City, State, Zip	Agent: Fort Lauderdale, FL 33301	**City, State, Zip**	Fort Lauderdale, FL 33301
Phone	Agent: 954.648.9376	**Phone**	954.648.9376
Email	Agent: stephanie@toothaker.org	**Email**	cc: estefania@toothaker.org
Proof of Ownership	Tax Record	**Authorization Letter**	Provided
Applicant Signature:	**Signature** Digitally signed by Stephanie J. Toothaker, Esq. Date: 2026.06.12 15:11:31 -04'00'	**Agent Signature:**	**Signature** Digitally signed by Stephanie J. Toothaker, Esq. Date: 2026.06.12 15:11:48 -04'00'

C PARCEL INFORMATION

Address/General Location	2301, 2040, 2150, 2170, 2202, and 2232 SE 17th Street
Folio Number(s)	504213250020, 504213210010, 504213000160, 504213090010, 504213090034, 504213090033, 504213090031, and 504213090032
Legal Description *(Brief)*	See survey and sketch and legal description
City Commission District	4 - Ben Sorensen
Civic Association	N/A

D LAND USE INFORMATION

Existing Use	Office (Vacant); Commercial; Vacant Land
Land Use	Commercial
Zoning District	Boulevard Business (B-1)
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	N/A
Proposed Zoning District	N/A

E PROJECT INFORMATION

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

Project Name	Pier Sixty-Six Phase II PDD						
Project Description *(Describe in detail)*	Site Plan Level IV Review: Pier Sixty-Six PDD Rezoning with Associated Site Plan for a Mixed-Use Residential Development with 339 Multifamily Dwelling Units, 25,145 Square Feet of Commercial Use, 17,327 Square Feet of Restaurant Use, 13,955 Square Feet of Grocery Use, and 29,050 Square Feet of Office Use, and 37 Marina Slips						
Estimated Project Cost	$ N/A	*(Estimated total project cost including land costs for all new development applications only)*					
Waterway Use	Yes				**Traffic Study Required**	Yes	
Flex Units	339 units	**Redevelopment Units**	N/A		**Parking Reduction**	Yes	
Flex Acreage	N/A				**Public Participation**	Yes	
Residential Uses					**Non-Residential Uses**		
Single Family	N/A				Commercial	25,145 SF	
Townhouses	N/A				Restaurant	17,327 SF	
Multifamily	339 units				Office	29,050 SF	
Cluster/Zero Lot Line	N/A				Industrial	N/A	
Other	N/A				Other	13,955 SF Grocery Use + 37 Marina Slips	
Total *(dwelling units)*	339 units				**Total** *(square feet)*	85,477 SF	
Residential Unit Mix	Efficiency / Studio	0	1- Bedroom	0	2-Bedroom	168 units	3-Bedroom or More	171 units
Affordable Housing Units			**% of AMI**					
Affordable Unit Mix	Efficiency / Studio	N/A	1- Bedroom	N/A	2-Bedroom	N/A	3-Bedroom or More	N/A

F PROJECT DIMENSIONAL STANDARDS

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

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*	N/A	32.21 net acres / 1,403,002 SF (Pier North and Pier South)
Lot Density *(Units/acres)*	25 du/gross acre (max. east of Intracoastal Waterway)	13.7 du/ac (101 units previously approved + 339 units proposed)
Lot Width	N/A	N/A
Building Height *(Feet)*	120 feet (max. east of Intracoastal Waterway) OR 270 feet with PDD	270 feet
Structure Length	N/A	Varies see Site Plan
Floor Area Ratio *(F.A.R)*	N/A for B-1 / 3.0 for nonresidential per PDD Ordinance	3,609,404 GSF (Resi + Nonresi) / 1,356,393 SF (less Allison Plat) = 2.7
Lot Coverage	N/A	N/A
Open Space	50,850 SF total for Phase II / see Sheet C0.C for breakdown at/above gr	328,503 SF total for Phase II / see Sheet C0.C for breakdown at/above grad
Landscape Area	33,300 SF total for Phase II / see Sheet C0.C for breakdown at/above gr	181,920 SF total for Phase II / see Sheet C0.C for breakdown at/above grad
Parking Spaces	2,755.4 spaces per ULDR / 1,973 spaces per proposed PDD Standards	2,028 spaces
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front	Phase II North: 5' (South/Frontage Rd) | Phase II South: 5' (North/Frontag	See Sheet C0.A for overall setbacks and Sheet C0.B for setbacks per tower
Side	Phase II North: N/A (West / Waterway) | Phase II South: N/A (West/Wate	See Sheet C0.A for overall setbacks and Sheet C0.B for setbacks per tower
Corner / Side	Phase II North: N/A (East Adj. Bldg)	See Sheet C0.A for overall setbacks and Sheet C0.B for setbacks per tower
Rear	Phase II North: N/A (North/Waterway) |Phase II South: N/A (South/Wat	See Sheet C0.A for overall setbacks and Sheet C0.B for setbacks per tower

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

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street	N/A	N/A	
Sides / Secondary Street	N/A	N/A	
Building Height	N/A	N/A	
Streetwall Length	N/A	N/A	
Podium Height	N/A	N/A	
Tower Separation	N/A	N/A	
Tower Floorplate *(square feet)*	N/A	N/A	
Residential Unit Size *(minimum)*	N/A	N/A	

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

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 the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name	
Request Description	

EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		**Approving Body**		**Approving Body**	
Original Approval Date		**Scheduled Meeting Date**		**30 Days from Meeting** *(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**	
Requested Extension *(No more than 24 months)*		**Justification Letter Provided**		**Indicate Approving Body Appealing**	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*		**Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.*		**De Novo Hearing Due to City Commission Call-Up**	

I MISCELLANEOUS

Provide information on the specific request.

Project Name	
Request Description	

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

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

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

☒ **Preliminary Development Meeting** completed on the following date: May 29, 2026

☒ **Development Application Form** completed with the applicable information including signatures.

☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.

☒ **Address Verification Form** that includes all parcels within the proposed development.

☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.

☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.

☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement. PROPOSED METHODOLOGY PROVIDED

☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

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

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



PIER SIXTY-SIX PHASE 2

2301 & 2150 SE 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

SITE PLAN LEVEL IV - UDP-PDD26001
INITIAL SUBMITTAL: JUNE 12, 2026

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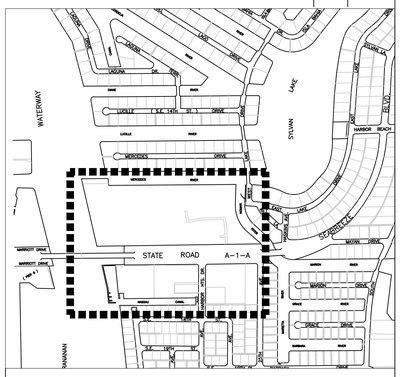
L8-1-02	LIGHTING PLAN - GF	
L8-1-03	LIGHTING PLAN - GF	
L8-1-04	OVERALL LIGHTING PLAN - PODIUM	
L8-1-05	LIGHTING PLAN - PODIUM	
L8-1-06	LIGHTING PLAN - PODIUM	
L8-1-07	LIGHTING PLAN - PODIUM	
L8-5-01	LIGHTING SCHEDULE	
C1.0	PAVEMENT MARKING & SIGNAGE PLAN (OVERALL)	
C1.1	PAVEMENT MARKING & SIGNAGE PLAN (NORTH PARCEL)	
C1.2	PAVEMENT MARKING & SIGNAGE PLAN (SOUTH W. PARCEL)	
C1.3	PAVEMENT MARKING & SIGNAGE PLAN (SOUTH E. PARCEL)	
C2.0	PAVING, GRADING, & DRAINAGE PLAN (OVERALL)	
C2.1	PAVING, GRADING, & DRAINAGE PLAN (NORTH PARCEL)	
C2.2	PAVING, GRADING, & DRAINAGE PLAN (SOUTH W. PARCEL)	
C2.3	PAVING, GRADING, & DRAINAGE PLAN (SOUTH E. PARCEL)	
C3.0	WATER & SEWER PLAN (OVERALL)	
C3.1	WATER & SEWER PLAN (NORTH PARCEL)	
C3.2	WATER & SEWER PLAN (SOUTH W. PARCEL)	
C3.3	WATER & SEWER PLAN (SOUTH E. PARCEL)	
X2.0	SIDEWALK EASEMENT EXHIBIT (OVERALL)	
X2.1	SIDEWALK EASEMENT EXHIBIT (NORTH PARCEL)	
X2.2	SIDEWALK EASEMENT EXHIBIT (SOUTH PARCEL WEST)	
X2.3	SIDEWALK EASEMENT EXHIBIT (SOUTH PARCEL EAST)	
X3.0	MAINTENANCE AGREEMENT EXHIBIT (OVERALL)	
X3.1	MAINTENANCE AGREEMENT EXHIBIT (NORTH PARCEL)	
X3.2	MAINTENANCE AGREEMENT EXHIBIT (SOUTH PARCEL WEST)	
X3.3	MAINTENANCE AGREEMENT EXHIBIT (SOUTH PARCEL EAST)	
X4.0	OPEN SPACE EXHIBIT (OVERALL)	
X4.1	OPEN SPACE EXHIBIT (NORTH PARCEL)	
X4.2	OPEN SPACE EXHIBIT (SOUTH PARCEL WEST)	
X4.3	OPEN SPACE EXHIBIT (SOUTH PARCEL EAST)	
X5.0	CIRCULATION TURNING EXHIBIT (OVERALL)	
X6.0	PHASING PLAN (OVERALL)	
X7.0	UTILITY EASEMENT EXHIBIT (OVERALL)	


WATERWAY
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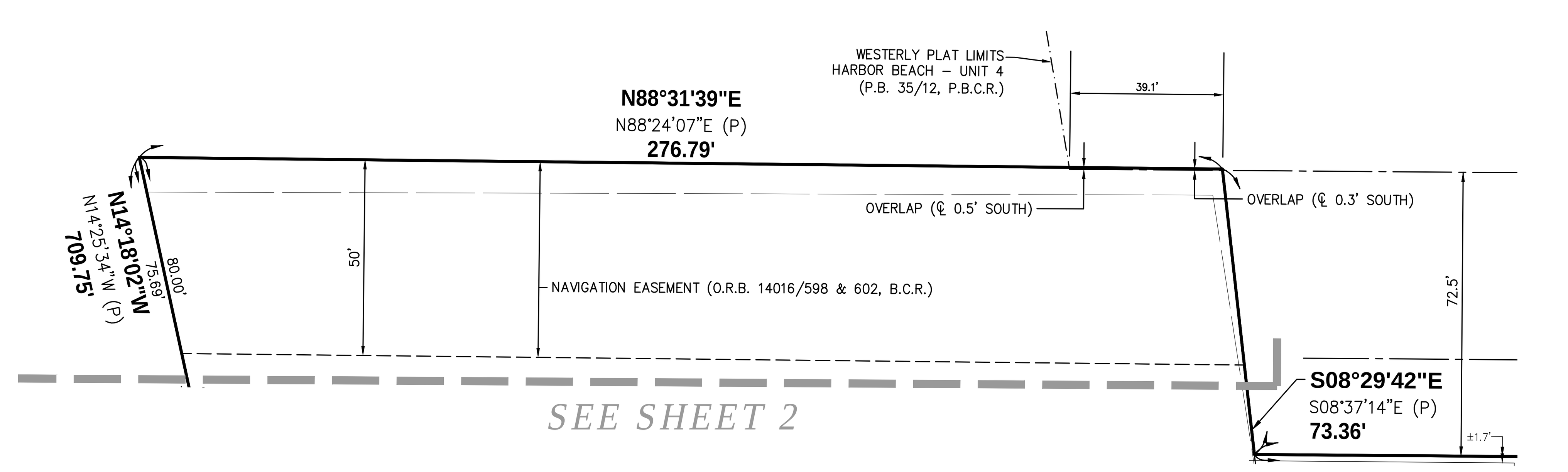
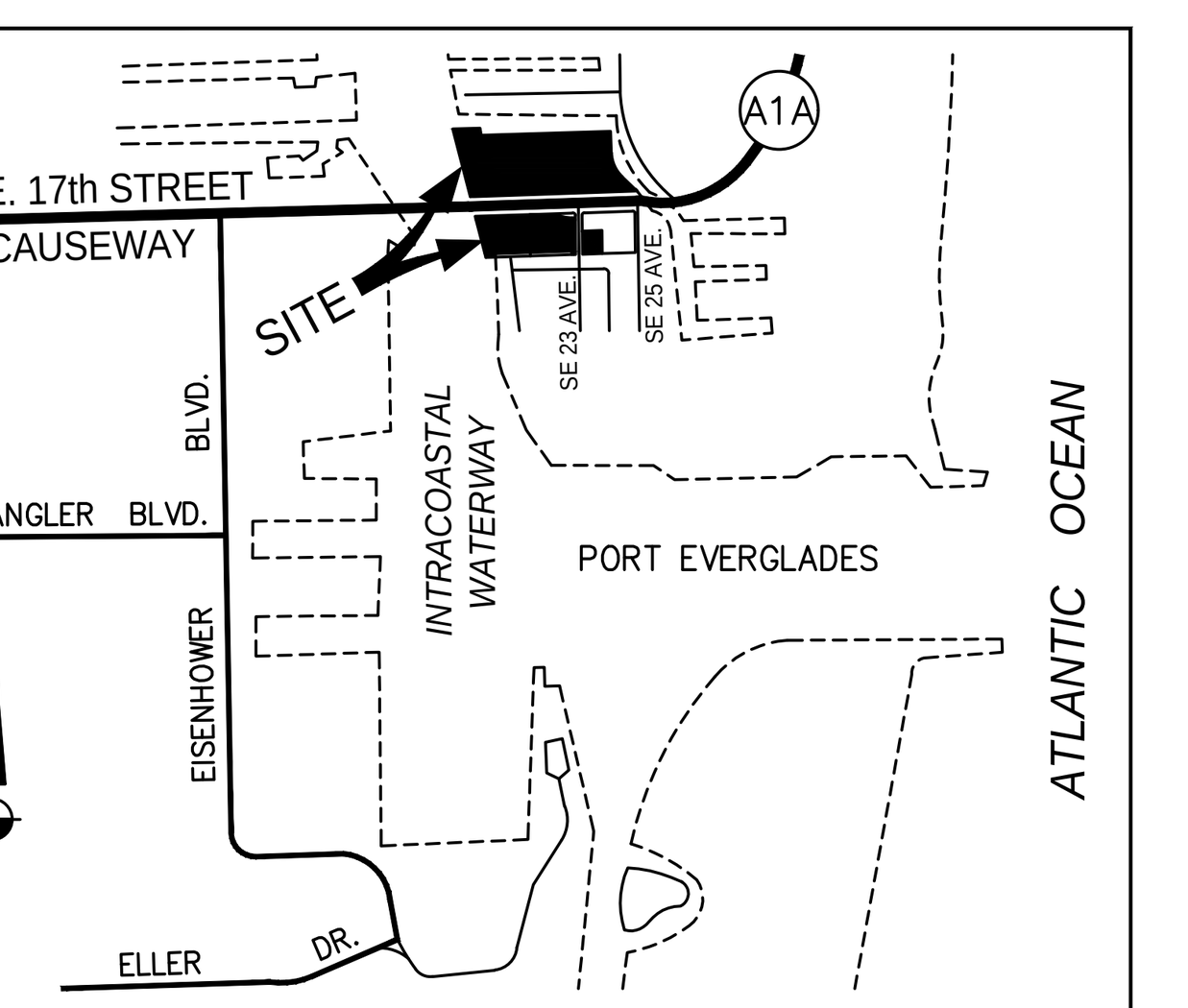
LAUDERDALE



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. (a) No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
   (b) The most easterly platted 80' Access Opening as shown hereon on Tract "A", KIMBERLY PLAT was scaled since its exact location was not dimensioned on the recorded plat.
   (c) It is undersigned Surveyor's opinion that the 18 foot FPL Easement depicted on the plat, P.B. 130/1 and that recorded in Official Records Book 10595/262 were intended to be the same easement. Such easement depicted on the Plat cannot be plotted accurately since it lacks the angle that ties the centerline of the easement to the south line of Tract "A". The 18 foot FPL Easement depicted hereon is as described in Official Records Book 10595/262.
3. The land description shown hereon was compiled by the Surveyor based on the legal descriptions from previous title commitments of the various parcels.
4. The underground utilities shown have been located from field survey information flagged by others on a previous update of the site and were not updated on the most current date of the survey. The surveyor makes no guaranties that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
5. Bearings were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, relative to the nearest control point within the National Geodetic Survey (NGS) Geodetic Control Network and are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00) of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone. Bearings are relative to the north line of Tract "A", KIMBERLY PLAT, having a bearing of N88°21'10"E.
6. The property described hereon lies within Flood Zones X & AE (EL 6), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0576J, Community Panel Number 125105, dated 07/31/2024.
7. Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). Elevations were obtained using the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1. The model value of (-) 1.588 was added algebraically to the NGVD 1929 height.
8. Benchmark Description: Keith & Schnars P.R.M. at northeast corner of subject property, Elevation = 4.24 feet (NGVD 1929) and Keith & Schnars P.R.M. on dock at northwest corner of property, Elevation = 5.42 feet (NGVD 1929), both as depicted on the plat, KIMBERLY PLAT.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 30'.
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
13. Topographic information including trees and elevations are limited to areas specified by the client and as shown hereon.
14. Abbreviation Legend: A/C = Air conditioner; ADA = Americans with Disabilities Act; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; C.B. = Chord Bearing; Δ = Central Angle; ℄ = Centerline; C.L.F. = Chain link Fence; CMP = Corrugated Metal Pipe; CONC. = Concrete; COV'D = Covered; C.P. = Concrete Pipe; D = Per Deed; D.B. = Deed Book; EL. = Elevation; ELEC. = Electric; ESMT. = Easement; F.B. = Field Book; FD. = Found; F.D.O.T. = Florida Department of Transportation; F.F. = Finished Floor; FNT. = Fountain; FPL = Florida Power & Light Company; HDPE = High-Density Polyethylene; ID. = Identification; INST# = Instrument Number; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum of 1929; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; PVC = Polyvinyl Chloride; R = Radius; RCP = Reinforced Concrete Pipe; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap.



LOCATION SKETCH
(NOT TO SCALE)

LAND DESCRIPTION:

All that part of Section 13, Township 50 South, Range 42 East, lying between the easterly right of way line of the Intracoastal Waterway and the westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the south by the extended south boundary of said subdivision and bounded on the north by the north boundary and extended north boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel "B", and the South 35 feet of said Parcel "A", more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "B"; thence West along the South boundary of said Parcel "B", a distance of 40 feet to the POINT OF BEGINNING of this description; thence West along the South boundaries of said Parcels "B" and "A", a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel "A" of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel "A" to a point which is 35 feet North of the extended South boundary of said Parcel "A" measured along a line parallel to the East boundary of said Parcel "A"; thence East along a line parallel to the South boundaries of said Parcels "A" and "B", a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel "B", measured along said line; thence South along a line parallel to the East boundary of said Parcel "B" a distance of 35 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that part of said Parcel "B" described as follows:

BEGIN at the Southeast corner of said Parcel "B" and run Northerly along the East boundary line of said Parcel "B" for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel "B" for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel "B" for a distance of 30 feet to a point on the South boundary line of said Parcel "B"; thence run Easterly along the South boundary line of said Parcel "B" a distance of 20 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page 484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel "B" of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

COMMENCE at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West, along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right of Way line of State Road A-1-A (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East, along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave southwesterly, having a chord bearing of South 46°13'17" East; thence southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave northeasterly, having a chord bearing of North 82°58'19" West; thence northwesterly along said curve, having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave southwesterly, having a chord bearing of North 82°54'21" West; thence northwesterly, along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc length of 100.47 feet to the end of said curve; thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida, being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34. Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

COMMENCING at the Northwest corner of said Parcel "B"; thence North 88°13'58" East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-I-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South 88°46'13" East, a distance of 114.26 feet; thence North 88°13'58" East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 11°59'04", an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of Beginning (P.O B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 05°44'19", an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of 17°51'20", an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North 88°06'01" East, a distance of 11.00 feet; thence South 46°53'59" East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South 00°43'01" East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North 00°43'01" West, with a radius of 22.00 feet and a central angle of 91°10'58", an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South 88°06'01" West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of 15°06'14", an arc distance of 98.64 feet; thence North 65°05'50" West, a distance of 51.06 feet to the POINT OF BEGINNING.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 368,163 square feet (8.452 acres), more or less.

TOGETHER WITH:

Tract "A" of ALLISON PLAT, according to the plat thereof recorded in Plat Book 130, Page 2 of the Public Records of Broward County, Florida.

TOGETHER WITH:

Tract "A" of KIMBERLY PLAT, according to the plat thereof recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 1,035,222 square feet (23.769 acres), more or less.

1	DRAINAGE MANHOLE RIM EL.=4.61' E. INV.=(−)0.34' (±18" PIPE) S. INV.=(−)0.04' (±18" PIPE)
2	DRAINAGE MANHOLE RIM EL.=4.46' PIPES UNDER BOX (NOT ACCESSIBLE) TOP OF (2) PIPES EL.=1.29' (4" METAL PIPES RUNNING E−W)
3	CATCH BASIN RIM EL.=4.28' N.E. INV.=0.01' (18" RCP)
4	DRAINAGE MANHOLE RIM EL.=4.30' E. INV.=0.17' (18" RCP) W. INV.=(−)0.24' (18" RCP) TOP OF PIPE EL.=0.16' (18" PIPE RUNNING N−S)
5	DRAINAGE MANHOLE RIM EL.=4.52' E. INV.=(−)0.25' (18" RCP) W. INV.=(−)0.23' (18" RCP) N. INV.=0.04' (18" RCP) S. INV.=0.04' (18" RCP)
6	CURB INLET RIM EL.=4.28' N.E. INV.=0.01' (18" RCP)
7	DRAINAGE MANHOLE RIM EL.=5.09' N. INV.=0.16' (±18" RCP) S. INV. NOT ACCESSIBLE
8	DRAINAGE MANHOLE RIM EL.=5.13' W. INV.=(−)2.67' (±18" RCP) N. INV. NOT ACCESSIBLE
9	SANITARY MANHOLE RIM EL.=5.01' E. INV.=(−)5.41' (? PIPE) N. INV.=(−)5.64' (? PIPE) S. INV.=(−)5.61' (? PIPE)
10	CATCH BASIN RIM EL.=4.03' S.E. INV.=2.64' (BAFFLE) BOTTOM EL.=(−)0.18'
11	CATCH BASIN RIM EL.=4.95' N.W. INV.=2.77' (BAFFLE) S. INV.=2.78' (BAFFLE) BOTTOM EL.=(−)1.20'
12	CATCH BASIN RIM EL.=5.15' S.E. INV.=0.80' (15" HDPE) BOTTOM EL.=(−)0.99'
13	CATCH BASIN RIM EL.=3.79' E. INV.=0.78' (15" HDPE) N. INV.=1.95' (BAFFLE) N.W. INV.=0.79' (15" HDPE) BOTTOM EL.=(−)1.08'
14	CATCH BASIN RIM EL.=3.61' W. INV.=0.25' (15" HDPE) BOTTOM EL.=(−)1.66'
15	SANITARY MANHOLE RIM EL.=4.85' N. INV.=(−)4.72' (? PIPE) N.E. INV.=(−)0.68' (? PIPE) S. INV.=(−)4.70' (? PIPE)
16	SANITARY MANHOLE RIM EL.=4.85' W. INV.=(−)4.29' (? PIPE) N. INV.=(−)4.58' (? PIPE) S. INV.=(−)4.78' (? PIPE)
17	SANITARY MANHOLE RIM EL.=5.00' W. INV.=(−)6.00' (? PIPE) N. INV.=(−)4.79' (8" CLAY) S. TOP OF PIPE EL.=(−)4.71'
18	SANITARY MANHOLE RIM EL.=3.37' E. INV.=(−)0.15' (6" CLAY) W. INV.=(−)0.66' (8" CLAY)
23	CATCH BASIN RIM EL. = 3.48' N. INV. = 0.37' (SIZE ?) E. INV. = 0.29' (12" C.M.P.) N.E. INV. = 1.67' (12" I.P.)
24	CATCH BASIN RIM EL. = 3.70' (FILLED WITH DEBRIS) BOTTOM EL. = 1.9'
25	DRAINAGE MANHOLE RIM EL. = 4.27' (INVERTS NOT ACCESSIBLE)
26	CATCH BASIN RIM EL. = 4.17' E. INV. = 0.37' (12" C.M.P.) N.E. INV. = 0.34' (12" C.M.P.) N.W. INV. = −0.93' (15" C.M.P.)
27	CATCH BASIN RIM EL. = 3.21' W. INV. = ? (12" C.M.P.) S.E. INV. = 0.26' (15" C.M.P.)
28	CATCH BASIN RIM EL. = 9.05' N.E. INV. = 5.56' (8" METAL) N.E. INV. = 5.56' (6" METAL) BOTTOM EL.=−2.21'
29	SANITARY MANHOLE RIM EL. = 11.02' E. INV. = 0.10' (8" P.V.C.) W. INV. = 0.04' (8" P.V.C.)
30	CATCH BASIN RIM EL. = 5.07' N.E. INV. = 1.86' (12" P.V.C.) BOTTOM EL. = −0.13' (FULL OF DEBRIS)
31	SANITARY MANHOLE RIM EL. = 5.46' N. INV. = 3.89' (8" P.V.C.) S.E. INV. = 4.42' (8" P.V.C.)
32	SANITARY MANHOLE RIM EL. = 5.40' N. INV. = 3.60' (6" P.V.C.) S. INV. = 3.52' (8" P.V.C.)
33	SANITARY MANHOLE RIM EL. = 6.36' N. INV. = 5.18' (8" P.V.C.) N.W. INV. = 4.59' (8" P.V.C.) S. INV. = 4.57' (8" P.V.C.)
34	DRAINAGE MANHOLE RIM EL. = 7.12' E. INV. = 4.88' (12" P.V.C.) N. INV. = 6.03' (18" H.D.P.E.) BOTTOM EL. = −2.08' BOTTOM OF WALL (WEIR)=5.03'
35	DRAINAGE MANHOLE RIM EL. = 7.08' TOP OF FRENCH DRAIN = 1.04' BOTTOM EL.=−1.84'
36	DRAINAGE MANHOLE RIM EL. = 6.73' N−NE INV. = 5.73' (18" H.D.P.E.) S. INV.= 1.27' (18" H.D.P.E.) S. INV. (TOP OF WEIR) = 4.30' BOTTOM EL.=−3.29'
37	CATCH BASIN RIM EL. = 6.78' E. INV. = 2.93' (TOP OF WEIR) N. INV. = 5.45' (12" P.V.C.) BOTTOM EL.= −4.22'
38	CATCH BASIN RIM EL. = 5.87' N. INV. = 3.13' (6" P.V.C.) S. INV. = 4.74' (UNKNOWN PIPE) BOTTOM EL.=−2.15'
39	DRAINAGE MANHOLE RIM EL. = 5.14' (INVERTS NOT ACCESSIBLE)
40	CATCH BASIN (EROSION CONTROL BOX) RIM EL. = 5.09' BOTTOM EL.=−1.20'
41	SANITARY MANHOLE RIM EL. = 5.70' W. INV. = −0.26' (10" P.V.C.) S. INV. = −0.27' (10" P.V.C.)
42	CATCH BASIN RIM EL. = 5.59' E. TOP OF BAFFLE = 2.72' W. TOP OF BAFFLE = 2.62' N. TOP OF BAFFLE = 2.75' BOTTOM EL.=−1.56'
43	CATCH BASIN RIM EL. = 5.13' W. TOP OF BAFFLE = 3.26' S. TOP OF BAFFLE = 2.89' BOTTOM EL.=−0.87'
44	CATCH BASIN RIM EL. = 5.70' E. INV. = 1.00' (18" H.D.P.E.) E. TOP OF BAFFLE = 4.24' N. INV. = 1.05' (18" H.D.P.E.) BOTTOM EL.=0.35'
45	CATCH BASIN RIM EL. = 6.12' W. INV. = 0.62' (18" H.D.P.E.) N. INV. = −0.05' (12" P.V.C.) BOTTOM EL.=−2.44'
46	SANITARY MANHOLE RIM EL. = 5.39' N. INV. = −0.70' (10" P.V.C.) S. INV. = −0.82' (10" P.V.C.)
47	DRAINAGE MANHOLE (WELL) RIM EL. = 6.16' S. INV. = −2.32' (UNKNOWN R.C.P.) BOTTOM OF BAFFLE = 1.03' BOTTOM OF BOX = −2.24'
48	DRAINAGE MANHOLE RIM EL. = 6.09' N. INV. = −2.39' (UNKNOWN R.C.P.) S. INV. = −2.67' (18" H.D.P.E.) BOTTOM EL. = −2.52'
49	CATCH BASIN RIM EL. = 5.98' E. INV. = 0.86' (18" H.D.P.E.) S. INV. = 0.59' (18" H.D.P.E.) BOTTOM EL. = −1.30' TOP OF BAFFLE = 3.28'
50	CATCH BASIN RIM EL. = 5.12' W. INV. = −0.58' (UNKNOWN H.D.P.E.) BOTTOM EL. = −0.61'
51	SANITARY MANHOLE RIM EL. = 5.65' N. INV. = −1.05' (10" P.V.C.) S. INV. = −1.12' (10" P.V.C.)
52	SANITARY MANHOLE RIM EL. = 5.59' N. INV. = −1.40' (10" P.V.C.) S. INV. = −1.59' (10" P.V.C.)
53	CATCH BASIN RIM EL. = 5.14' W. INV. = −0.88' (18" H.D.P.E.) S. INV. = −0.79' (18" H.D.P.E.)
54	SANITARY MANHOLE RIM EL. = 5.35' N. INV. = −1.63' (10" P.V.C.) S. INV. = −1.74' (10" P.V.C.)
55	SANITARY MANHOLE RIM EL. = 5.83' N. INV. = −1.72' (10" P.V.C.) W. INV. = −1.87' (10" P.V.C.)
56	SANITARY MANHOLE RIM EL. = 6.37' E. INV. = −3.31' (10" P.V.C.) W. INV. = −2.25' (10" P.V.C.)
57	DRAINAGE MANHOLE RIM EL.=4.65' W. INV.=(−)4.03' (30" RCP) TOP OF WEIR EL.=1.35' BOTTOM EL.=(−)4.93'
58	DRAINAGE MANHOLE RIM EL.=4.67' E. INV.=(−)0.15' (30" RCP) BOTTOM EL.=(−)4.89'
59	DRAINAGE MANHOLE RIM EL.=4.73' E. INV.=0.16' (PIPE ?) W. INV.=0.17' (PIPE ?) S. INV.= 0.19' (18" RCP) BOTTOM EL.=0.13'
60	CATCH BASIN RIM EL.=4.58' N. INV.=0.24' (18" RCP) S. INV.=0.23' (18" RCP) BOTTOM EL.=0.30'
61	CATCH BASIN RIM EL.=4.44' N. INV.=0.26' (18" RCP) BOTTOM EL.=0.34'
62	DRAINAGE MANHOLE RIM EL.=4.54' W. INV.=0.11' (30" RCP) BOTTOM EL.=(−)4.23'
63	DRAINAGE MANHOLE RIM EL.=4.54' E. INV.=(−)0.17' (30" RCP) S. INV.=0.11' (18" RCP) TOP OF WEIR EL.=0.93' BOTTOM EL.=(−)3.88'
64	CURB INLET RIM EL.=3.35' E. INV.=2.28' (4" PVC) N. INV.=(−)0.33' (18" RCP) BOTTOM EL.=(−)0.56'
65	SANITARY MANHOLE RIM EL.=5.00' (8" PVC) E. INV.=(−)0.28' (8" PVC) N.W. INV.=(−)0.36' (8" PVC)
66	DRAINAGE MANHOLE RIM EL.=5.07' E. INV.=0.00' (? PIPE) W. INV.=(−)0.25' (? PIPE) N. INV.=2.96' (6" PVC) S. INV.=0.01' (18" RCP) BOTTOM EL.=(−)3.89'
67	CATCH BASIN RIM EL.=4.52' N. INV.=0.47' (18" RCP) BOTTOM EL.=0.71'
68	CATCH BASIN RIM EL.=4.54' S. INV.=0.69' (24" RCP) BOTTOM EL.=0.83'
69	DRAINAGE MANHOLE RIM EL.=5.28' E. INV.=0.70' (24" RCP) N. INV.=0.72' (24" RCP)
70	DRAINAGE MANHOLE RIM EL.=5.13' E. INV.=0.14' (? PIPE) W. INV.=0.24' (? PIPE) S. INV.=0.24' (? PIPE) BOTTOM EL.=(−)2.34'
71	CATCH BASIN RIM EL.=4.54' N. INV.=0.34' (18" RCP) BOTTOM EL.=0.55'
72	CATCH BASIN RIM EL.=4.62' S. INV.=1.01' (24" RCP) BOTTOM EL.=0.58'
73	DRAINAGE MANHOLE RIM EL.=5.57' E. INV.=0.54' (24" RCP) W. INV.=0.31' (24" RCP) N. INV.=0.33' (24" RCP)
74	DRAINAGE MANHOLE RIM EL.=5.38' W. INV.=0.27' (24" R.C.P.) S. INV.=0.22' (24" R.C.P.) BOTTOM EL.=(−)3.65'
75	DRAINAGE MANHOLE RIM EL.=4.76' E. INV.=0.22' (24" RCP) N. INV.=0.12' (24" RCP)
76	DRAINAGE MANHOLE RIM EL.=5.14' N. INV.=0.11' (? PVC PIPE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88Á45'17"E	114.26'
	S88°46'13"E(D)	
L2	N88Á14'54"E	97.30'
	N88°13'58"E(D)	
L3	S65Á04'54"E	51.06'
L4	N88Á06'57"E	4.90'
L5	S00Á42'05"E	319.07'
L6	S88Á14'54"W	20.00'
L7	S00Á42'05"E	30.00'
L8	S88Á14'54"W	20.00'
L9	N00Á42'05"W	35.01'
L10	S88Á14'54"W	200.00'
L11	S00Á42'05"E	235.00'
L12	S88Á14'54"W	200.00'
L13	N00Á42'05"W	235.00'

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- CURB INLET
- CURB INLET
- DOCK LIGHT
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC HOOKUP
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- ELECTRIC SERVICE PANEL
- 0.00 EXISTING ELEVATION
- 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- LANDSCAPE LIGHT (SPOT LIGHT)
- MAIL BOX
- METAL LIGHT POLE
- MONITORING WELL
- NUMBER OF REGULAR PARKING
- OW OVERHEAD WIRES
- PARKING METER
- WOOD PILE
- CONCRETE PILE
- SANITARY MANHOLE
- SIAMESE CONNECTION
- SIGN (UNLESS NOTED)
- SPIGOT
- SEWER VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TELEPHONE SERVICE BOX
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL CONTROL RISER
- TRAFFIC SIGNAL SERVICE BOX
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- UNKNOWN MANHOLE
- UNKNOWN RISER
- UNKNOWN UTILITY SERVICE BOX
- VAULT
- WATER METER
- WATER SERVICE
- WATER VALVE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT
- YARD LIGHT

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 03/08/2026

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
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REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TOPOGRAPHIC SURVEY

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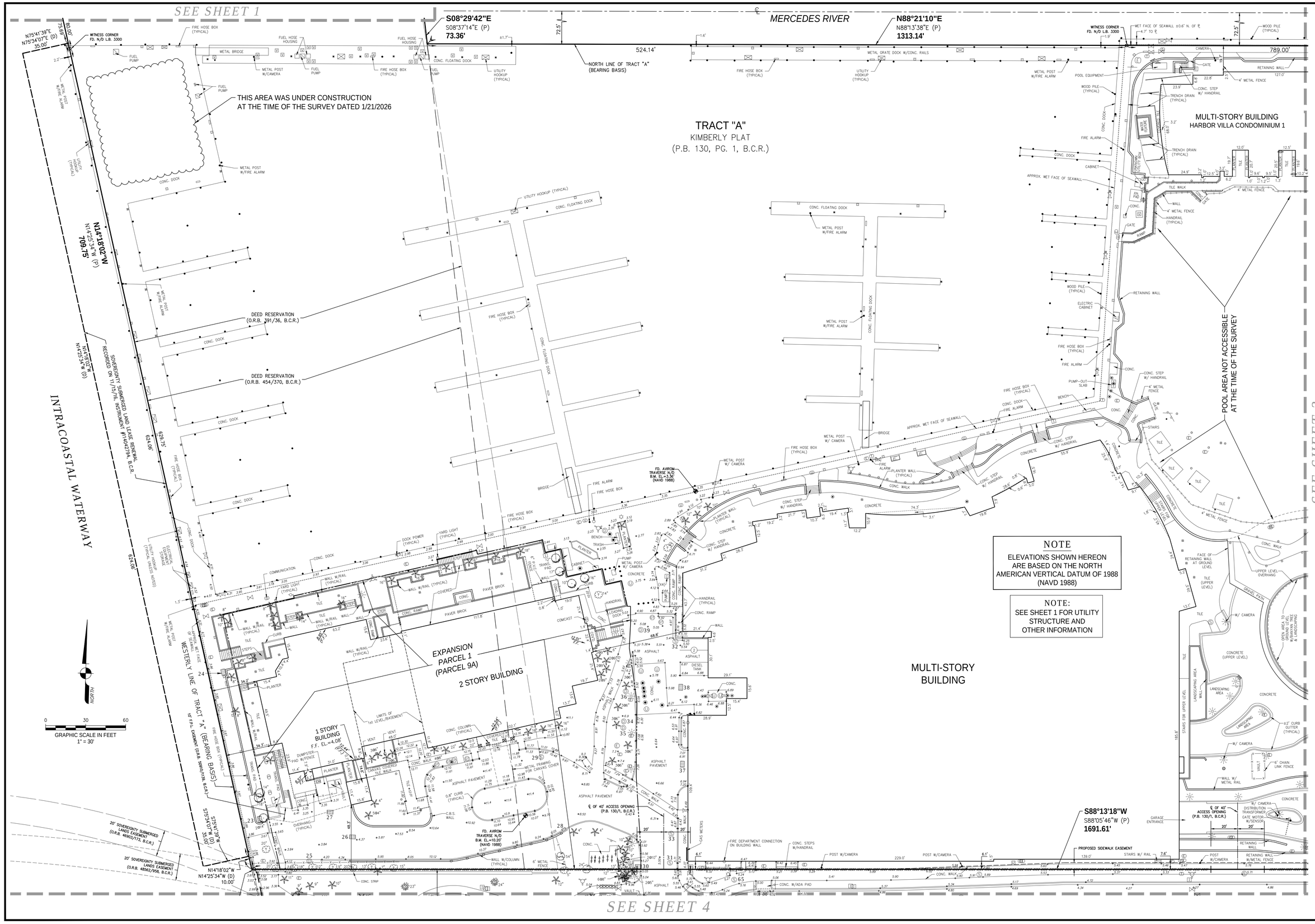
PARCELS "A" & "B", HARBOR HEIGHTS (PLAT BOOK 34, PAGE 33, B.C.R.)
TRACT "A", ALLISON PLAT (P.B. 130, PAGE 2, B.C.R.) AND
A PORTION OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

SCALE:	1" = 30'
DATE:	02/24/2026
BY:	S.K. & M.M.K.
CHECKED:	M.M.K.
F.B./PG.	2283/07-38; 2277/33-41 & SK.
SHEET:	1 OF 5
JOB #:	10871-6



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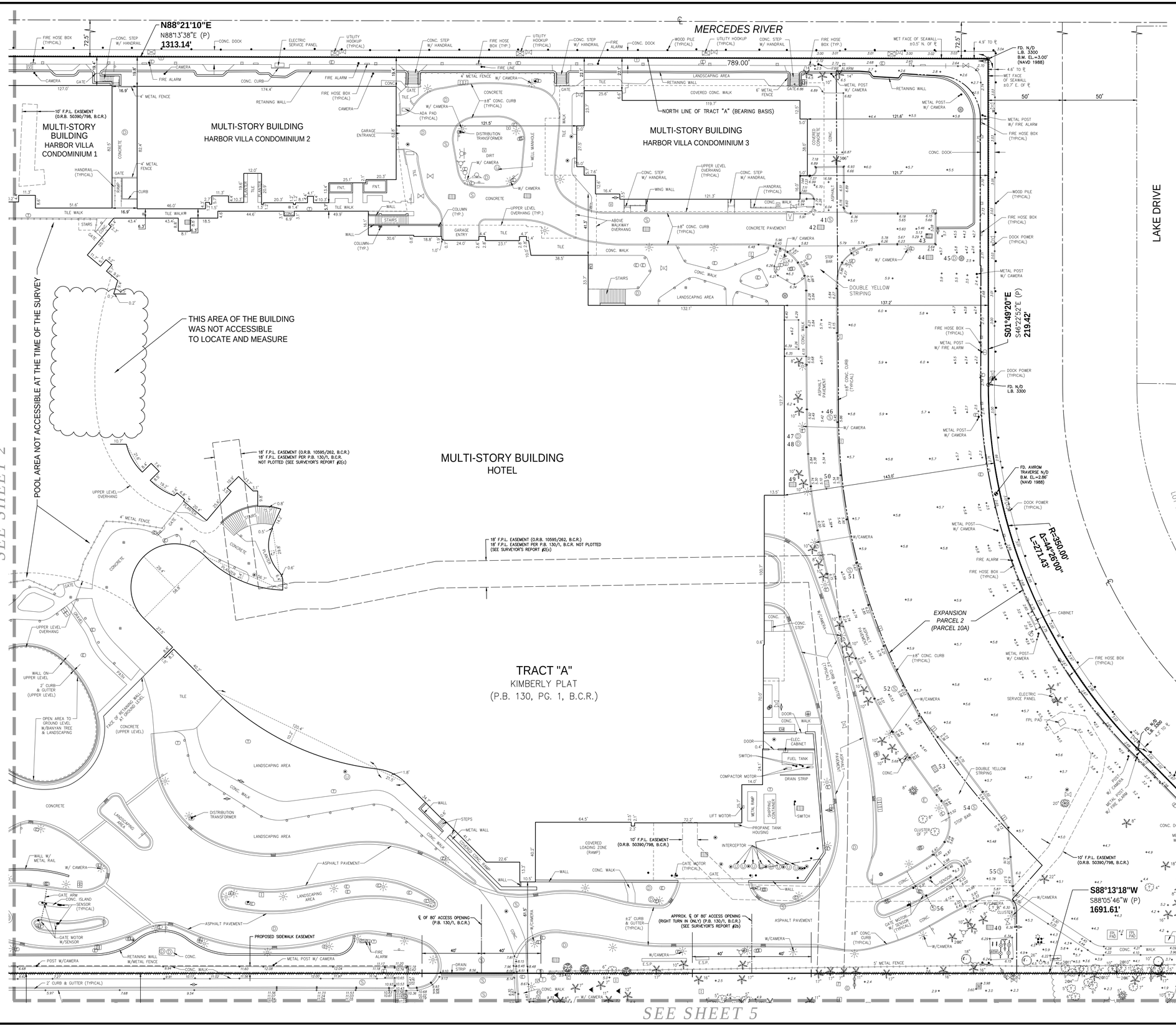
SHEET:	2 OF 5
JOB #:	10871-6



NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOTE:

SEE SHEET 1 FOR UTILITY STRUCTURE AND OTHER INFORMATION

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DATE:	02/24/2026
BY:	S.K. & M.M.K.
CHECKED:	M.M.K.
F.B./PG.	2263/07-38; 2277/03-41 & SK.
SHEET:	3 OF 5
JOB #:	10871-6

SEE SHEET 2

SEE SHEET 5

20' SOVEREIGNTY SUBMERGED LANDS EASEMENT (O.R.B. 48562/958, B.C.R.)

N14°18'02"W
N14°25'34"W (D)
10.00'

FD. N/D (K & S)
(1.88' 0/S EAST)

PAVER BRICK

CONC. BENCH

COVERED PAVER BRICK

CONC. STEPS

CONC. COLUMN (TYPICAL)

CONC. COLUMN

CONC. ROOFED GAZEBO W/COLUMNS

METAL POST

CONC. SEAWALL

FD. BROKEN NAIL (ILLEGIBLE)
(4.00' EAST & 1.00' NORTH)

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

1 STORY BUILDING
(EXTERIOR FOOTPRINT=120 S.F.)

156.93'

METAL RAMP

FIRE HOSE BOX

METAL POST W/FIRE ALARM

GAS PUMP

FLOATING CONCRETE DOCK

FIRE EXTINGUISHER HOUSING

UTILITY HOOKUP

ELECTRICAL HOUSING

UTILITY HOUSING

METAL POST W/FIRE ALARM

U.S. ARMY CORP OF ENGINEER'S CENTERLINE OF CHANNEL CUT BW-49

EAST LINE OF CHANNEL

INTRACOASTAL WATERWAY
(STRANAHAN RIVER)

62.5'

250'

A PORTION OF:
SECTION 13-50-42

EASTERLY R/W OF INTRACOASTAL WATERWAY

N14°25'54"W 430.57'

POSSIBLE 12' SUBMERGED LAND LEASE

N06°45'06"W 421.67'(C) 421.60'(P)
N05°41'01"W 420.62' (D)

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOTE:
SEE SHEET 1 FOR UTILITY STRUCTURE AND OTHER INFORMATION

NORTH

0 30 60
GRAPHIC SCALE IN FEET
1" = 30'

WALL W/COLUMN (TYPICAL)

6" METAL FENCE

CONC. STRIP

0.8' CURB (TYP.)

CONC. WALK

ASPHALT PAVEMENT

DROP CURB

CONC. PAD W/VENTS

DEVIL PAD 2 ANNNOY UTILITY CONTROL BOX

FPL PAD ON CONC. A/C

ELEC. BOX

CONC. PAD W/GATE CONTROL

CONC. PAD W/CAMERA

ASPHALT

VAULT

DRAIN

APPROXIMATE LIMITS OF OVERPASS (ABOVE)

CONC. W/ADA PAD

POST W/CAMERA

STAIRS W/ RAIL

RETAINING WALL W/METAL FENCE

2' CURB & GUTTER (TYPICAL)

CONCRETE WALL W/HAND RAIL & LIGHTS ALONG OVERPASS RAMP

LANDSCAPED AREA (BELOW)

ASPHALT PAVEMENT

CONC. WALK (ON RAMP)

LIMITS OF OVERPASS RETAINING WALL

RIM EL. = 3.78'
(INV. NOT ACCESSIBLE)

RAISED CONC. STRIP W/GUARD RAIL

RAISED CONC.

GRASS MEDIAN

NORTH BOUNDARY OF GOVERNMENT LOT 8

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(202.09' R/W PER F.D.O.T. R/W MAP SECTION 86180–2177,
AKA: SECTION 8618–177, LAST REVISED 12/18/2013)

FD. AVIROM TRAVERSE N/D
B.M. EL.=4.93'
(NAVD 1988)

LIMITS OF OVERPASS RETAINING WALL

2' CURB & GUTTER (TYPICAL UNLESS NOTED)

BASE ELEV. 4.3

DRAINAGE MANHOLE
RIM EL.=4.21'
W. INV.(-)0.34' (? RCP)

ASPHALT PAVEMENT (UNDER CONSTRUCTION)

L1

L2

C1

10' SANITARY SEWER & UTILITY MAIN EASEMENT (O.R.B. 1051/54, B.C.R.)

6' CHAIN LINK FENCE

GATE

LESSOUT
SEE DETAIL "A"
(SHEET 5)

N88°14'54"E
N88°13'58"E(D)
563.21'

398.00'(P)
396.53'(C)
407.70'(D)
406.28'(C)

SOUTH R/W OF S.E. 17th STREET CAUSEWAY
NORTH LINE OF PARCEL "A"

LOCATED IN 2018 BEFORE DEMOLITION (POSSIBLY REMOVED)

BROKEN CONC.

ARECA PALM CLUSTER

STAMPED CONC.

METAL POST

ASPHALT PAVEMENT

2" PVC PIPE

6" PVC PIPE

PAVERS

UNDERGROUND STORAGE TANK

METAL POST W/FIRE ALARM

SKIMMER

TRANSFORMER

UTILITY HOOKUP

WOOD PILINGS (TYPICAL)

CONC. RAMP

A/C

1 STORY BUILDING
(EXTERIOR FOOTPRINT=6656 S.F.)

COVERED CONCRETE

FPL PAD ON CONC. A/C

CONC. DOCK

POST WITH FIRE ALARM

FIRE HOSE BOX

A PORTION OF:
PARCEL "A" - HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

ASPHALT PAVEMENT

LOCATED IN 2018 BEFORE DEMOLITION (POSSIBLY REMOVED)

PARCEL "A"

PARCEL "B"

A PORTION OF:
PARCEL "B"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

12' F.P.L. EASEMENT (O.R.B. 1754/278, B.C.R. & O.R.B. 2648/841, B.C.R.)

12' F.P.L. EASEMENT (O.R.B. 2648/841, B.C.R.)

FD. AVIROM TRAVERSE I.R. W/CAP
B.M. EL.=4.78'
(NAVD 1988)

12' F.P.L. EASEMENT (O.R.B. 1754/278, B.C.R. & O.R.B. 2648/841, B.C.R.)

CONC. PAD W/PUMP

UTILITY CONTROL BOX

FIRE ALARM

TRASH CAN

POST WITH EMERGENCY FUEL SHUT OFF

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

±7' CONC. DOCK

CORNER FALLS IN WATER

WESTERLY BOUNDARY OF HARBOR HEIGHTS
WEST LINE OF PARCEL "A"

EXTENDED SOUTH BOUNDARY OF HARBOR HEIGHTS SUBDIVISION

S06°45'06"E
35.13'

S88°14'54"W 99.16'

P.O.C. (LESSOUT)
S.W. CORNER PARCEL "A" (HARBOR HEIGHTS)
N.W. CORNER LOT 52, BLOCK 7
(HARBOUR HEIGHTS ADDITION)

SOUTH BOUNDARY OF PARCEL "A"

361.25'(P) 352.08'(C)

LOT 52, BLOCK 7
HARBOUR HEIGHTS ADDITION
(P.B. 35/21, B.C.R.)

SOUTH 35' PARCEL "B"

OWNER: PIER HP LLC

772.06'(D) 772.08'(C)

S88°14'54"W
775.78' 775'(D)

SOUTH BOUNDARY OF PARCEL "B"
WEST 420' OF PARCEL "B"

BLOCK 2
HARBOUR HEIGHTS ADDITION
(P.B. 35/21, B.C.R.)

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BROWARD COUNTY, FLORIDA

SCALE:	1" = 30'
DATE:	02/24/2026
BY:	S.K. & M.M.K.
CHECKED:	M.M.K.
F.B./PG.	2283/07-08; 2277/30-41 & 5K.
SHEET:	**4 OF 5**
JOB #:	**10871-6**

SEE SHEET 3

SEE SHEET 4

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(PER F.D.O.T. MAP #86180–2177)

NORTH BOUNDARY OF GOVERNMENT LOT 8

TRACT "A"
ALLISON PLAT
(P.B. 130/2, B.C.R.)
(±46,992 S.F./1.079 ACRES)

A PORTION OF:
PARCEL "C"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

A PORTION OF:
PARCEL "B"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

A PORTION OF:
PARCELS "C" & "D"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

A PORTION OF:
PARCEL "D"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

LOT 60
HARBOR BEACH
EXTENSION
(P.B. 31/13, B.C.R.)

S.E. 25th STREET
AKA: MARIETTA AVENUE (P)
(60' PLATTED PUBLIC R/W)

HARBOR INLET DRIVE
(S.E. 23rd AVENUE)
70' PUBLIC R/W (P.B. 34/33, B.C.R.)

LESSOUT
SEE DETAIL "A"

BLOCK 2
HARBOUR HEIGHTS ADDITION
(P.B. 35/21, B.C.R.)

LOT 18 — LOT 17 — LOT 16

OWNER: CORINTHIAN HARBOUR BEACH PROP LLC

OWNER: PIER HP LLC

S.E. 18th STREET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88Á45'17"E	114.26'
	S88°46'13"E(D)	
L2	N88Á14'54"E	97.30'
	N88°13'58"E(D)	
L3	S65Á04'54"E	51.06'
L4	N88Á06'57"E	4.90'
L5	S00Á42'05"E	319.07'
L6	S88Á14'54"W	20.00'
L7	S00Á42'05"E	30.00'
L8	S88Á14'54"W	20.00'
L9	N00Á42'05"W	35.01'
L10	S88Á14'54"W	200.00'
L11	S00Á42'05"E	235.00'
L12	S88Á14'54"W	200.00'
L13	N00Á42'05"W	235.00'

NORTH

0 30 60
GRAPHIC SCALE IN FEET
1" = 30'

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOTE:
SEE SHEET 1 FOR UTILITY STRUCTURE AND OTHER INFORMATION

DETAIL "A"
SCALE: 1"=40'

C1 R=324.80' Δ=11°59'04" L=67.94'
C2 R=374.17' Δ=15°06'14" L=98.64
C3 R=22.00' Δ=91°10'58" L=35.01'

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BROWARD COUNTY, FLORIDA

SCALE: 1" = 30'
DATE: 02/24/2026
BY: S.K. & M.M.K.
CHECKED: M.M.K.
F.B./PG.: 226307-3B; 227703-41 & 5K
SHEET: 5 OF 5

JOB #: 10871-6

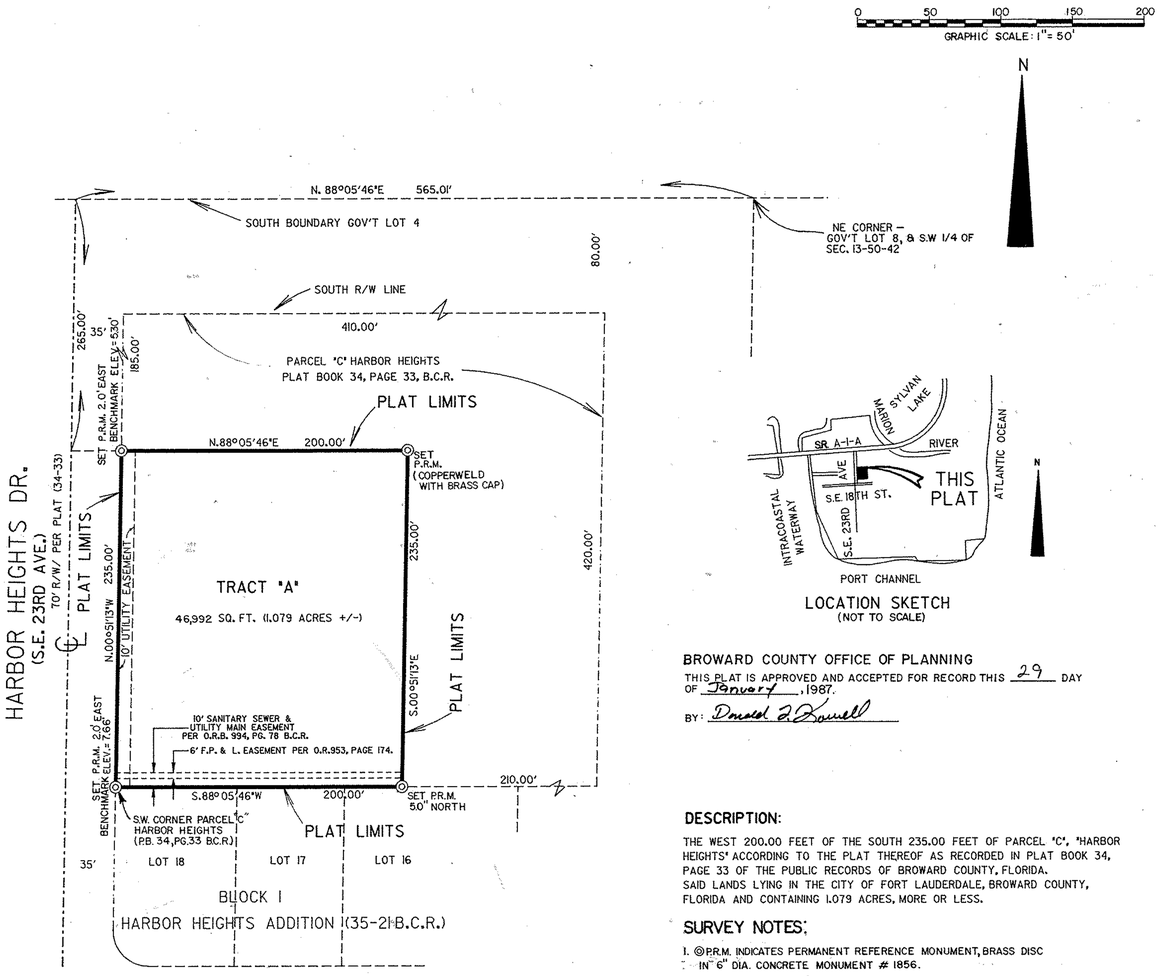
87045108

PLAT BOOK 130 PAGE 2

SHEET 1 OF 1

"ALLISON PLAT"

A REPLAT OF A PORTION OF PARCEL "C" OF "HARBOR HEIGHTS" PLAT BOOK 34, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
(NOT TO SCALE)

PLAT NOTES:

1. THIS PLAT IS WITHIN ZONE D OF THE NOISE EXPOSURE MAP FOR THE FORT LAUDERDALE - HOLLYWOOD AIRPORT.
2. THIS PLAT IS RESTRICTED TO *1.08 ACRES OF PARKING FACILITIES*

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1986

CORP. SEAL PIER PROPERTIES

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 29 DAY OF January, 1987.

BY: Donald L. Powell

DESCRIPTION:

THE WEST 200.00 FEET OF THE SOUTH 235.00 FEET OF PARCEL 'C', 'HARBOR HEIGHTS' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1.079 ACRES, MORE OR LESS.

SURVEY NOTES:

1. ⊙P.R.M. INDICATES PERMANENT REFERENCE MONUMENT, BRASS DISC IN 6" DIA. CONCRETE MONUMENT # 1856.
2. BEARINGS SHOWN HEREON ARE ASSUMED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE US COAST & GEODETIC SURVEY (BENCHMARK "K-239, ELEVATION=21.417')
4. SURVEY DATA RECORDED IN FIELD BOOK 438.
5. TITLE INFORMATION SUPPLIED BY: HOLLAND & KNIGHT (# 95000/305:185) DATED OCTOBER 6, 1986.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

DATED 10-7-86

KEITH AND SCHNARS, P.A.

BY: WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR #1856
STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT PIER PROPERTIES, LTD A FLORIDA LIMITED PARTNERSHIP

THE OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'ALLISON PLAT' , A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 3rd DAY OF October, A.D.1986.

Joan C. Walden
WITNESS

R. William R Bloom
WITNESS

PIER PROPERTIES, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: H. Wayne Huizenga
H. WAYNE HUIZENGA, PRESIDENT
BY: PIER PROPERTIES, INC., A FLORIDA CORPORATION, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED H. WAYNE HUIZENGA

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AS PRESIDENT OF PIER PROPERTIES INC. A FLORIDA CORPORATION, AND THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION ACTING ON BEHALF OF PIER PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP OF WHICH IT IS A PARTNER.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF Oct. A.D.,1986.

MY COMMISSION EXPIRES: 9-16-88

Joan C. Walden
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS **RECORDED IN OFFICIAL RECORDS** BOOK 13080, PAGE 218 AND OFFICIAL RECORDS BOOK 13787, PAGE 616 AND OFFICIAL RECORDS BOOK 13787, PAGE 623 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3rd DAY OF October A.D. 1986.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANK
BY: VICE PRESIDENT

R. William R Bloom
WITNESS

Joan C. Walden
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED JEAN CALLAHAN

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE PRESIDENT OF THE CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANK, ACKNOWLEDGED BEFORE ME AND THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF Oct. A.D.,1986.

MY COMMISSION EXPIRES: 9-16-88

Joan C. Walden
NOTARY PUBLIC, STATE OF FLORIDA

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT, THIS 16th DAY OF July, 1986.

BY: [illegible] CHAIRMAN, THIS 28th DAY OF October 1986.

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY ORDINANCE NO. C-86-45 ADOPTED BY SAID CITY COMMISSION THIS 21st DAY OF October, 1986. IN WITNESS WHEREOF, THE SAID CITY COMMISSION CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 28th DAY OF October, 1986.

CITY CLERK

CITY ENGINEER'S SIGNATURE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD, THIS 3rd DAY OF November, 1986.

BY: R H Brossard
R.H. BROSSARD, P.E. REG. NO. 32396
STATE OF FLORIDA

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

2-2-87 DATE — HENRY P. COOK - DIRECTOR, FLORIDA P.E., REG. NO. 12506

1-29-87 DATE — BY: Robert L. Thompson, ROBERT L. THOMPSON, COUNTY SURVEYOR, FLORIDA P.L.S. REG. NO. 3869

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS - OF - WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 29th DAY OF January A.D., 1987.

BY: 11/24/86

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT., COUNTY RECORDS DIVISION- MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 18 DAY OF NOVEMBER A.D., 1986.

ATTEST: F.T. JOHNSON, COUNTY ADMINISTRATOR — BY: Phyllis J. Flaggman, DEPUTY

BY: [illegible], CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT., COUNTY RECORDS DIVISION- RECORDING SECTION

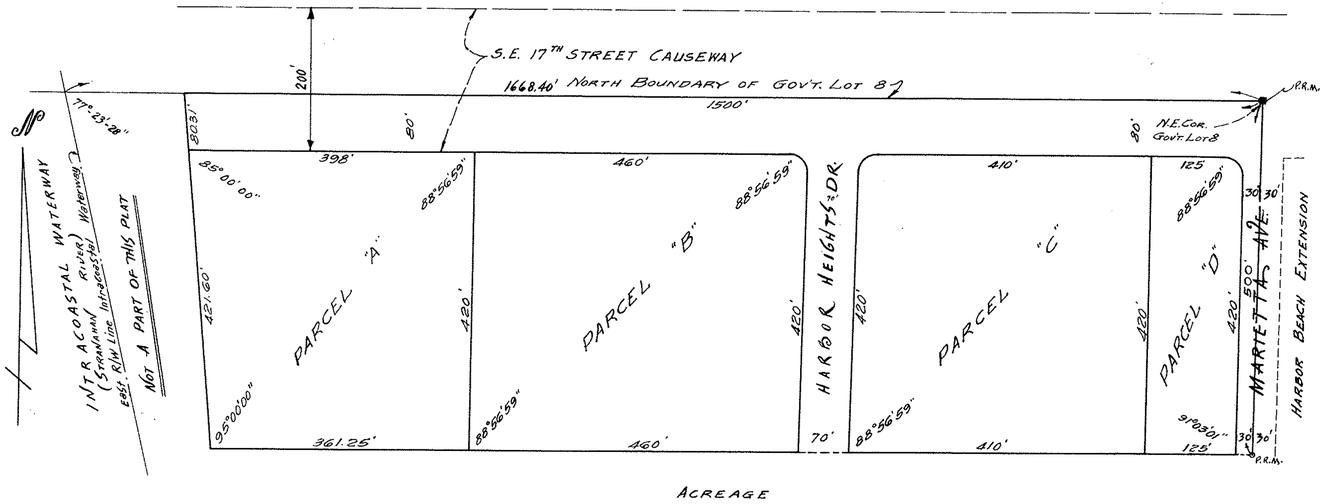
THIS INSTRUMENT WAS FILED FOR RECORD THIS 2nd DAY OF February A.D.1987, AND RECORDED IN PLAT BOOK 130, PAGE 2, RECORD VERIFIED.

ATTEST: F.T. JOHNSON, COUNTY ADMINISTRATOR — BY: Larry Wilson, DEPUTY

— SEALS —

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST CO.	CITY SEAL	SURVEYOR	NOTARY- DEDICATION	NOTARY- MORTGAGEE'S CONSENT	CITY ENGINEER	COUNTY ENGINEER	COUNTY SURVEYOR

OR. 14133 P.G. 802



ACREAGE

DESCRIPTION

The North 500 feet, less the North 80 feet thereof of PORT EVERGLADES SUBDIVISION, of GOVERNMENT LOT 8 of SECTION 13, TOWNSHIP 50 S., RANGE 42 E., according to the PLAT thereof recorded in PLAT BOOK 26, PAGE 44, of the PUBLIC RECORDS of BROWARD COUNTY, FLORIDA.; said lands situate, lying and being in BROWARD COUNTY, FLORIDA.

NOTES:

All Radii are 25' unless otherwise noted.

o Indicates Permanent Reference Monuments.

Distances at BLOCK CORNERS are shown to TANGENT INTERSECTIONS unless otherwise noted.

"HARBOR HEIGHTS"

BROWARD COUNTY, FLORIDA

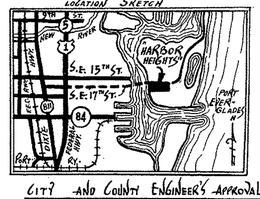
SEC. 13, TWP. 50 S., RGE. 42 E.

0 25 50 75 100 150 200 300

SCALE IN FEET, 1" = 100'

J. W. McLAUGHLIN — CIVIL ENGINEER
FORT LAUDERDALE — FLORIDA
MAY 1954

LOCATION SKETCH



CIRCUIT COURT CLERK'S CERTIFICATE

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this PLAT Complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA", approved by the GOVERNOR, on the 11th 1925.

FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
By: Madeline Larkhurst
DEPUTY CLERK

This instrument filed for RECORD this 30 day of June, 1954, and RECORDED in BOOK 34 of PLATS at PAGE 33, RECORD VERIFIED.

FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
By: Madeline Larkhurst

CITY COMMISSION

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

This is TO CERTIFY: That this PLAT of "HARBOR HEIGHTS," has been approved and accepted for RECORD by the CITY COMMISSION of the CITY OF FORT LAUDERDALE, FLORIDA., in and by ORDINANCE NO. C-1043, adopted by said CITY COMMISSION on the 15th day of JUNE, 1954.

IN WITNESS WHEREOF: The said CITY COMMISSION has caused these presents to be attested by its AUDITOR and CLERK and the CORPORATE SEAL of said CITY to be affixed this 16th day of JUNE, 1954.

J. H. Marshall
CITY AUDITOR AND CLERK

ENGINEER'S CERTIFICATE

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this PLAT of "HARBOR HEIGHTS" is a true and correct representation of a SURVEY made by me, and that PERMANENT REFERENCE MONUMENTS have been set as indicated. Dated at FORT LAUDERDALE, FLORIDA, this 29th day of May, 1954.

J. W. McLaughlin
REGISTERED ENGR. NO. 1313 - REGISTERED LAND SURVEYOR NO. 167
STATE OF FLORIDA

CITY AND COUNTY ENGINEER'S APPROVAL

APPROVED FOR RECORD:
C. A. Williams
CITY ENGINEER

APPROVED FOR RECORD:
R. B. Bang
COUNTY ENGINEER

MORTGAGE HOLDER

W. J. BURKE and ROBERT C. LANE, Trustees, hereinafter called MORTGAGEES, hereby approve this PLAT.

William J. Burke
Robert C. Lane
Trustee

DEDICATION

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That JOSEPH DOUGLAS McNISH, as TRUSTEE and DOROTHY L. McNISH, his wife, by ROBERT E. FERRIS their ATTORNEY IN FACT, owners of the hereon described lands have caused to be made this PLAT of "HARBOR HEIGHTS" for the purpose of subdividing the land in the manner shown hereon. All thoroughfares are dedicated to the perpetual use of the PUBLIC, in fee simple, forever.

IN WITNESS WHEREOF: WE, have hereunto set our hands and affixed our SEALS.

WITNESSES:

C. N. McCune
K. Adel Hiaasen

JOSEPH DOUGLAS McNISH
DOROTHY L. McNISH
By: Robert E. Ferris
APPT. IN FACT

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an Officer duly authorized to administer oaths and take acknowledgements, ROBERT E. FERRIS ATTORNEY IN FACT for JOSEPH DOUGLAS MCNISH, as TRUSTEE and DOROTHY L. McNISH, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me, that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand, and Official Seal at FORT LAUDERDALE in the COUNTY of BROWARD, STATE of FLORIDA, this 31st day of MAY, 1954.

Louise Kamb
NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires: 1/28/57

CITY PLANNING BOARD

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

This is TO CERTIFY: That the CITY PLANNING BOARD of FORT LAUDERDALE, FLORIDA., approved and accepted this PLAT and adopted this 8TH day of JUNE, 1954.

William J. Clayton
SECRETARY

AMENDED 117550189 AMENDED 118133898 AMENDED 45710/141

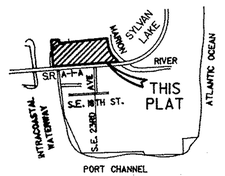
PLAT BOOK 130 PAGE 1

SHEET 1 OF 2

OR 14133 PG. 801

"KIMBERLY PLAT"

A PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
N.T.S

DESCRIPTION

THAT PART OF GOVERNMENT LOT 4 IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING SOUTH OF THE MERCEDES RIVER, WEST OF THE MARION CANAL, AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHEAST 17TH STREET CAUSEWAY (STATE ROAD A-1-A) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 13;

THENCE NORTH 00° 41' 44" WEST, ALONG THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 4, 122.09 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 17TH STREET CAUSEWAY (PROPOSED STATE ROAD A-1-A);

THENCE SOUTH 88° 05' 46" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 5.47 FEET TO THE PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 88° 05' 46" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 1487.28' FEET;

THENCE NORTH 08° 37' 14" WEST 622.81 FEET TO A POINT 72.5 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE MERCEDES RIVER;

THENCE NORTH 88° 13' 38" EAST, PARALLEL WITH AND 72.5 FEET SOUTHERLY FROM THE CENTERLINE OF THE MERCEDES RIVER, 1313.14 FEET TO A POINT 50.0 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE MARION CANAL;

THENCE SOUTH 01° 56' 52" EAST, PARALLEL WITH AND 50.0 FEET WESTERLY FROM THE CENTERLINE OF THE MARION CANAL, 219.42 FEET TO A POINT OF CURVATURE;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 350 FEET (CONCENTRIC WITH AND 50.0 FEET FROM THE CENTERLINE OF SAID CANAL) AN ARC DISTANCE OF 271.43 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 46° 22' 52" EAST, PARALLEL AND 50.0 FEET WESTERLY FROM THE CENTERLINE OF SAID CANAL, 184.83 FEET TO A POINT OF CURVATURE;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250 FEET, CONCENTRIC WITH AND 50.0 FEET FROM THE CENTERLINE OF SAID RIVER, AN ARC DISTANCE OF 25.76 FEET TO THE PLACE OF BEGINNING;

TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF GOVERNMENT LOT 4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 14°25' 34" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.57 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 100 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF STATE ROAD A-1-A; THENCE NORTH 14° 25' 34" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 713.79 FEET; THENCE NORTH 88° 24' 07" EAST, A DISTANCE OF 276.79 FEET; THENCE SOUTH 08° 37' 14" EAST, A DISTANCE OF 700.13 FEET TO A POINT 100 FEET NORTHERLY FROM SAID CENTERLINE OF STATE ROAD A-1-A, MEASURED AT RIGHT ANGLES, AND 118.16 FEET NORTHERLY FROM THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 4, MEASURED AT RIGHT ANGLES; THENCE SOUTH 88° 05' 46" WEST, PARALLEL WITH AND 100 FEET NORTHERLY FROM SAID STATE ROAD A-1-A CENTERLINE, A DISTANCE OF 203.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; AND CONTAINING 22.705 ACRES MORE OR LESS.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616

MAY 1986

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT
PIER PROPERTIES, LTD
A FLORIDA LIMITED PARTNERSHIP

THE OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "KIMBERLY PLAT". EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 3rd DAY OF October, A.D.1986.

PIER PROPERTIES, LTD.
A FLORIDA LIMITED PARTNERSHIP

William R Bloom
WITNESS
Joan C. Walden
WITNESS

BY: H. Wayne Huizinga
BY: PIER PROPERTIES INC., A FLORIDA CORPORATION GENERAL PARTNERSHIP
H. WAYNE HUIZENGA PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED H. WAYNE HUIZENGA

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AS PRESIDENT OF PIER PROPERTIES INC., A FLORIDA CORPORATION AND THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION ACTING ON BEHALF OF PIER PROPERTIES LTD., A FLORIDA LIMITED PARTNERSHIP OF WHICH IT IS A PARTNER.
WITNESS MY HAND AND SEAL THIS 3rd DAY OF Oct. A.D.,1986.
MY COMMISSION EXPIRES: 9-16-88

Joan C. Walden
NOTARY PUBLIC, STATE OF FLORIDA

SURVEY NOTES:

1. ⊙ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT (BRASS DISC. #1856), UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE ASSUMED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE US COAST & GEODETIC SURVEY (BENCHMARK #K-237, ELEV.=21.417')
4. SURVEY DATA IN FIELD BOOK 438.
5. TITLE INFORMATION SUPPLIED BY HOLLAND & KNIGHT (#95000-304:185) DATED 10-6-86.
6. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT PER ORB 13080, PG. 212 AND ORB 474, PG. 403, BROWARD COUNTY RECORDS.
7. ——//—— INDICATES NON-VEHICULAR ACCESS LINE.
8. THIS PLAT IS WITHIN ZONE D OF THE NOISE EXPOSURE MAP FOR THE FT. LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT.
9. THIS PLAT IS RESTRICTED TO A 256 ROOM HOTEL ADDITION. THE ADDITIONAL 4 HOTEL ROOMS MAY BE PERMITTED UPON RECEIPT OF A LETTER FROM THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AMENDING THEIR BINDING LETTER STATING THAT THE 4 ADDITIONAL ROOMS WOULD NOT REQUIRE DEVELOPMENT OF REGIONAL IMPACT REVIEW.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

DATED 10-7-86

KEITH AND SCHNARS, P.A.

BY: WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR #1856
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 13080, PAGE 218, OFFICIAL RECORDS BOOK 13787, PAGE 616, AND OFFICIAL RECORDS BOOK 13787, PAGE 623, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3rd DAY OF October A.D. 1986.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANK

W R Bloom
WITNESS
Joan C. Walden
WITNESS

BY:
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED JEAN CALLAHAN

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS VICE PRESIDENT OF THE CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, ACKNOWLEDGED BEFORE ME AND THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF Oct. A.D.,1986.
MY COMMISSION EXPIRES: 9-16-88

Joan C. Walden
NOTARY PUBLIC, STATE OF FLORIDA

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED PLAT, THIS THIS 16th DAY OF July, 1986.

BY: CHAIRMAN, THIS 28th DAY OF October 1986.

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY ORDINANCE NO. C-86-44 ADOPTED BY SAID CITY COMMISSION THIS 21st DAY OF October, 1986. IN WITNESS WHEREOF, THE SAID CITY COMMISSION CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 28th DAY OF October, 1986.

CITY CLERK

CITY ENGINEER'S SIGNATURE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD, THIS 3rd DAY OF November, 1986.

BY: R.H. Brossard
R.H. BROSSARD, P.E. REG. NO. 32396
STATE OF FLORIDA

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

2-2-87
DATE
BY: Henry P. Cook
HENRY P. COOK- DIRECTOR
FLORIDA P.E., REG. NO. 12506

2-2-87
DATE
BY: Robert L. Thompson
ROBERT L. THOMPSON
COUNTY SURVEYOR
FLORIDA P.L.S. REG. NO. 3869

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS - OF - WAY BY RESOLUTION ADOPTED THIS 28th DAY OF August A.D. 1986

BY: 1/28/87

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 2nd DAY OF February A.D., 1987.

BY: Donald O'Connell

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS, 18 DAY OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE NOVEMBER A.D., 1986

ATTEST: F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: P. Sullivan J. Flanagan
DEPUTY
BY:
CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 2nd DAY OF February A.D.1987 AND RECORDED IN PLAT BOOK 130, PAGE 1, RECORD VERIFIED.

ATTEST: F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: Barry Williams
DEPUTY

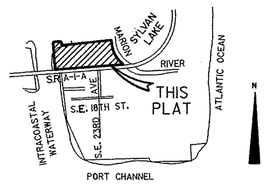
SEALS

		CHECKED BY	DATE
PIER PROPERTIES, INC.	PRELIMINARY CHECK	LAZOWICK	9-22-86
	TITLE/ABSTRACT REC.	LAZOWICK	9-30-86
	FIELD BNDRY SURVEY		
	CALCULATIONS	TELLIER	1-29-87
	P & Z CHECK	LAZOWICK	9-26-86
	PRM'S SET	FLEMING	1-29-87
	FINAL CHECK	FLEMING	1-29-87

CONTINENTAL BANK | CITY OF FT. LAUDERDALE | SURVEYOR | NOTARY- DEDICATION PIER PROPERTIES | NOTARY- MORTGAGES | CITY ENGINEER | COUNTY ENGINEER | COUNTY SURVEYOR

"KIMBERLY PLAT"

A PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
N.T.S

SURVEY NOTES CONTINUED:

8. THIS PLAT IS WITHIN ZONE D OF THE NOISE EXPOSURE MAP FOR THE FT. LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT.

9. THIS PLAT IS RESTRICTED TO A 256 ROOM HOTEL ADDITION. THE ADDITIONAL 4 HOTEL ROOMS MAY BE PERMITED UPON RECEIPT OF A LETTER FROM THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AMENDING THEIR BINDING LETTER STATING THAT THE ADDITIONAL 4 ROOMS WOULD NOT REQUIRE DEVELOPMENT OF REGIONAL IMPACT REVIEW.

0 60 120 180 240
SCALE: 1"=60'

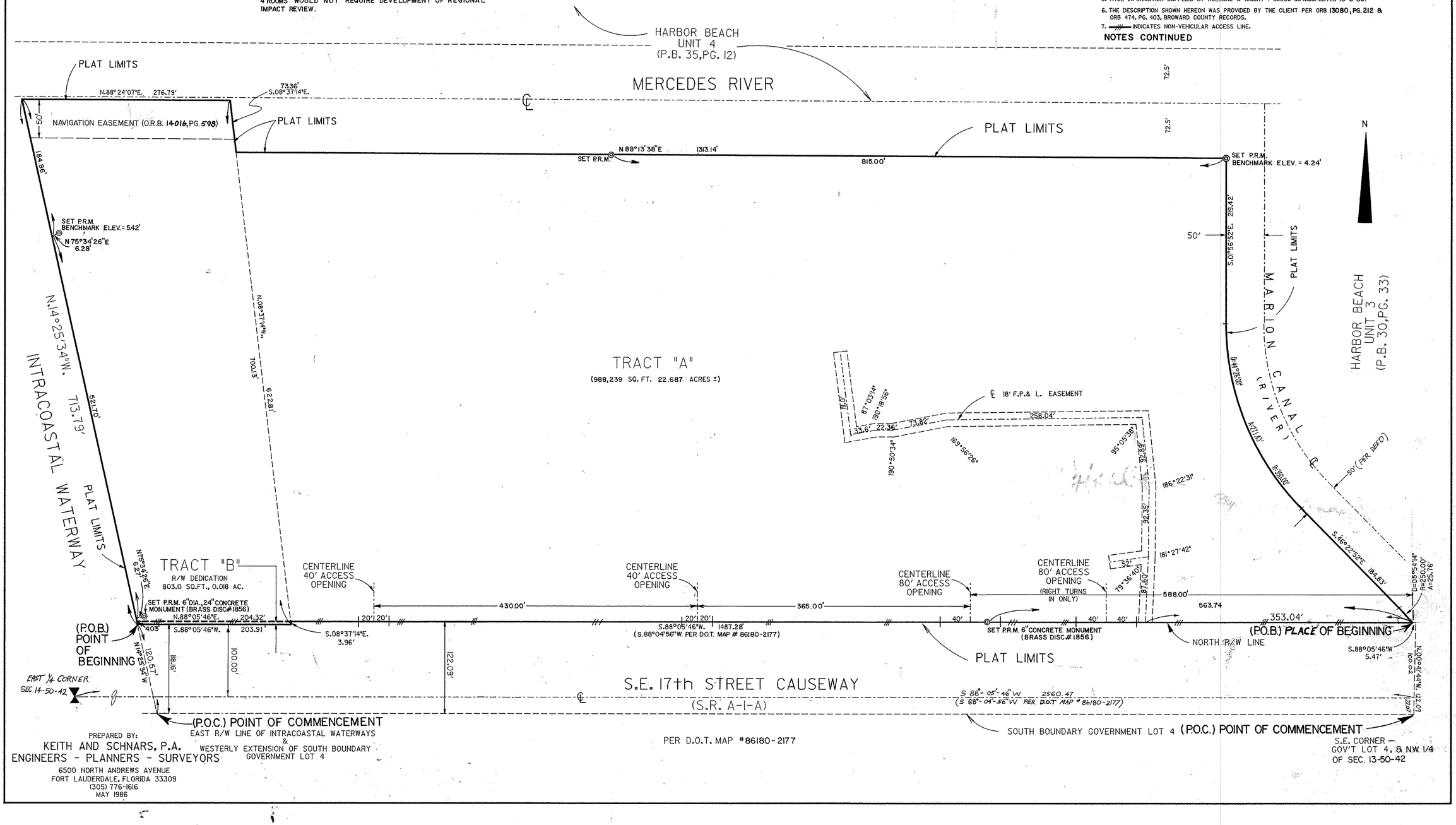
AREA TABULATION

TRACT 'A'	988,239 SQ.FT.	22.687 ACRES ±
TRACT 'B'	803 SQ.FT.	0.018 ACRES
TOTAL	989,042 SQ. FT.	22.705 ACRES ±

SURVEY NOTES:

1. ◎ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT (BRASS DISC # 1856), UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE ASSUMED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE US COAST & GEODETIC SURVEY (BENCHMARK #K-237, ELEV.=21.417')
4. SURVEY DATA IN FIELD BOOK 438.
5. TITLE INFORMATION SUPPLIED BY HOLLAND & KNIGHT (#95000-304185) DATED 10-6-86.
6. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT PER ORB 13080, PG. 212 & ORB 474, PG. 403, BROWARD COUNTY RECORDS.
7. —//— INDICATES NON-VEHICULAR ACCESS LINE.

NOTES CONTINUED



PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1986

PHASE 2 PROGRAM

BUILDING A:	
101 RESIDENTIAL UNITS	
12,440 SF COMMERCIAL	
BUILDING B:	
90 RESIDENTIAL UNITS	
27,731 SF COMMERCIAL	
BUILDING C:	
75 RESIDENTIAL UNITS	
15,378 SF COMMERCIAL	
BUILDING D:	
73 RESIDENTIAL UNITS	
29,928 SF COMMERCIAL	

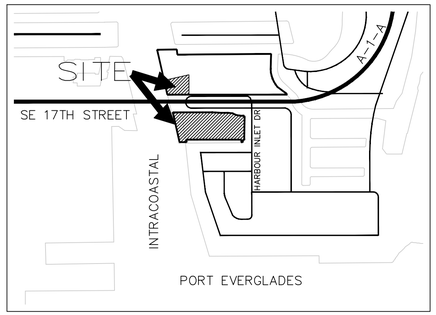
APPROVED PHASE 1 PIER 66 (UDP-A25009)

MIXED USE ZONING B-1

MULTI-STORY BUILDING

LEGAL DESCRIPTION

SEE SURVEY FOR FULL LEGAL DESCRIPTION



LOCATION MAP
NTS

NORTH

MARINA NORTH

PROPERTY LINE
PROMENADE
UPPER LEVELS LINE
14.6' UPPER LEVEL TO PROP. WETFACE (N)
2.0' WETFACE SHIFT
21.8' BUILDING A TO PROPOSED WETFACE (N)
36.6' DISTANCE BETWEEN BUILDINGS SEE ARCH SHEETS
SERVICE YARD
23 STORY BUILDING A - PHASE 2 NORTH MIXED USE BUILDING FFE = 8.50 NAVD
26.3' BUILDING A TO EXIST. WETFACE (W)
20.2' UPPER LVLS TO EXIST. WETFACE (W)
11.4' BALCONY ABOVE
TOWER ABOVE
21.7' UPPER LVLS TO PL
OVERHANG LINE (LEVELS ABOVE)
LIMITS OF PDD
PROPERTY LINE
PROMENADE
5.0' BUILDING A TO PL (S)
UPPER LEVELS LINE

REFER TO SHEET C0.1

EXISTING TO REMAIN (AREA UNDER THE BRIDGE) 37 PARKING SPACES

EXISTING TO REMAIN (AREA UNDER THE BRIDGE) 46 PARKING SPACES

4 STORY AMENITY BUILDING FFE = 8.50 NAVD

FRONTAGE ROAD

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)
(202.09' R/W PER F.D.O.T. R/W MAP SECTION 86180-2177, AKA: SECTION 8618-177, LAST REVISED 12/18/2013)
(PER F.D.O.T. MAP #86180-2177)

100' 100' 80' 80' 80'

10.0' AMENITY BUILDING TO PL (N)

LESSOUT SEE DETAIL "A" (SHEET 5)

FDOT RIGHT-OF-WAY LINE

5.0' BUILDING D TO PL (N)

NEW LANDSCAPE MEDIAN

5.5' BUILDING D TO PL (E)

10.0' UPPER LVL TO PL (N)

17.4' BUILDING B TO PL (N)

MATCH LINE

44.5' DISTANCE BETWEEN BUILDINGS SEE ARCH SHEETS

EXISTING SEAWALL TO REMAIN

1 STORY BUILDING (EXTERIOR FOOTPRINT=30 SF)

EXISTING DOCK TO REMAIN

MARINA SOUTH

UPPER LVLS LINE

SERVICE YARD

UPPER PROMENADE

39.1' DISTANCE BETWEEN BUILDINGS SEE ARCH SHEETS

8.6' BLDG TO PL

TOWER ABOVE LINES

162.6' BUILDING B TO PL (W)

22.9' BUILDING B TO EXIST. WETFACE (W)

PROPERTY LINE

OVERHANG LINE (LEVELS ABOVE)

6.8' UPPER LVLS TO EXIST. WETFACE (W)

135.2' UPPER LVLS TO PL (W)

A PORTION OF SECTION 13-50-42

INTRACOASTAL WATERWAY (STRANAHAN RIVER)

EASTERLY R/W OF INTRACOASTAL WATERWAY

EAST LINE OF CHANNEL

EXISTING SEAWALL TO REMAIN

23 STORY BUILDING B - PHASE 2 SOUTH MIXED USE BUILDING FFE = 8.50 NAVD

2.7' UPPER LVL TO PROP. WETFACE (E)

17.5' BUILDING B TO PROP. WETFACE (E)

REFER TO SHEET C0.2

REFER TO SHEET C0.3

NEW BASIN 43,728 SF

5.4' UPPER LVL TO PROP. WETFACE (S)

24.5' AMENITY BUILDING TO PROP. WETFACE (S)

9.5' UPPER LVLS TO PROP. WETFACE (N)

A PORTION OF: PARCEL "B" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

24.3' BUILDING C TO PROP. WETFACE (N)

UPPER LVLS LINE

11.0' BUILDING C TO PROP. WETFACE (W)

17.6' UPPER LVLS ENCROACHMENT TO PROP. WETFACE (W)

13.6' BUILDING C TO PROP. WETFACE (S)

57.3' BUILDING C TO PL (S)

UPPER LVLS LINE

27.3' BUILDING D TO PROP. WETFACE (W)

18.3' UPPER LVLS TO PROP. WETFACE (W)

23 STORY BUILDING D - PHASE 2 SOUTH MIXED USE BUILDING FFE = 8.50 NAVD

A PORTION OF: PARCEL "B" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

SE 23RD AVENUE

A PORTION OF: PARCEL "C" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

PROPERTY LINE

TRACT "A" ALLISON PLAT (P.B. 130/2, B.C.R.) (±46,992 S.F./1.079 ACRES)

17.3' DISTANCE BETWEEN BUILDINGS SEE ARCH SHEETS

1.5' UPPER LVLS ENCROACHMENT TO PROP. WETFACE (S)

17.4' RESIDENCE D TO EXIST. WETFACE (S)

ALLISON PLAT SITE

19.5' UPPER LVLS TO EXIST. WETFACE (S)

NEW SEAWALL

LOWER PROMENADE

LOWER PROMENADE

1.8' UPPER LVLS TO PROP. WETFACE (S)

17.6' WETFACE SHIFT

PROPOSED SEAWALL

23.5' BUILDING B TO PROP. WETFACE (S)

41.1' BUILDING B TO EXIST. WETFACE (S)

54.5' UPPER LVL TO PL (S)

PROPERTY LINE

75.8' BUILDING B TO PL (S)

EXISTING SEAWALL TO BE SHIFTED

UPPER LVLS LINE

2.5' UPPER LVLS TO PROP. WETFACE (S)

46.2' UPPER LVL TO PL (S)

23.1' BUILDING C TO EXIST. WETFACE (S)

12.0' UPPER LVLS TO EXIST. WETFACE (S)

RESIDENTIAL RS-8

23 STORY BUILDING C - PHASE 2 SOUTH MIXED USE BUILDING FFE = 8.50 NAVD

9.6' WETFACE SHIFT

51.8' BUILDING D TO PL (S)

7.9' UPPER LVL TO EXIST. WETFACE (S)

42.4' UPPER LVL TO PL (S)

7.9' BUILDING D TO PROP. WETFACE (S)

PROPOSED ROUND ABOUT

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PLAN (OVERALL)

Job Title: PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

1		
2		
3		
4		
5		
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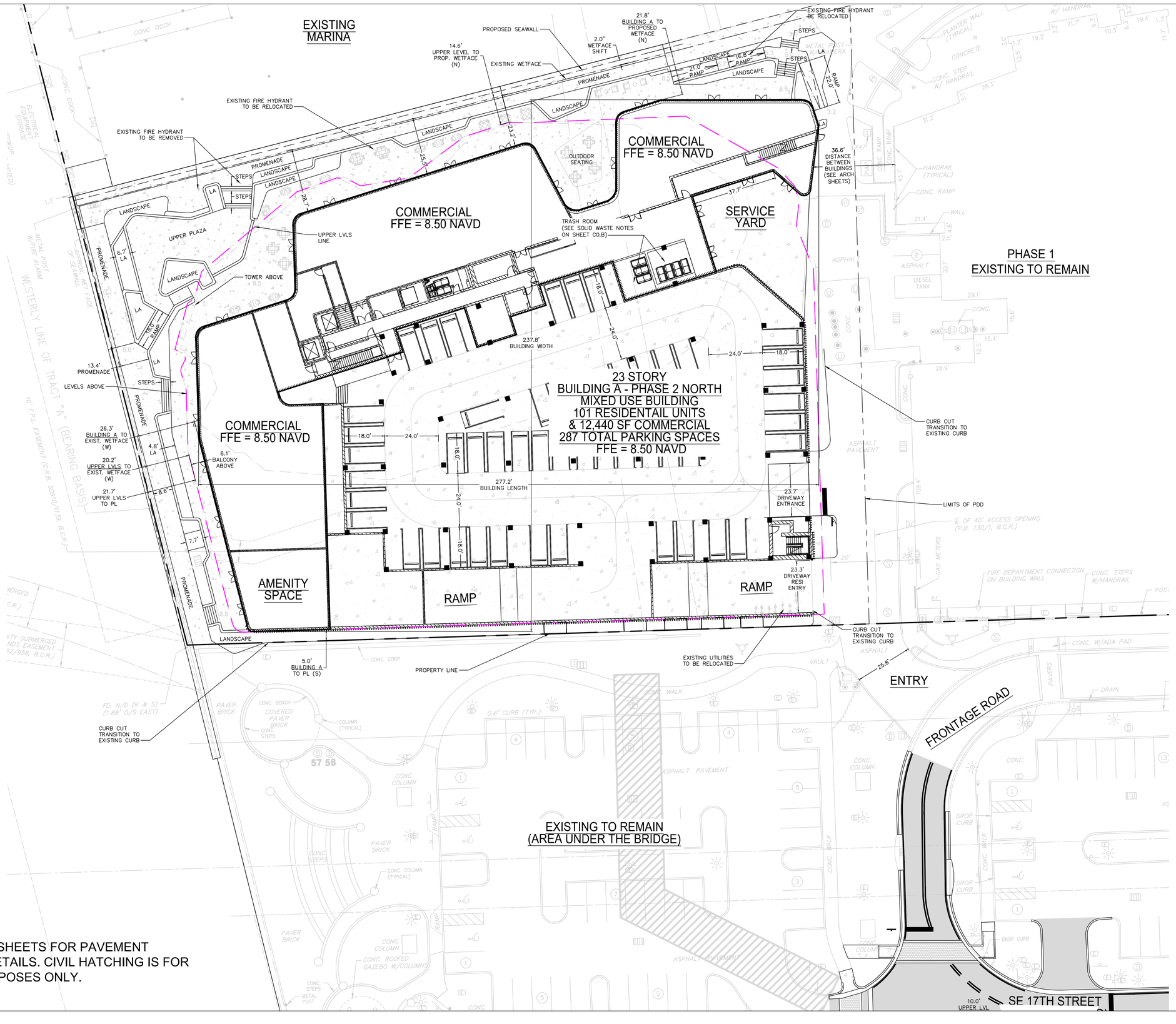
7		
8		

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. C0.0
Proj. Mgr. BMK	
Appr. by BMK	1 of –



NOTES:
- SEE LANDSCAPE SHEETS FOR PAVEMENT MATERIALS AND DETAILS. CIVIL HATCHING IS FOR ILLUSTRATIVE PURPOSES ONLY.
-

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Sheet Title
SITE PLAN
(NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
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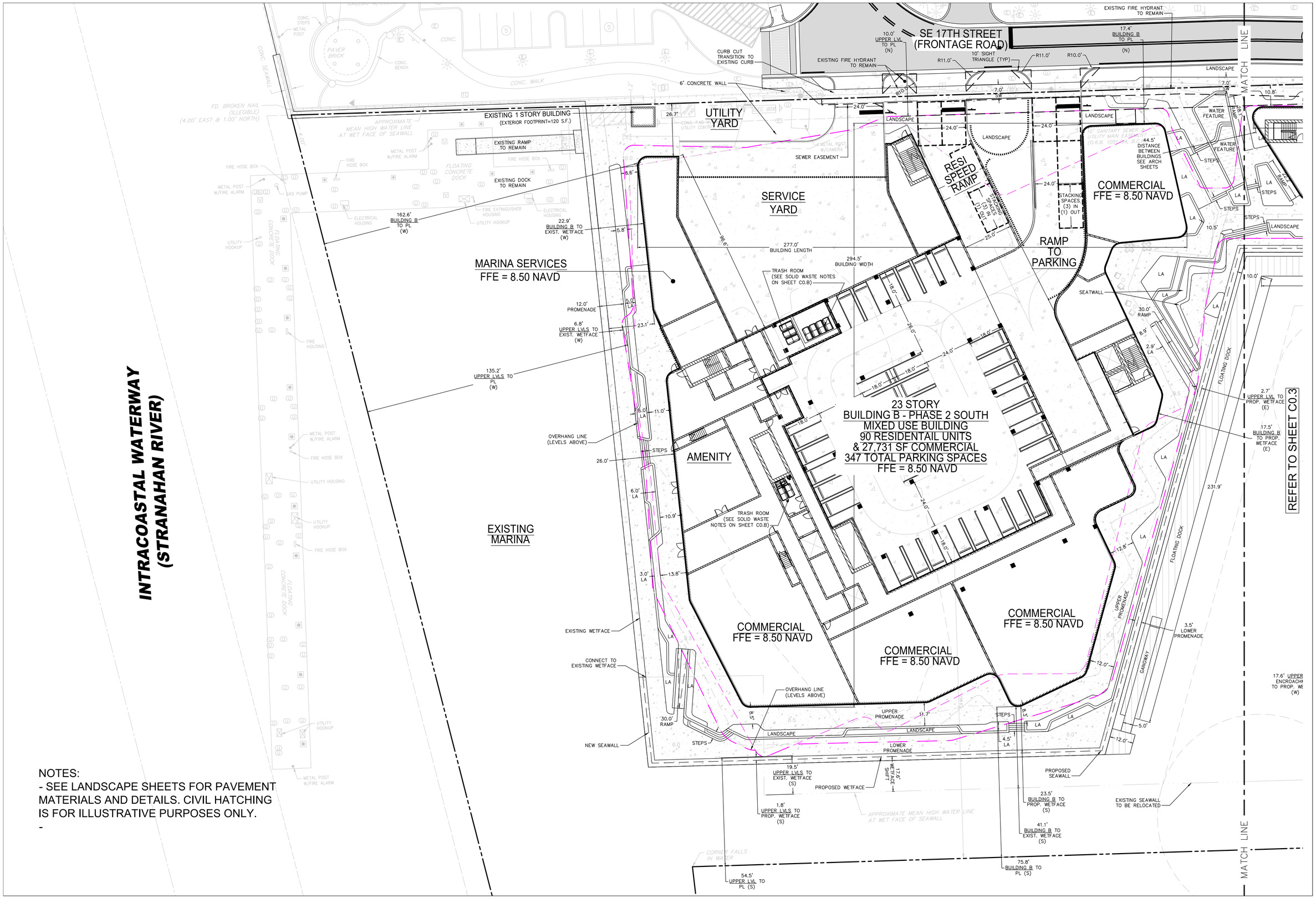

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EB# 6578

Sheet Title
SITE PLAN
(SOUTH PARCEL WEST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. C0.2
Proj. Mgr. BMK	
Appr. by BMK	– of –

SE 17TH STREET (FRONTAGE ROAD)

EXISTING FIRE HYDRANT TO REMAIN

UTILITY EASEMENT

SEWER EASEMENT

FDOT RIGHT-OF-WAY LINE

EXISTING CROSSWALK TO REMAIN

MATCH LINE

SIDEWALK EASEMENT

10.0' AMENITY BUILDING TO PL

(N) 6.7' SW

LANDSCAPE

WATER FEATURE

28' RAMP

AMENITY
FFE = 8.50 NAVD

247.0' BUILDING LENGTH

47.8' BUILDING WIDTH

STEPS

UPPER PROMENADE

9.6'

13.5'

10.5'

2.0'

10.0' FLOATING DOCK

187.5'

5.4' UPPER LVL TO PROP. WETFACE (S)

24.5' AMENITY BUILDING TO PROP. WETFACE (S)

NEW BASIN
43,728 SF

FLOATING DOCK

2.7' UPPER LVL TO PROP. WETFACE (E)

17.5' BUILDING B TO PROP. WETFACE (E)

REFER TO SHEET C0.2

231.9'

SERVICE YARD

TRASH ROOM (SEE SOLID WASTE NOTES ON SHEET C0.B)

39.2' DISTANCE BETWEEN BUILDINGS (SEE ARCH SHEETS)

ADA CURB (TYP)

12' X 45.0' (1) TYPE II LOADING SPACE

R5.0'

5.5' SW

30.3'

32.0'

5.0' BUILDING D TO PL

(N) 7.5' SW

EXISTING FIRE HYDRANT TO REMAIN

4.9'

8.6'

8.5' SW

8.6' BLDG TO PL

25' SIGHT TRIANGLE

4.3' LA

COMMERCIAL
FFE = 8.50 NAVD

29.3' RAMP

21.4' UPPER PROMENADE

290.5' BUILDING LENGTH

311.6' BUILDING WIDTH

18.0'

24.0'

9.0'

EXISTING "NO THRU TRUCKS" SIGN TO BE RELOCATED

5.0' LA

7.0' SW

8.1' SW

5.5' BUILDING D TO PL (E)

7.7' SW

1.8'

13.0' DRIVE LANE

9.0'

10.0'

10.0'

10.0'

30.0' DRIVE LANES

LA MEDIAN

ADA CURB

SE 23RD AVENUE

80' PUBLIC R/W (P.B. 34/33, B.C.R.)

5.6' EXISTING SIDEWALK TO REMAIN

TRACT "A"
ALLISON PLAT
(P.B. 130/2, B.C.R.)
(±46,992 S.F./1.079 ACRES)

6' - 6"

23 STORY
BUILDING D - PHASE 2 SOUTH
MIXED USE BUILDING
73 RESIDENTAIL UNITS
& 29,928 SF COMMERCIAL
552 TOTAL PARKING SPACES
FFE = 8.50 NAVD

COMMERCIAL
FFE = 8.50 NAVD

COMMERCIAL
FFE = 8.50 NAVD

SEATWALL

27.3' BUILDING D TO PROP. WETFACE (W)

18.3' UPPER LVLS TO PROP. WETFACE (W)

6.2'

12.0'

3.5'

5.8'

9.8'

9.5' UPPER LVLS TO PROP. WETFACE (N)

UPPER LEVELS LINE

10.0'

23.8'

5.0'

GANGWAY

UPPER PROMENADE

LANDSCAPE

24.3' BUILDING C TO PROP. WETFACE (N)

COMMERCIAL
9,560 SF
FFE = 8.50 NAVD

23 STORY
BUILDING C - PHASE 2 SOUTH
MIXED USE BUILDING
75 RESIDENTAIL UNITS
& 15,378 SF COMMERCIAL
FFE = 8.50 NAVD

8.0' LOWER PROMENADE

WATER FEATURE

3.0' RAMP

SEATWALL

111.6' BUILDING WIDTH

PROPOSED SEAWALL

11.0' BUILDING C TO PROP. WETFACE (W)

17.6' UPPER LVLS ENCROACHMENT TO PROP. WETFACE (W)

178.8' BUILDING LENGTH

WATER FEATURE

8.2'

30.0' RAMP

5.0'

STEPS 6.5'

6.5' LOWER PROMENADE

9.3' WETFACE SHIFT

2.5' UPPER LVLS TO PROP. WETFACE (S)

13.6' BUILDING C TO PROP. WETFACE (S)

23.1' BUILDING C TO EXIST. WETFACE (S)

57.3' BUILDING C TO PL (S)

12.0' UPPER LVLS TO EXIST. WETFACE (S)

46.2' UPPER LVL TO PL (S)

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

419.7' FLOATING DOCK

PROPOSED SEAWALL

EXISTING WETFACE

9.6' WETFACE SHIFT

7.4' LOWER PROMENADE

RAMP CIRCULATION LINES

RAMP TO PARKING

RESI SPEED RAMP

22.0'

STACKING SPACES (3) IN (1) OUT

24.0'

23.7'

1.5' UPPER LVLS ENCROACHMENT TO PROP. WETFACE (S)

7.9' UPPER LVL TO EXIST. WETFACE (S)

17.4' BUILDING D TO EXIST. WETFACE (S)

7.9' BUILDING D TO PROP. WETFACE (S)

51.8' BUILDING D TO PL (S)

42.4' UPPER LVL TO PL (S)

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

CORNER FALLS IN WATER

PUMP STATION #D-35
BOTTOM OF WET WELL EL.=(-)11.75'

40.00'

TOWER ABOVE LINES

PROPOSED ADA RAMPS

EXISTING LIGHT POLE TO REMAIN

EXISTING POLE TO BE RELOCATED

8.2' SW

8.2' LA

8.4'

8.9' SW

3.3' LA

44.1'

PROPOSED CROSSWALK

PROPOSED ADA RAMPS

EXISTING UTILITIES TO BE RELOCATED DUE TO THE DRIVEWAY SHIFT

18.0' SIDEWALK EASEMENT

PROPOSED CURB CUT TRANSITION TO EXISTING CURB

10' SIGHT TRIANGLE (TYP)

13.0'

LANDSCAPE

PROPOSED SHIFTED DRIVEWAY

EXISTING SIGN TO BE RELOCATED DUE TO THE DRIVEWAY SHIFT

EXISTING LIGHT POLE TO REMAIN

EXISTING LANDSCAPE LIGHTING TO BE REMOVED

6.0' SW

6.3' LA

7.0' LOWER PROMENADE

20.0'

12.0'

CANGWAY 60.0'

5.0'

PROPOSED EASEMENT

10' SIGHT TRIANGLE (TYP)

4.7'

14.0' LA

7.8'

10.0' LA

5.2'

7.8'

10.7'

EXISTING HARDSCAPE TO REMAIN

EXISTING UTILITY LINES TO REMAIN (?)

10'x40' PERPETUAL R/W EASEMENT (PARCEL NO. 601) (O.R.B. 25287/484, B.C.R.)

EXISTING TRANSFORMER PAD AND UTILITY CONTROL BOX TO REMAIN/BE RELOCATED?

NOTES:
- SEE LANDSCAPE SHEETS FOR PAVEMENT MATERIALS AND DETAILS. CIVIL HATCHING IS FOR ILLUSTRATIVE PURPOSES ONLY.

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EB# 6578

Sheet Title
SITE PLAN
(SOUTH PARCEL EAST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

1		
2		
3		
4		
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8		

Phase:
DRC
DOCUMENTS

SEAL

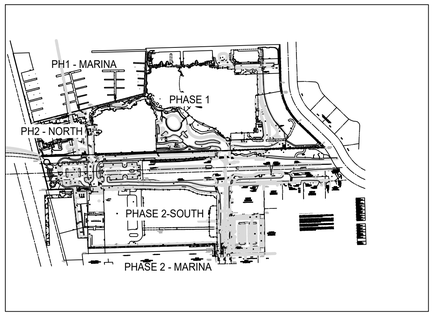
Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. C0.3
Proj. Mgr. BMK	
Appr. by BMK	– of –

LAND CALCULATIONS (BY AREA):

SITE AREA (PHASE 1)	909,836 SF / 20.89 ACRES
SITE AREA (PHASE 2 – NORTH)	78,394 SF / 1.80 ACRES
SITE AREA (PHASE 2 – SOUTH)	368,163 SF / 8.45 ACRES
TOTAL SITE AREA (PHASE 1 & 2)	1,356,393 SF / 31.14 ACRES
SITE AREA (ALLISON PLAT)	46,609 SF / 1.07 ACRES
TOTAL SITE AREA (OVERALL)	1,403,002 SF / 32.21 ACRES

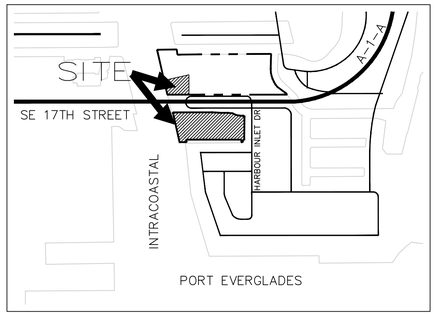
LAND CALCULATIONS (UPLAND v SUBMERGED):

	UPLAND	SUBMERGED (WATERWAY)	
SITE AREA (PHASE 1 & PHASE 2 NORTH)	712,641 SF / 16.36 ACRES	275,589 SF / 6.33 ACRES	= 22.69 ACRES
SITE AREA (PHASE 2 – SOUTH)	239,248 SF / 5.49 ACRES	128,915 SF / 2.96 ACRES	= 8.45 ACRES
SITE AREA (ALLISON PLAT)	46,609 SF / 1.07 ACRES	0 SF / 0.00 ACRES	= 1.07 ACRES
TOTAL SITE AREA (OVERALL)	998,498 SF / 22.92 ACRES 71%	404,504 SF / 9.28 ACRES 29%	



KEY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

PHASE 1 APPROVED

PHASE 1

SITE PLAN DATA TABLE:		
CURRENT USE OF PROPERTY	VACANT	
CURRENT LAND USE DESIGNATION	COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL	
CURRENT ZONING DESIGNATION	B-1	
PROPOSED ZONING DESIGNATION	B-1	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL PERVIOUS PROPOSED	124,494 SF	12.6%
TOTAL PERVIOUS EXISTING	202,686 SF	20.5%
TOTAL IMPERVIOUS PROPOSED	591,781 SF	59.9%
TOTAL IMPERVIOUS EXISTING	509,955 SF	51.6%
TOTAL SUBMERGED (EXISTING)	275,589 SF	27.9%
TOTAL SUBMERGED (PROPOSED)	275,589 SF	27.9%
TOTAL BUILDING FOOTPRINT PROPOSED	330,192 SF	33.4%
TOTAL BUILDING FOOTPRINT EXISTING	55,109 SF	5.6%
LOT COVERAGE	330,192 SF	33.4%
VUA AREA	117,631 SF	12.0%

SETBACK TABLE:	REQUIRED	PROVIDED
FRONT YARD (SOUTH)	5'	5'
FRONT YARD (WEST)	20'	20'
REAR YARD (NORTH)	20'	20'
SIDE YARD (EAST)	20'	20'–11"

USES*:	PROPOSED
HOTEL (299 KEYS) & HOTEL SUITES (26)	325 UNITS
RESIDENTIAL TOWER 1	29 UNITS
RESIDENTIAL TOWER 2	30 UNITS
VILLAS	34 UNITS
RESIDENCES	12 UNITS
HOTEL RESTAURANTS / AMENITIES	48,402 SF
OFFICE	8,000 SF
COMMERCIAL	30,616 SF
MARINA SLIPS	127 SLIPS

* PER APPROVED DRC AMENDMENT (DATE)

GSF:	PROPOSED
GROSS SF	1,280,185 GSF

PHASE 2 PROPOSED

PHASE 2 NORTH

SITE PLAN DATA TABLE:		
CURRENT USE OF PROPERTY	OFFICE (8,000SF)	
CURRENT LAND USE DESIGNATION	COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL	
CURRENT ZONING DESIGNATION	B-1	
PROPOSED ZONING DESIGNATION	PDD	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA (PHASE 2 NORTH LIMITS)	78,394 SF / 1.80 ACRES	
TOTAL PERVIOUS PROPOSED	3,143 SF	4.0%
TOTAL PERVIOUS EXISTING	15,328 SF	19.6%
TOTAL IMPERVIOUS PROPOSED	21,600 SF	27.6%
TOTAL IMPERVIOUS EXISTING	41,540 SF	53.0%
TOTAL SUBMERGED (PROPOSED)	–	–
TOTAL SUBMERGED (EXISTING)	–	–
TOTAL BUILDING FOOTPRINT PROPOSED	53,651 SF	68.4%
TOTAL BUILDING FOOTPRINT EXISTING	21,526 SF	27.5%
LOT COVERAGE	58,992 SF	75.3%
VUA AREA	2,278 SF	2.9%

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED
FRONT YARD (SOUTH) – FRONTAGE RD	5'	5'	5' BUILDING A TO P.L.
SIDE YARD (WEST) – WATERWAY	NOTE A	5'	26.3 BUILDING A TO EXIST. WETFACE 20.2' UPPER LVL TO EXIST. WETFACE
REAR YARD (NORTH) – WATERWAY	NOTE A	0'	21.8' BUILDING A TO PROP. WETFACE 14.6' UPPER LVL TO PROP. WETFACE
SIDE YARD (EAST) – ADJ. BUILDING	N/A	N/A	N/A

NOTE A: PER SEC. 47–23.9 (WATERWAY USE)
20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

* PROPOSED WETFACE (TO THE NORTH) IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED +/– 2' ALONG THE NORTHERN PROPERTY.

HEIGHT:	PROPOSED
BUILDING A	270'

USES:	PROPOSED
RESIDENTIAL (PHASE 2)	101 UNITS
COMMERCIAL	12,440 SF

GSF:	PROPOSED
GROSS SF	577,802 GSF

* SEE SHEET C0.B FOR GROSS SQUARE FOOTAGES' BREAKDOWN.

PHASE 2 - SOUTH

SITE PLAN DATA TABLE:		
CURRENT USE OF PROPERTY	VACANT	
CURRENT LAND USE DESIGNATION	COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL	
CURRENT ZONING DESIGNATION	B-1	
PROPOSED ZONING DESIGNATION	PDD	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA (SOUTH PROPERTY LINE)	368,163 SF / 8.45 ACRES	
TOTAL PERVIOUS PROPOSED	19,060 SF	5.2%
TOTAL PERVIOUS EXISTING	179,857 SF	48.9%
TOTAL IMPERVIOUS PROPOSED	59,027 SF	16.0%
TOTAL IMPERVIOUS EXISTING	109,852 SF	29.8%
TOTAL SUBMERGED (PROPOSED)*	128,915 SF	35.0%
TOTAL SUBMERGED (EXISTING)	71,798 SF	19.5%
TOTAL BUILDING FOOTPRINT PROPOSED	161,161 SF	43.8%
TOTAL BUILDING FOOTPRINT EXISTING	6,656 SF	1.8%
LOT COVERAGE	187,752 SF	51.0%
VUA AREA	2,036 SF	0.6%

* NEW BASIN = 43,728 SF / 1.00 AC

OVERALL

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO P.L.	TO EXISTING WETFACE	TO PROPOSED WETFACE
FRONT YARD (NORTH) – FRONTAGE RD	5'	5'	5.0' BUILDING D 5.0' BUILDING D (UPPER LVL)	N/A	24.3' BUILDING C 9.5' BUILDING C (UPPER LVL)
FRONT YARD (EAST) – SE 23RD AVE	5'	5'	5.5' BUILDING D 5.5' BUILDING D (UPPER LVL)	N/A	17.5' BUILDING B 2.7' BUILDING B (UPPER LVL)
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	51.8' BUILDING D 42.4' BUILDING D (UPPER LVL)	17.4' BUILDING D 7.9' BUILDING D (UPPER LVL)	7.9' BUILDING D (–)1.5' BUILDING D (UPPER LVL)
SIDE YARD (WEST) – WATERWAY	NOTE A	NOTE A	162.6' BUILDING B 135.2' BUILDING B	22.9' BUILDING B 6.8' BUILDING B (UPPER LVL)	11.0' BUILDING C (–)17.6' BUILDING C (UPPER LVL)

NOTE A: PER SEC. 47–23.9 (WATERWAY USE)
20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.
NOTE B: SEE SETBACK BY TOWER ON SHEET C0.B.

* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/– 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.

HEIGHT:	PROPOSED
BUILDING A, B, C AND D	270'

USES:	PROPOSED
RESIDENTIAL (BUILDING B, C AND D) [BUILDING B = 90 UNITS BUILDING C = 75 BUILDING D = 73 UNITS]	238 UNITS
GROCERY (BUILDING D)	13,955 SF
OFFICE (BUILDING B, C AND D)	29,050 SF
COMMERCIAL (BUILDING B, C AND D)	30,032 SF
MARINA SLIPS	37 SLIPS

GSF:	PROPOSED
GROSS SF	1,751,417 GSF

* SEE SHEET C0.B FOR GROSS SQUARE FOOTAGES' BREAKDOWN.

PHASE 1 & 2

PHASE 1 & 2

SITE PLAN DATA TABLE:		
CURRENT USE OF PROPERTY	MARINA RESORT & RESIDENCES	
CURRENT LAND USE DESIGNATION	COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL	
CURRENT ZONING DESIGNATION	B-1	
PROPOSED ZONING DESIGNATION	B-1 / PDD	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA (PHASE 1 & 2)	1,356,393 SF / 31.14 ACRES	
TOTAL PERVIOUS PROPOSED	181,356 SF	13.4%
TOTAL PERVIOUS EXISTING	355,837 SF	26.2%
TOTAL IMPERVIOUS PROPOSED	262,091 SF	19.3%
TOTAL IMPERVIOUS EXISTING	331,357 SF	24.4%
TOTAL SUBMERGED (PROPOSED)	404,504 SF	29.8%
TOTAL SUBMERGED (EXISTING)	347,387 SF	25.6%
TOTAL BUILDING FOOTPRINT PROPOSED	508,442 SF	37.5%
TOTAL BUILDING FOOTPRINT EXISTING	321,812 SF	23.7%
LOT COVERAGE	535,033 SF	39.4%
VUA AREA	108,250 SF	8.0%

DENSITY (RESIDENTIAL):	REQUIRED	PROVIDED
LOT DENSITY (444 / 32.2 AC)	NONE	13.7 UNITS/AC

DENSITY (HOTEL):	REQUIRED	PROVIDED
LOT DENSITY (325 KEYS / 32.2 AC)	NONE	10.1 KEYS AC

GSF:	PROPOSED
SITE AREA (GROSS) / GSF	3,609,404 GSF

FLEX UNITS:
PER THE DEVELOPERS AGREEMENT, THE PROJECT HAS SECURED 595 FLEX UNITS. THE REQUEST WITH THIS PROJECT IS FOR 339 OF THOSE 595 UNITS.

PHASING:
AREAS FOR PHASING ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY. THE ORDER AND TIMING OF DEVELOPMENT MAY VARY AND ARE SUBJECT TO CHANGE.

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EB# 6578

Sheet Title: SITE DATA - 1 (SITE & SETBACKS)

Job Title: PIER SISTY-SIX - PHASE TWO
SE 17TH STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1		
2		
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Phase:
DRC DOCUMENTS

SEAL

Scale: AS SHOWN	Date 06/09/26
Job No. 05-056B.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. C0.A
Proj. Mgr. BMK	
Appr. by BMK	1 of 1

PHASE 2 NORTH (BUILDING A)

BUILDING DATA:

OVERALL BUILDING GSF	577,802 GSF
OVERALL RESIDENTIAL	372,534 GSF
OVERALL COMMERCIAL	14,207 GSF
OVERALL OTHER	42,325 GSF
OVERALL PARKING/LOADING	148,736 GSF
------ RESIDENTIAL	
BUILDING 'A'	
# UNITS	101 UNITS
BUILDING FOOTPRINT	53,435 SF
BUILDING FLOOR PLATE	24,630 SF
BUILDING WIDTH & LENGTH	237.8' (W) & 277.2' (L)
BUILDING GSF	577,802 GSF
BUILDING HEIGHT/# STORIES	270'-0" / 23 STORIES

PHASE 2 SOUTH (BUILDING B, C, D)

BUILDING DATA:

OVERALL BUILDING GSF	1,751,417 GSF
OVERALL RESIDENTIAL	961,977 GSF
OVERALL COMMERCIAL	86,335 GSF
OVERALL OTHER	139,999 GSF
OVERALL PARKING/LOADING	404,407 GSF
------ RESIDENTIAL	
BUILDING 'B'	
# UNITS	90 UNITS
BUILDING FOOTPRINT	47,065 SF
BUILDING FLOOR PLATE	25,840 SF
BUILDING WIDTH & LENGTH	294.5' (W) & 277.0' (L)
BUILDING GSF	574,541 GSF
BUILDING HEIGHT/# STORIES	270'-0" / 23 STORIES
BUILDING 'C'	
# UNITS	75 UNITS
BUILDING FOOTPRINT	14,300 SF
BUILDING FLOOR PLATE	26,034 SF
BUILDING WIDTH & LENGTH	111.6' (W) & 178.8' (L)
BUILDING 'D'	
# UNITS	73 UNITS
BUILDING FOOTPRINT	63,593 SF
BUILDING FLOOR PLATE	19,740 SF
BUILDING WIDTH & LENGTH	311.6' (W) & 290.5' (L)
BUILDING 'C' & 'D'	
BUILDING GSF	1,176,876 GSF
BUILDING HEIGHT/# STORIES	270'-0" / 23 STORIES

PHASE 2 (NORTH & SOUTH)

BUILDING DATA:

OVERALL BUILDING GSF	2,329,219 GSF
OVERALL RESIDENTIAL	1,334,511 GSF
OVERALL COMMERCIAL	100,542 GSF
OVERALL OTHER	182,324 GSF
OVERALL PARKING/LOADING	553,143 GSF

UNIT MIX (BUILDING A):

UNIT TYPE		TOTAL	% OF TOTAL
1 BD		0	0%
2 BD		54	53%
3 BD		27	27%
4+ BD		20	20%
TOTAL UNITS		101	

** MINIMUM RESIDENTIAL UNIT SIZE 600 SF

COMMERCIAL (BUILDING A):

UNIT TYPE	AREA
COMMERCIAL (RETAIL)	7,380 SF
COMMERCIAL (RESTAURANT)	5,060 SF
	TOTAL = 12,440 SF

UNIT MIX (BUILDING B):

UNIT TYPE		TOTAL	% OF TOTAL
1 BD		0	0%
2 BD		42	47%
3 BD		28	31%
4+ BD		20	22%
TOTAL UNITS		90	

** MINIMUM RESIDENTIAL UNIT SIZE 400 SF

COMMERCIAL (BUILDING B):

UNIT TYPE	AREA
COMMERCIAL (RETAIL)	12,605 SF
COMMERCIAL (RESTAURANT)	2,707 SF
OFFICE	12,419 SF
	TOTAL = 27,731 SF

UNIT MIX (BUILDING C):

UNIT TYPE		TOTAL	% OF TOTAL
1 BD		0	0%
2 BD		27	36%
3 BD		36	48%
4+ BD		12	16%
TOTAL UNITS		75	

** MINIMUM RESIDENTIAL UNIT SIZE 400 SF

COMMERCIAL (BUILDING C):

UNIT TYPE	AREA
COMMERCIAL (RETAIL)	0 SF
COMMERCIAL (RESTAURANT C1) (>4,000 SF RESTAURANT)	9,560 SF
OFFICE	5,818 SF
	TOTAL = 15,378 SF

UNIT MIX (BUILDING D/ AMENITY):

UNIT TYPE		TOTAL	% OF TOTAL
1 BD		0	0%
2 BD		45	62%
3 BD		16	22%
4+ BD		12	16%
TOTAL UNITS		73	

** MINIMUM RESIDENTIAL UNIT SIZE 400 SF

NOTE: RESIDENTIAL UNITS LOCATED WITHIN THE AMENITY BUILDING ARE INCLUDED IN THE UNIT COUNT WITH BUILDING D.

COMMERCIAL (BUILDING D/ AMENITY):

UNIT TYPE	AREA
COMMERCIAL (GROCERY)	13,955 SF
COMMERCIAL (RETAIL)	5,160 SF
OFFICE	10,813 SF
	TOTAL = 29,928 SF

NOTE: COMMERCIAL SF LOCATED WITHIN THE AMENITY BUILDING ARE INCLUDED IN THE UNIT COUNT WITH BUILDING D.

PHASE 2 (NORTH & SOUTH)

UNIT MIX (TOTAL)

UNIT TYPE		TOTAL	% OF TOTAL
1 BD		0	0%
2 BD		168	50%
3 BD		107	32%
4+ BD		64	18%
TOTAL UNITS		339	

PHASE 2 (NORTH & SOUTH)

COMMERCIAL (TOTAL)

UNIT TYPE	AREA
COMMERCIAL (RETAIL)	25,145 SF
COMMERCIAL (RESTAURANT)	17,327 SF
COMMERCIAL (GROCERY)	13,955 SF
OFFICE	29,050 SF
TOTAL SF	85,477 SF

PHASE 2 - SOUTH (BUILDING B, C, D & AMENITY) PROPOSED SETBACKS BY BUILDING

BUILDING B

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO ℄	TO EXISTING WETFACE	TO PROPOSED WETFACE
FRONT YARD (NORTH) – FRONTAGE RD	5'	5'	17.4' BUILDING 10.0' UPPER LVL	N/A	N/A
SIDE YARD (EAST) – WATERWAY	NOTE A	NOTE A	N/A	N/A	17.5' BUILDING 2.7' UPPER LVL
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	75.8' BUILDING 54.5' UPPER LVL	41.1' BUILDING 19.5' UPPER LVL	23.5' BUILDING 41.1' UPPER LVL
SIDE YARD (WEST) – WATERWAY	NOTE A	NOTE A	162.6' BUILDING 135.2' BUILDING	22.9' BUILDING 6.8' UPPER LVL	N/A

NOTE A: PER SEC. 47-23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/- 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.

AMENITY BUILDING

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO ℄	TO EXISTING WETFACE	TO PROPOSED WETFACE
FRONT YARD (NORTH) – FRONTAGE RD	5'	5'	10.0' BUILDING 10.0' UPPER LVL	N/A	N/A
SIDE YARD (EAST) – ADJ. BUILDING	N/A	N/A	N/A	N/A	N/A
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	N/A	N/A	24.5' BUILDING 5.4' UPPER LVL
SIDE YARD (WEST) – ADJ. BUILDING	N/A	N/A	N/A	N/A	N/A

NOTE A: PER SEC. 47-23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/- 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.

BUILDING C

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO ℄	TO EXISTING WETFACE	TO PROPOSED WETFACE
SIDE YARD (NORTH) – WATERWAY	NOTE A	NOTE A	N/A	N/A	24.3' BUILDING 9.5' UPPER LVL
SIDE YARD (EAST) – ADJ. BUILDING	N/A	N/A	N/A	N/A	N/A
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	57.3' BUILDING 46.2' UPPER LVL	23.1' BUILDING 12.0' UPPER LVL	13.6' BUILDING 2.5' UPPER LVL
SIDE YARD (WEST) – WATERWAY	NOTE A	NOTE A	N/A	N/A	11.0' BUILDING (–)17.6' UPPER LVL

NOTE A: PER SEC. 47-23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/- 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.

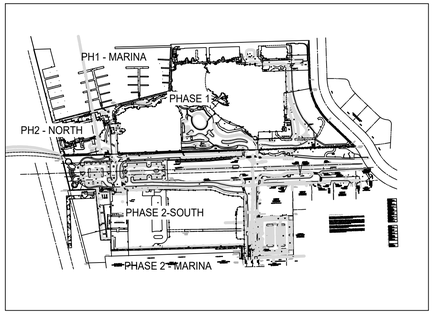
BUILDING D

SETBACK TABLE:	B-1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO ℄	TO EXISTING WETFACE	TO PROPOSED WETFACE
FRONT YARD (NORTH) – FRONTAGE RD	5'	5'	5.0' BUILDING 5.0' UPPER LVL	N/A	N/A
FRONT YARD (EAST) – SE 23RD AVE	5'	5'	5.5' BUILDING 5.5' UPPER LVL	N/A	N/A
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	51.8' BUILDING 42.4' UPPER LVL	17.4' BUILDING 7.9' UPPER LVL	7.9' BUILDING (–)1.5' UPPER LVL
SIDE YARD (WEST) – WATERWAY	NOTE A	NOTE A	N/A	N/A	27.3' BUILDING 18.3' UPPER LVL

NOTE A: PER SEC. 47-23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

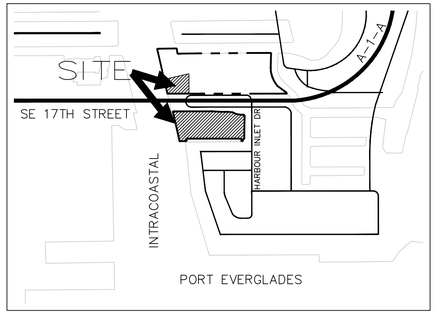
* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/- 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.



KEY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

PHASE 2 NORTH (BUILDING A)

SOLID WASTE / RECYCLING MANAGEMENT:

1. THE COLLECTION WILL OCCUR BY ACCESS FROM SE 17TH STREET. TURNING RADII TO SHOW CIRCULATION IS PROVIDED.
2. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM HE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
3. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE WHEN ABLE.
4. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
   BUILDING (A)
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 2YD CONTAINERS
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 3YD CONTAINERS
5. THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

PHASE 2 SOUTH (BUILDING B, C, D)

SOLID WASTE / RECYCLING MANAGEMENT:

1. THE COLLECTION WILL OCCUR BY ACCESS FROM SE 17TH STREET. TURNING RADII TO SHOW CIRCULATION IS PROVIDED.
2. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM HE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
3. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE FOR EACH TOWER.
4. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT IN EACH TOWER:
   BUILDING (B)
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 2YD CONTAINERS
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 3YD CONTAINERS
   BUILDING (C)
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 2YD CONTAINERS
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 3YD CONTAINERS
   BUILDING (D)
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(4) 2YD CONTAINE
   ** W/R REMOVAL WILL BE 3 DAYS/WK OR AS NEEDED-(6) 3YD CONTAINERS
5. THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

PHASE 2 NORTH & SOUTH

FLOOD DATA:

SEE SHEET C2.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULDR. STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

BUILDING DATA:

FBC BUILDING TYPE DESIGNATION:
OCCUPANCY: COMMERCIAL
CODE COMPLIANT SPRINKLER SYSTEM BLDG & PARKING GARAGE WILL BE SPRINKLED.
PARKING GARAGE AIR QUALITY REQUIREMENTS FBC 406.6 ENCLOSED PROVISIONS.

OVERHEAD UTILITIES AND ROW LIGHTING:

CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR REMOVAL AND RELOCATION OF ALL OVERHEAD UTILITIES UNDERGROUND. EXISTING STREET LIGHTING ALONG SE 17TH STREET (FRONTAGE ROAD) AND SE 23RD AVENUE TO REMAIN UNTIL COORDINATION OF RELOCATION / REMOVAL HAS BEEN APPROVED BY CITY OF FORT LAUDERDALE MANAGER (CONTRACTOR TO COORDINATE).

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EB# 6578

Sheet Title: SITE DATA - 2 (BUILDING DATA)

Job Title: PIER SISTY-SIX - PHASE TWO
SE 17TH STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

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Phase:
DRC
DOCUMENTS

SEAL

Scale: AS SHOWN	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. C0.B
Proj. Mgr. BMK	
Appr. by BMK	– of 1

PHASE 1
APPROVED

PHASE 1 (APPROVED)

PARKING AND LOADING ZONE DATA TABLE:

------ HOTEL	AREA/UNITS	APP. RATIO	CODE REQ.
HOTEL (299 KEYS) & HOTEL SUITES (26)	325 UNITS	1/KEY	325.0
ALL DAY DINING (MULTIPLE)	6,267 SF	IN HOTEL	0.0
FUNCTION SPACES	29,497 SF	1/400	73.7
PIER TOP LOUNGE	3,100 SF	1/65	47.7
SIGNATURE RESTAURANT	4,000 SF	1/100	40.0
SPA & FITNESS	5,538 SF	1/200	27.7
		TOTAL HOTEL	514.1

------ RESIDENTIAL	AREA/UNITS	APP. RATIO	CODE REQ.
CONDO TOWER 1	29 UNITS	2.1/UNIT	60.9
CONDO TOWER 2	30 UNITS	2.1/UNIT	63.0
VILLAS	34 UNITS	2.1/UNIT	71.4
RESIDENCES	12 UNITS	2.0/UNIT	24.0
		TOTAL RESIDENTIAL	219.3

------ COMMERCIAL		APPROVED RATIO	
OFFICE (FORMER GRILLE 88)	8,000 SF	1/250 SF	N/A
COMMERCIAL(RESTAURANT) PELICAN LANDING LVL2 KITCHEN/SERVICE/RR	697 SF	1/250 SF	2.8
COMMERCIAL(BAR) PELICAN LANDING DINING LVL2	2,200 SF	1/65 SF	33.8
COMMERCIAL(BAR) PELICAN LANDING BAR LVL1	519 SF	1/65 SF	8.0
COMMERCIAL(RESTAURANT) PELICAN LANDING SERVICE/RR	335 SF	1/250 SF	1.3
COMMERCIAL(RETAIL)	13,005 SF	1/250 SF	52.0
COMMERCIAL(RESTAURANT) MARINA RESTAURANT CSA	3,216 SF	1/30 SF	107.2
COMMERCIAL(RESTAURANT) MARINA RESTAURANT GSF	5,960 SF	1/250 SF	23.8
COMMERCIAL(RESTAURANT) MARINA RESTAURANT OUTDOOR DINING	758 SF	1/30 SF	25.3
COMMERCIAL(OFFICE)	11,298 SF	1/250 SF	45.2
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT CSA	5,283 SF	1/30 SF	176.1
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT GSF	7,900 SF	1/250 SF	31.6
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT OUTDOOR DINING	804 SF	1/30 SF	26.8
		TOTAL COMMERCIAL	533.9

------ MARINA (NORTH)			
MARINA SLIPS	127 SLIPS	1 PER 2 SLIPS	63.5
MARINA SERVICES PELICAN LANDING OFFICE	1,736 SF	N/A	
		TOTAL MARINA	63.5

* 127 SLIPS = NORTH MARINA
* 37 SLIPS = SOUTH MARINA

APPROVED
SHARED USE REDUCTION −318.0

	CODE	SHARED	PROVIDED	
TOTAL PHASE 1 (APPROVED)	1,331.0	1,013.0	1,013.0*	727 PROVIDED ON−SITE 115 PROVIDED ALLISON PLAT 171 PROVIDED PHASE 2

PHASE 2
PROPOSED

PHASE 2 (NORTH) & PHASE 2 (SOUTH)

PARKING AND LOADING ZONE DATA TABLE:

	AREA/UNITS	RATIO	CODE
------ RESIDENTIAL (RESIDENCES A−D)			
1 BEDROOM	0 UNITS	1.75/UNIT	0.0
2 BEDROOM	168 UNITS	2.0/UNIT	336.0
3 BEDROOM	107 UNITS	2.1/UNIT	224.7
4+ BEDROOM	64 UNITS	2.2/UNIT	140.8
	339 UNITS	TOTAL RESIDENTIAL	701.5

* BUILDING A = 101 UNITS (PHASE 2 NORTH)
BUILDING B = 90 UNITS (PHASE 2 SOUTH)
BUILDING C = 75 UNITS (PHASE 2 SOUTH)
BUILDING D = 73 UNITS (PHASE 2 SOUTH)

	------ COMMERCIAL			CODE
	GROCERY STORE	13,955 SF	1/250 SF	55.8
	COMMERCIAL(RETAIL)	25,145 SF	1/250 SF	100.6
A	COMMERCIAL(RESTAURANT)	5,060 SF	1/250 SF−GSF	20.2
	(RESTAURANT >4,000)	3,036 SF	1/30 CSA	101.2
	(RESTAURANT OUTDOOR AREAS)	700 CSA	1/30 CSA	23.3
B	COMMERCIAL(RESTAURANT)	2,707 SF	1/100 GSF	27.1
	(RESTAURANT <4,000)			
	(RESTAURANT OUTDOOR AREAS)	550 CSA	1/100 CSA	5.5
C	COMMERCIAL(RESTAURANT)	9,560 SF	1/250 SF−GSF	38.2
	(RESTAURANT >4,000)	5,736 SF	1/30 CSA	191.2
	(RESTAURANT OUTDOOR AREAS)	750 CSA	1/30 CSA	25.0
	OFFICE	29,050 SF	1/250 SF	116.2
		85,477 SF + 2,000 SF OUTDOOR	TOTAL COMMERCIAL	704.4

------ MARINA			CODE
MARINA SLIPS (SOUTH)	37 SLIPS	1 PER 2 SLIPS	18.5
MARINA SERVICES		N/A	−
		TOTAL MARINA	18.5

* 127 SLIPS (PIER 66 MARINA) ARE APPROVED OF NORTH PARCEL THROUGH DEVELOPER'S AGREEMENT

	CODE	SHARED	PROVIDED
TOTAL PHASE 2	1,424.4	1,013.0	1,186.0

* 171 SPACES OF THE PHASE 1 REQUIRED PARKING SPACES WILL BE PARKED ON PHASE 2 SITE.

SHARED USE REDUCTION −411.4

	CODE	SHARED	PROVIDED
TOTAL PHASE 2 (W/ PHASE 1 OVERFLOW SPACES)	1,424.4	1,131.0	1,186.0

* 171 SPACES PARKED ON PHASE 2. +55 OVER PARKED

	CODE	PROPOSED PDD PER SHARED PARKING	PDD PROVIDED	
TOTAL PHASE 1	1,331.0	1,013.0	842.0*	−171.0
TOTAL PHASE 2	1,424.4	960.0	1,186.0	+226.0
		1,973.0	2,028.0	+55 OVER PARKED

NOTE: SEE PARKING BY AREA BELOW.
* PHASE 1 (171 SPACES) PARKED ON PHASE 2.

LOADING REQUIREMENTS:

		SF/UNIT	CODE REQUIRED	PDD PROPOSED	PDD PROVIDED
BUILDING A	MULTI−TENANT COMMERCIAL<20,000SF	12,440 SF	0	0	0
BUILDING B	MULTI−TENANT COMMERCIAL>20,000SF	27,731 SF	(1)TYPE I	(1)TYPE I	(1)TYPE I
BUILDING C	MULTI−TENANT COMMERCIAL<20,000SF	15,378 SF	0	0	0
BUILDING D	MULTI−TENANT COMMERCIAL>20,000SF	29,928 SF	(1)TYPE I	(1)TYPE I	(1)TYPE I
MARINA		37 SLIPS	(1)TYPE II	(1)TYPE II	(1)TYPE II

REQUIRED	PROVIDED	PROVIDED
(2)TYPE I	(2)TYPE I	(2)TYPE I
(1)TYPE II	(1)TYPE II	(1)TYPE II

STACKING:

	IN−BOUND REQUIRED	IN−BOUND PROVIDED	OUT−BOUND REQUIRED	OUT−BOUND PROVIDED
BUILDING A	1	1	1	1+
BUILDING B	1	1+	1	1+
BUILDING D	1	1	1	1
TBD	1	1+	1	1+

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

BIKE PARKING DATA:

	REQUIRED	PDD PROPOSED	PDD PROVIDED
BIKE PARKING − ON−SITE	0	# BIKES	# BIKES

RESIDENCE D = 1,900sf

PHASE 2

PARKING GARAGE 'A' DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	48 SPACES	45(S) + 3(HC)
2ND LEVEL PARKING	58 SPACES	56(S) + 2(HC)
3RD LEVEL PARKING	56 SPACES	54(S) + 2(HC)
4TH LEVEL PARKING	58 SPACES	56(S) + 2(HC)
5TH LEVEL PARKING	67 SPACES	65(S) + 2(HC)
	287 SPACES TOTAL	

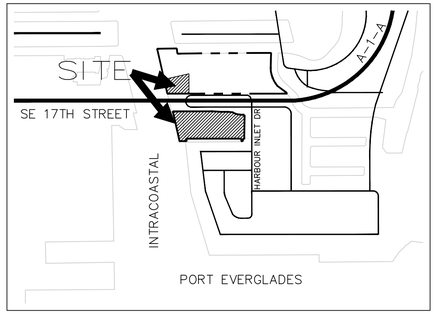
PARKING GARAGE 'B' DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	38 SPACES	36(S) + 2(HC)
2ND LEVEL PARKING	42 SPACES	40(S) + 2(HC)
3RD LEVEL PARKING	59 SPACES	57(S) + 2(HC)
4TH LEVEL PARKING	63 SPACES	61(S) + 2(HC)
5TH LEVEL PARKING	71 SPACES	69(S) + 2(HC)
6TH LEVEL PARKING	74 SPACES	73(S) + 1(HC)
	347 SPACES TOTAL	

PARKING GARAGE 'D' DATA:

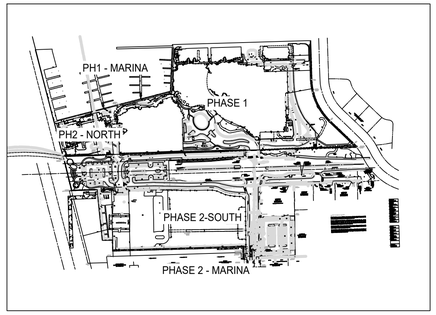
	PROVIDED	TYPE**
GROUND LEVEL PARKING	64 SPACES	61(S) + 3(HC)
2ND LEVEL PARKING	46 SPACES	46(S) + 0(HC)
3RD LEVEL PARKING	57 SPACES	55(S) + 2(HC)
4TH LEVEL PARKING	126 SPACES	124(S) + 2(HC)
5TH LEVEL PARKING	129 SPACES	127(S) + 2(HC)
6TH LEVEL PARKING	130 SPACES	129(S) + 1(HC)
	552 SPACES TOTAL	

** (S) STANDARD SPACES, (C) COMPACT SPACES, (HC) HANDICAP SPACES



LOCATION MAP
NTS

NORTH



KEY MAP
NTS

NORTH

PHASE 1 & PHASE 2

PARKING (BY AREA):

		PDD PROVIDED	
PHASE 1 − STRUCTURED PARKING		155	727
PHASE 1 − HOTEL SURFACE PARKING		3	
PHASE 1 − STRUCTURED CONDO PARKING		485	
PHASE 1 − VILLA PARKING		58	
PHASE 1 − RESIDENTIAL PARKING		26	
PHASE 1/2 − ALLISON PLAT		115	115
PHASE 2 − STRUCTURED PARKING A		287	1,186
PHASE 2 − STRUCTURE PARKING B		347	
PHASE 2 − STRUCTURED PARKING D		552	
	TOTAL PARKING PROVIDED	2,028	
	TOTAL PARKING REQUIRED	2,028	

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Sheet Title
SITE DATA - 3
(PARKING DATA)

Job Title
PIER SISTY-SIX - PHASE TWO
SE 17TH STREET
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

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SEAL

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Proj. Mgr. BMK	
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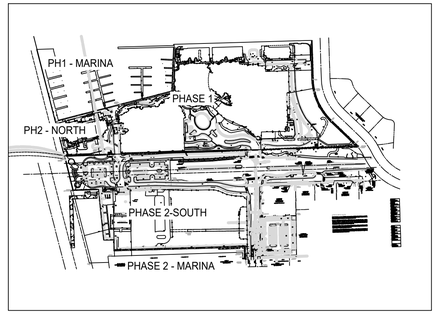
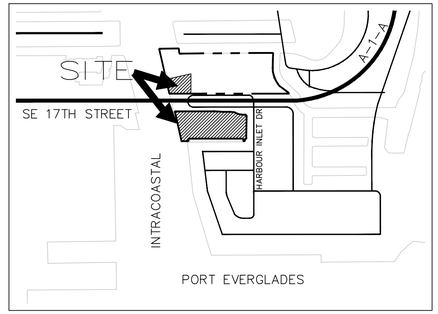


KEY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

PHASE 1
APPROVED

PHASE 1 (B-1 MIXED-USE ZONING)

OPEN SPACE

	REQUIRED:	PROVIDED:
MIXED-USE – 150 SF/UNIT * (105 UNITS)	15,750 SF	124,494 SF

CONDO TOWER 1=29; CONDO TOWER 2=30; RESIDENCES =12;
VILLA 1=16; VILLAS 2=15; VILLA 4=3

OPEN SPACE - PROVIDED @ GRADE

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE (40% REQUIRED*)	6,300 SF	124,494 SF

OPEN SPACE - PROVIDED ABOVE GRADE

NOT COUNTED AS REQUIREMENT WAS MET AT GRADE

OPEN SPACE - LANDSCAPE

	REQUIRED:	PROVIDED:
LANDSCAPE AREA IN OPEN SPACE (50% REQ.) (CALC: 51,900 X .5)	7,875 SF	124,494 SF

MXU REQUIRED PUBLIC PLAZA

		REQUIRED:	PROVIDED:
PUBLIC PLAZA (MINIMUM 1,400 SF)		1,400 SF	1,400 SF

PHASE 2
PROPOSED PDD

PHASE 2 (NORTH)

OPEN SPACE

	REQUIRED:	PROVIDED:
MIXED-USE – 150 SF/UNIT * (101 UNITS)	15,150 SF	46,957 SF

OPEN SPACE - PROVIDED @ GRADE

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE (40% REQUIRED*)	6,060 SF	17,308 SF

OPEN SPACE - PROVIDED ABOVE GRADE

	PROVIDED:
BUILDING A	29,649 SF

OPEN SPACE - LANDSCAPE

	REQUIRED:	PROVIDED:
LANDSCAPE AREA IN OPEN SPACE (50% REQ.)	7,575 SF	12,479 SF

– LANDSCAPE AREA IN OPEN SPACE (@ GRADE) = 2,687 SF
– LANDSCAPE AREA IN OPEN SPACE (ABOVE GRADE) = 9,792 SF

PHASE 2 (SOUTH)

OPEN SPACE

	REQUIRED:	PROVIDED:
MIXED-USE – 150 SF/UNIT * (238 UNITS)	35,700 SF	281,546 SF

OPEN SPACE - PROVIDED @ GRADE

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE (40% REQUIRED*)	14,280 SF	172,847 SF

OPEN SPACE - PROVIDED ABOVE GRADE

	PROVIDED:
BUILDING B, C AND D	108,699 SF

OPEN SPACE - LANDSCAPE

	REQUIRED:	PROVIDED:
LANDSCAPE AREA IN OPEN SPACE (50% REQ.)	17,850 SF	44,947 SF

– LANDSCAPE AREA IN OPEN SPACE (@ GRADE) = 12,249 SF
– LANDSCAPE AREA IN OPEN SPACE (ABOVE GRADE) = 32,698 SF

MXU REQUIRED PUBLIC PLAZA

		REQUIRED:	PROVIDED:
PUBLIC PLAZA (MINIMUM 1,400 SF)		1,400 SF	1,400 SF

PHASE 1 & 2

PHASE 1 & 2

OPEN SPACE

	REQUIRED:	PROVIDED:
MIXED-USE – 150 SF/UNIT * (444 UNITS)	66,600 SF	452,997 SF

OPEN SPACE - PROVIDED @ GRADE

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE (40% REQUIRED*)	26,640 SF	314,649 SF

OPEN SPACE - PROVIDED ABOVE GRADE

	PROVIDED:
BUILDING A	29,649 SF
BUILDING B, C AND D	108,699 SF

OPEN SPACE - LANDSCAPE

	REQUIRED:	PROVIDED:
LANDSCAPE AREA IN OPEN SPACE (50% REQ.) (CALC: 51,900 X .5)	33,300 SF	181,920 SF

– LANDSCAPE AREA IN OPEN SPACE (@ GRADE) = 139,430 SF
– LANDSCAPE AREA IN OPEN SPACE (ABOVE GRADE = 42,490 SF

MXU REQUIRED PUBLIC PLAZA (PHASE 1/ MIXED USE IN B1)

		REQUIRED:	PROVIDED:
PUBLIC PLAZA (MINIMUM 1,400 SF)		1,400 SF	1,400 SF

*COVERED ARCADE MAY ACCOUNT FOR 50% REQUIRED

MXU REQUIRED PUBLIC PLAZA (PHASE 2/ MIXED USE IN PDD)

		REQUIRED:	PROVIDED:
PUBLIC PLAZA (MINIMUM 1,400 SF)		1,400 SF	1,400 SF

*COVERED ARCADE MAY ACCOUNT FOR 50% REQUIRED

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Sheet Title
SITE DATA - 4
(OPEN SPACE)

Job Title
PIER SISTY-SIX - PHASE TWO
SE 17TH STREET
FORT LAUDERDALE, FLORIDA

NORTH

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SEAL

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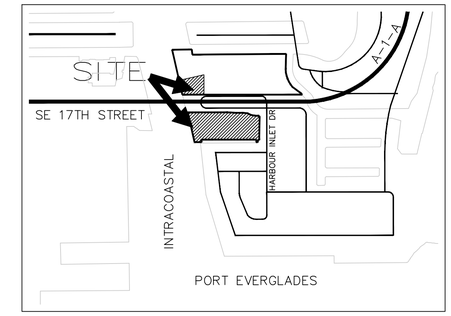
Proj. Mgr. BMK	
Appr. by BMK	1 of 1

LEGEND:

SIDEWALK EASEMENT
WIDTH VARIES (CITY)

SIDEWALK EASEMENT
WIDTH VARIES (FDOT)



LOCATION MAP
NTS

NORTH

PHASE 1
EXISTING/APPROVED

BUILDING A - PHASE 2
NORTH

REFER TO SHEET X2.1

FRONTAGE ROAD

100'

100'

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(PER F.D.O.T. MAP #86180-2177)

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(202.09' R/W PER F.D.O.T. R/W MAP SECTION 86180-2177,
AKA: SECTION 8618-177, LAST REVISED 12/18/2013)

80'

80'

80'

SE 17TH STREET
(FRONTAGE ROAD)

MATCH LINE

AMENITY
SPACE

BUILDING B - PHASE 2 SOUTH

BUILDING C - PHASE 2
SOUTH

BUILDING D - PHASE 2
SOUTH

REFER TO SHEET X2.2

REFER TO SHEET X2.3

A PORTION OF:
PARCEL "B"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

A PORTION OF:
PARCEL "C"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

A PORTION OF:
SECTION 13-50-42

INTRACOASTAL WATERWAY
(STRANAHAN RIVER)

SE 23RD AVENUE

TRACT "A"
ALLISON PLAT
(P.B. 130/2, B.C.R.)
(±46,992 S.F./1.079 ACRES)

ALLISON
PLAT

S88°14'54"W
775.78' 775'(D)

NORTH

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Sheet Title
SIDEWALK EASEMENT
EXHIBIT (OVERALL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2310 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Revisions

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SEAL

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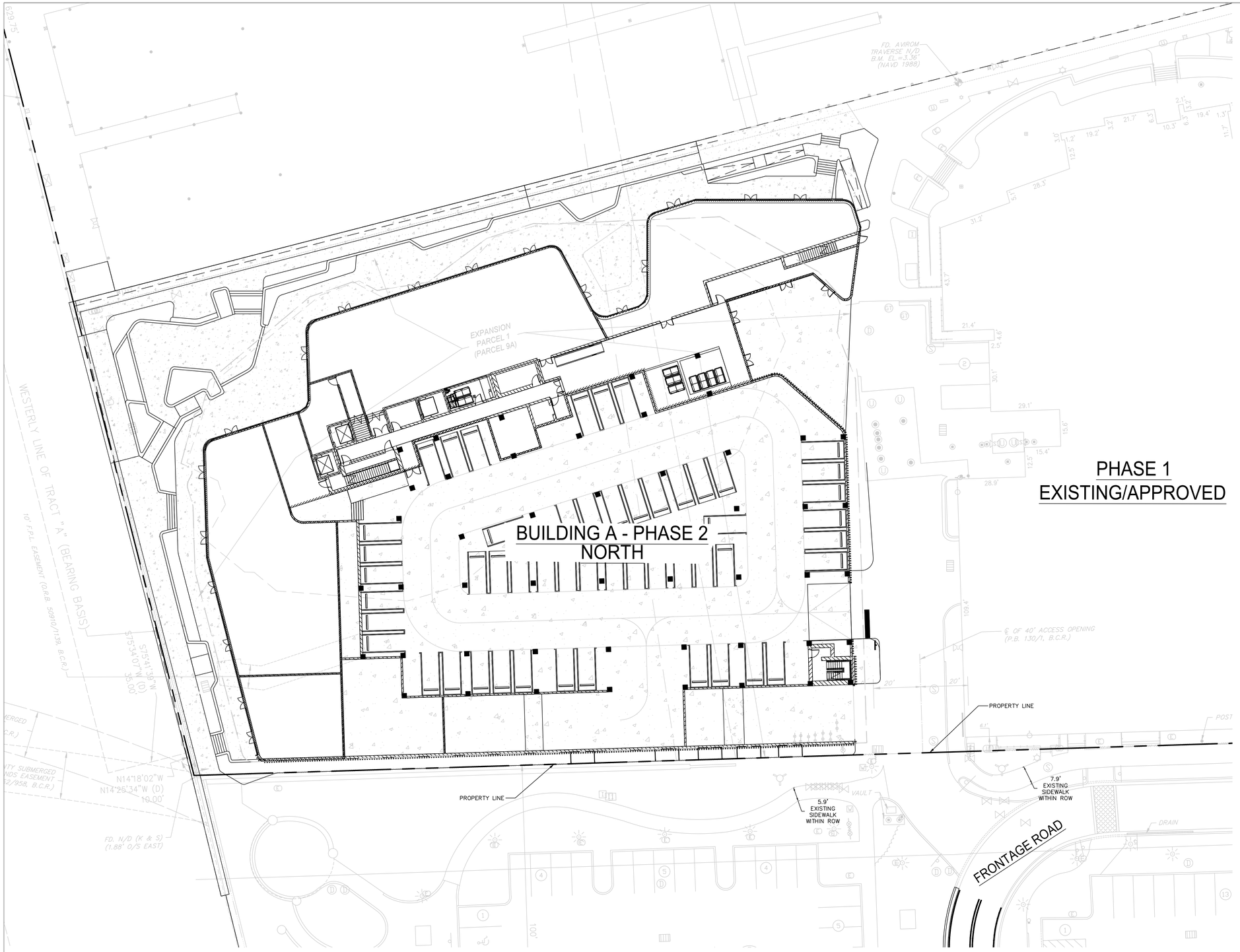

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Sheet Title
SIDEWALK EASEMENT
EXHIBIT (NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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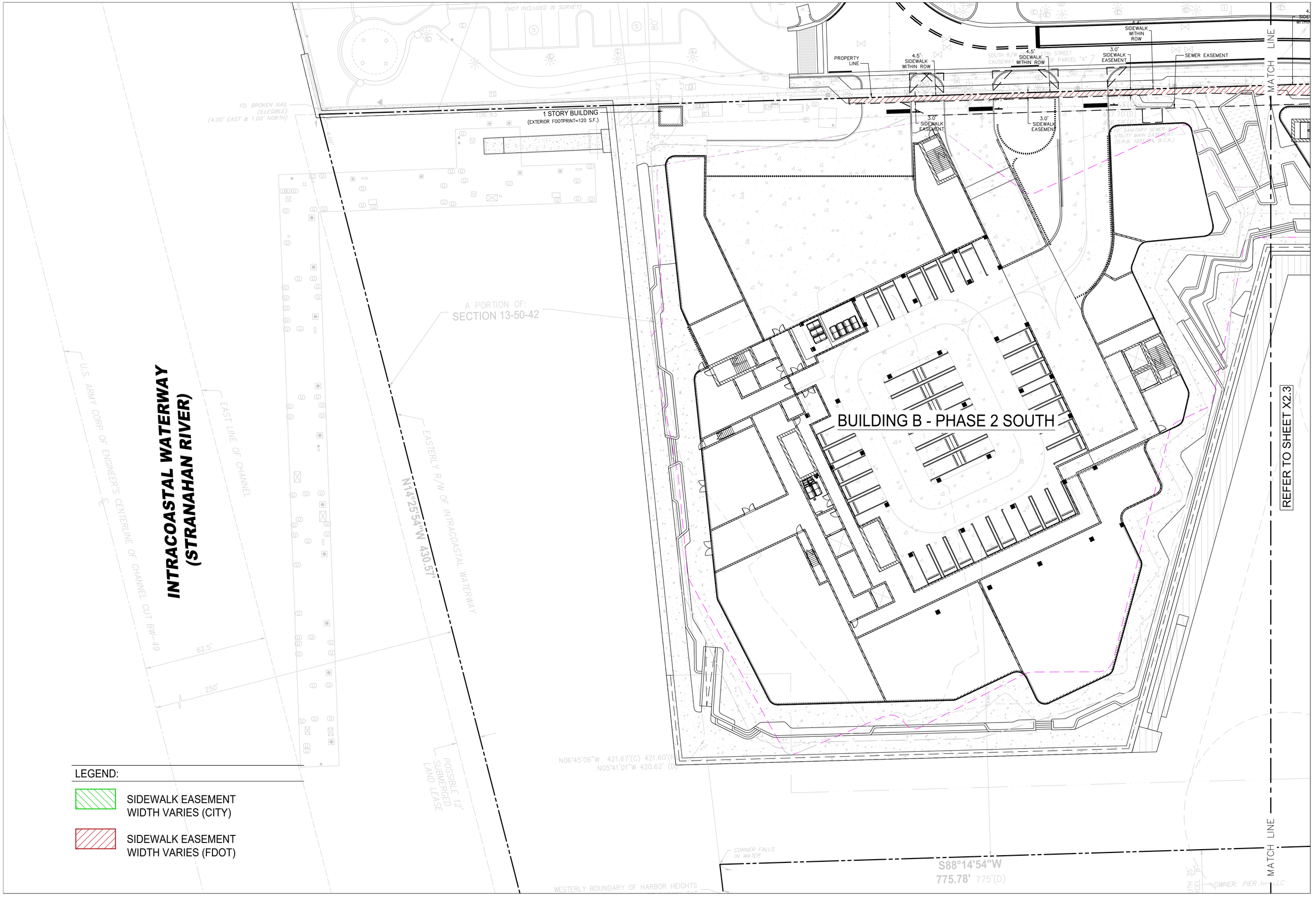

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Sheet Title
SIDEWALK EASEMENT EXHIBIT (SOUTH PARCEL WEST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Phase:
DRC DOCUMENTS

SEAL

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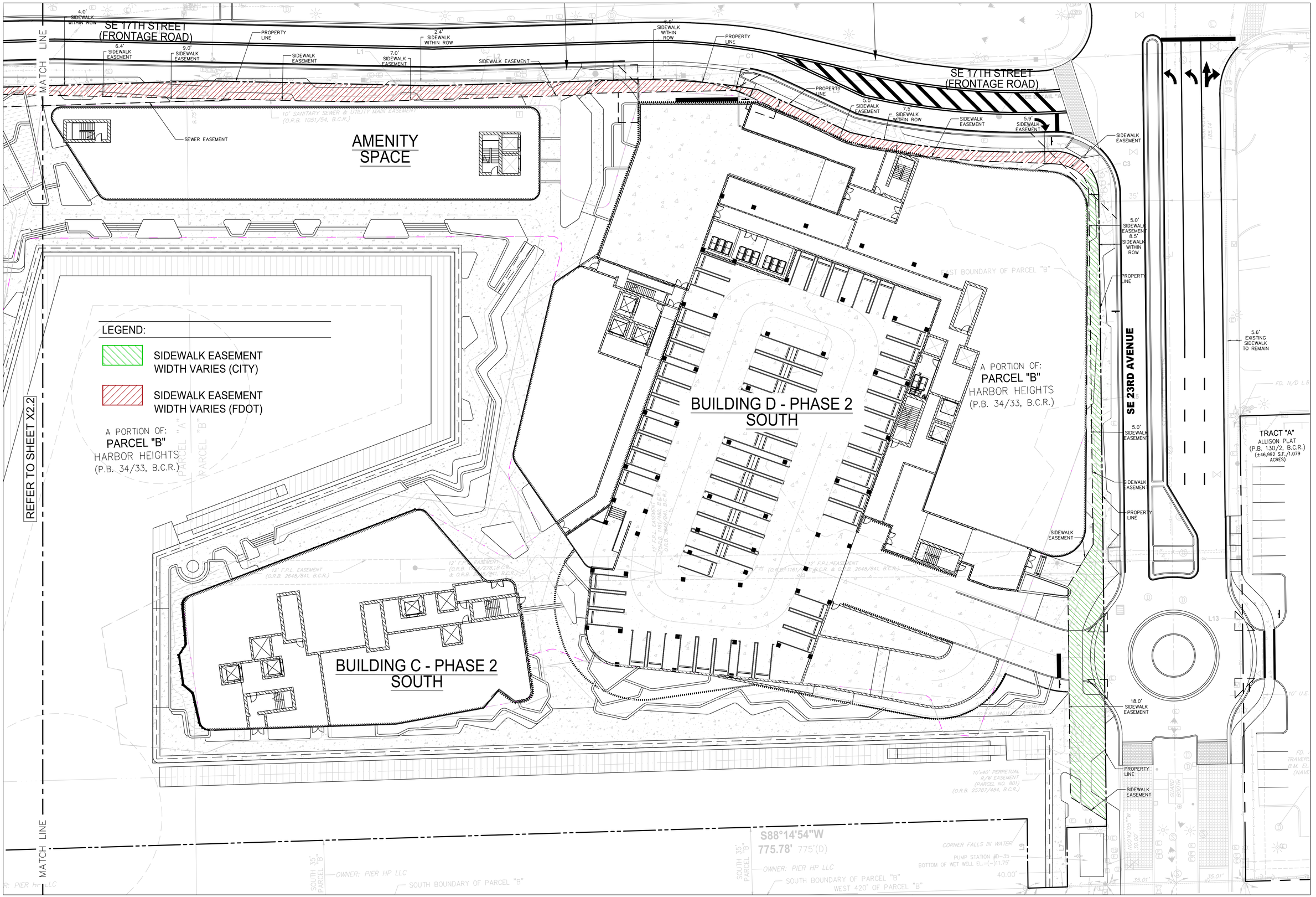

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Sheet Title
SIDEWALK EASEMENT EXHIBIT (SOUTH PARCEL EAST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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SEAL

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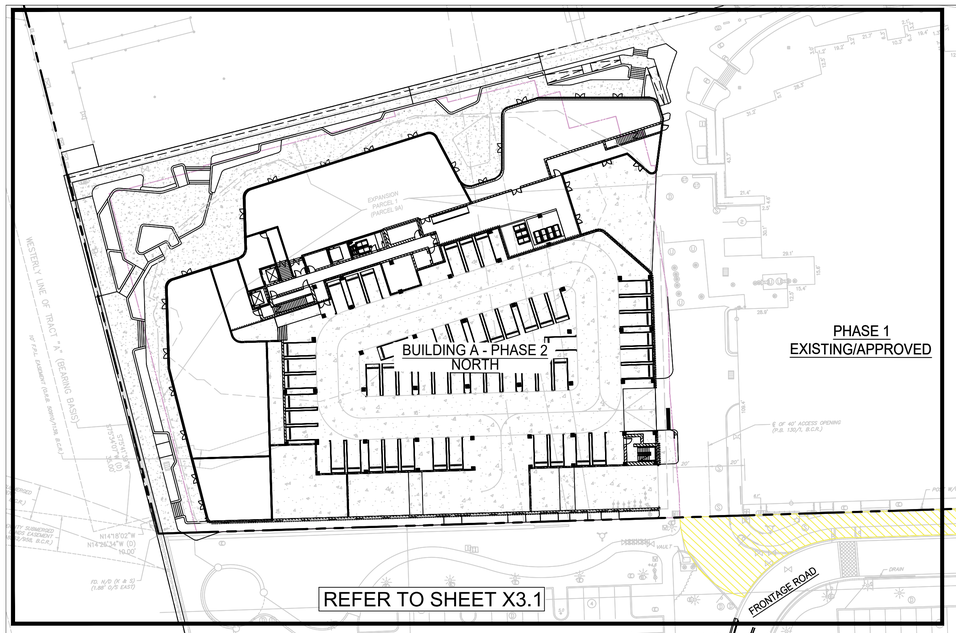
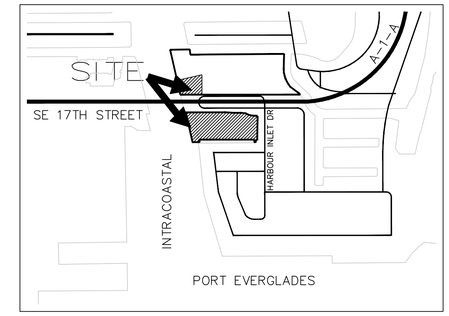


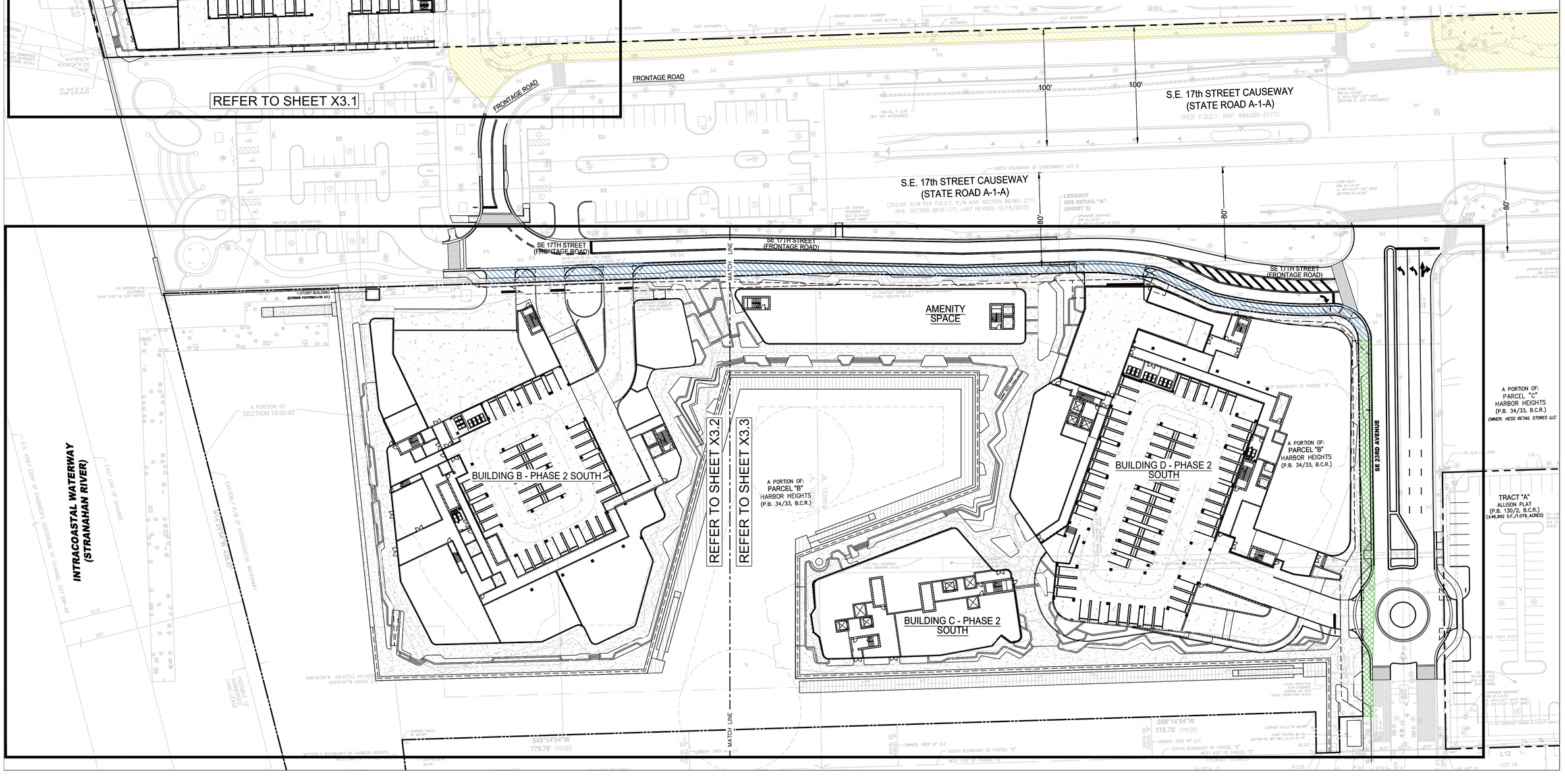
LEGEND:

- EXISTING MAINTENANCE AGREEMENT AREA TO REMAIN
- MAINTENANCE AGREEMENT AREA (FDOT)
- MAINTENANCE AGREEMENT AREA (CITY)



LOCATION MAP
NTS

NORTH



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Sheet Title
MAINTENANCE AGREEMENT EXHIBIT (OVERALL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2310 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Phase:
DRC
DOCUMENTS

SEAL

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Job No. 05-0568.12	Plot Date 06/09/26
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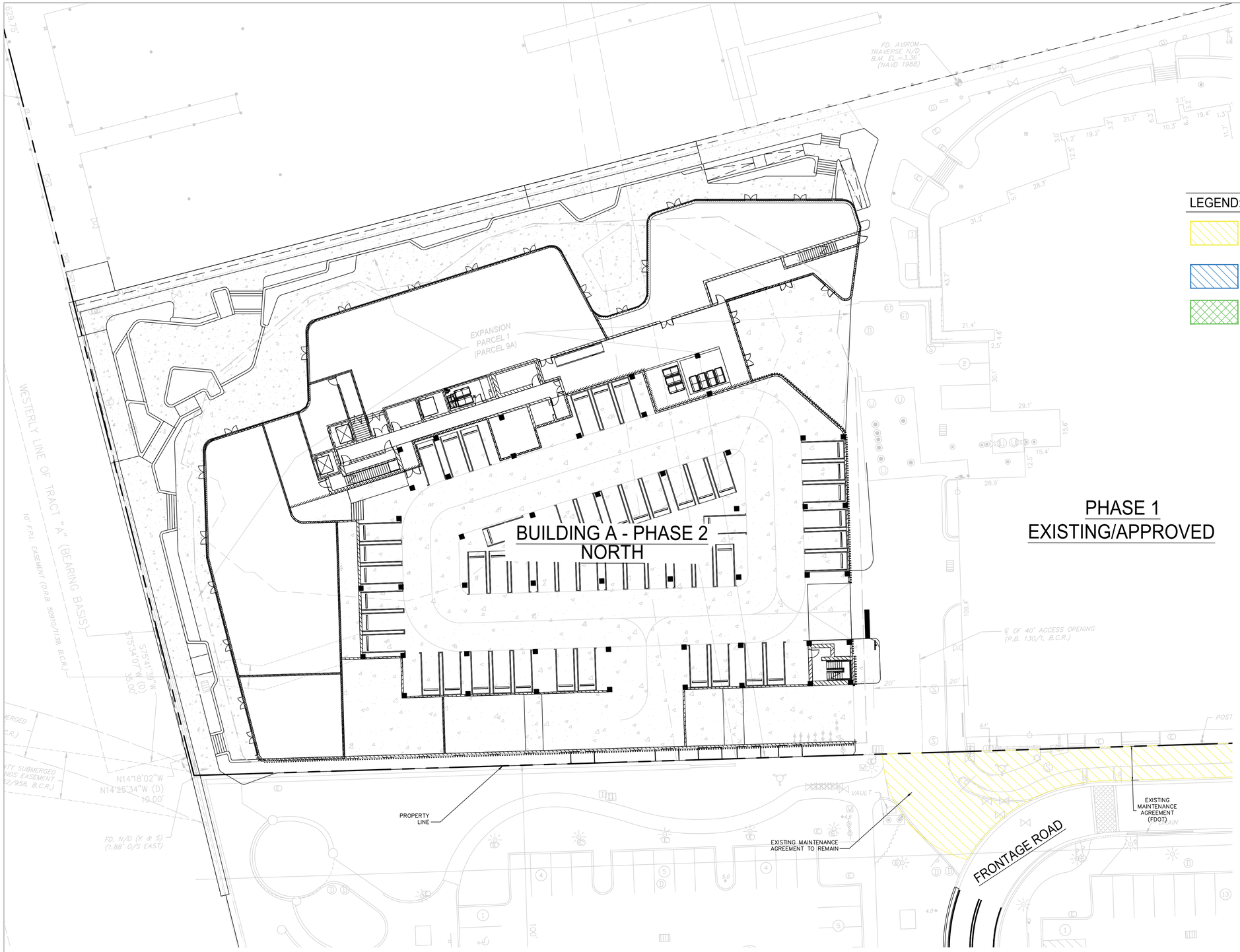

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Sheet Title
MAINTENANCE AGREEMENT
EXHIBIT (NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
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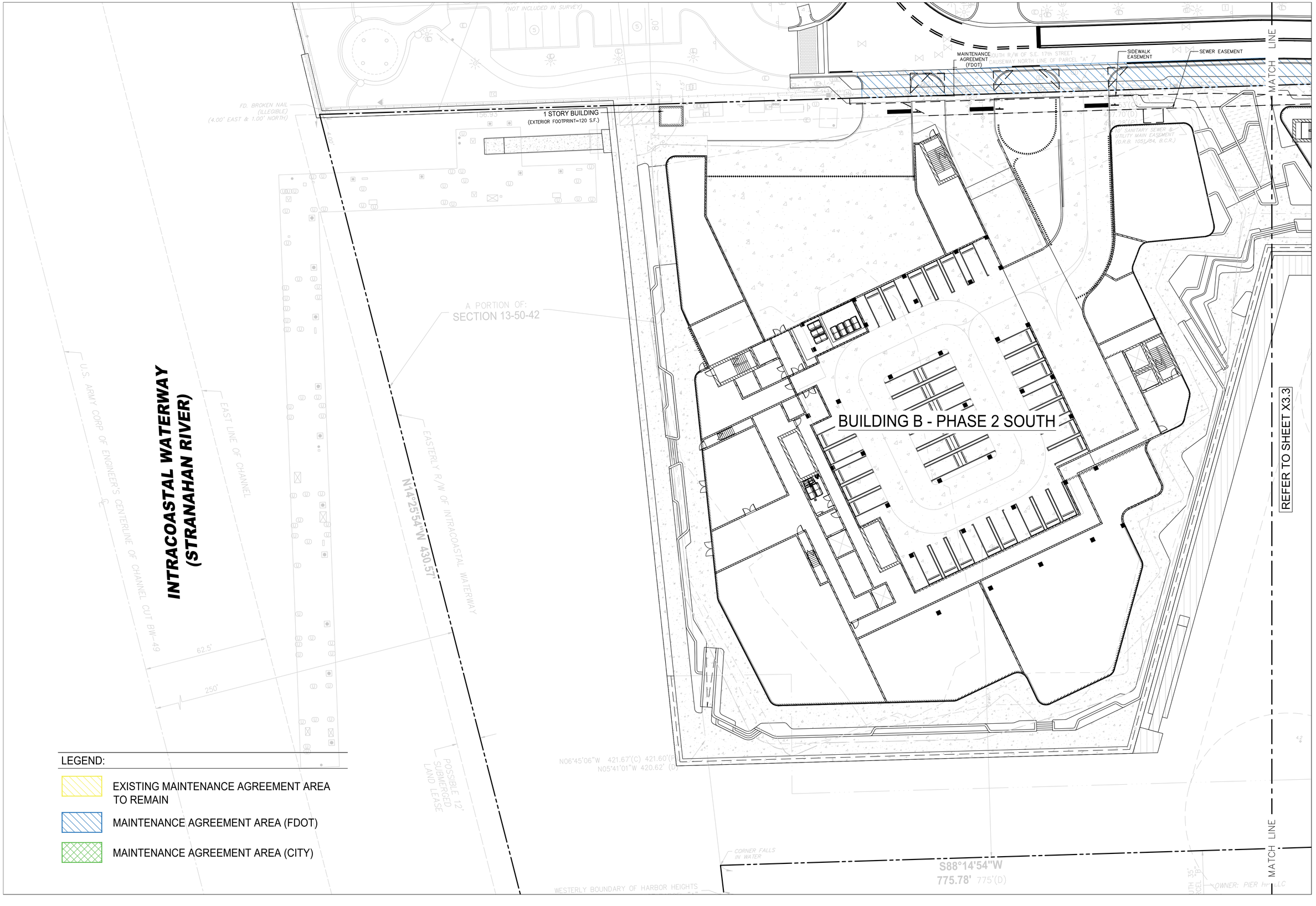

LEGEND:

- EXISTING MAINTENANCE AGREEMENT AREA TO REMAIN
- MAINTENANCE AGREEMENT AREA (FDOT)
- MAINTENANCE AGREEMENT AREA (CITY)

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EB# 6578

Sheet Title
MAINTENANCE AGREEMENT EXHIBIT (SOUTH PARCEL WEST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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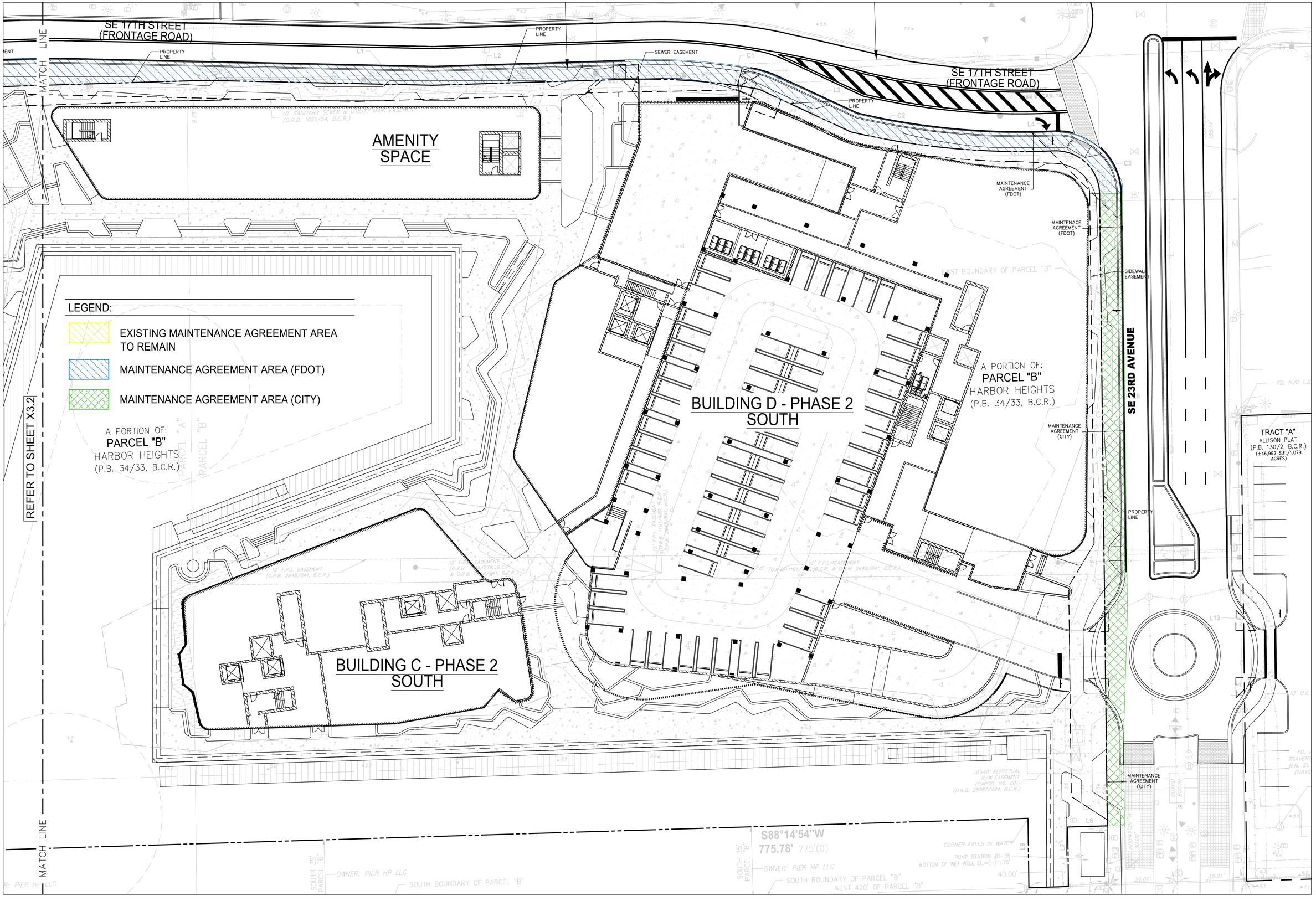
8	

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X3.2
Proj. Mgr. BMK	
Appr. by BMK	– of –



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EB# 6578

Sheet Title
MAINTENANCE AGREEMENT EXHIBIT (SOUTH PARCEL EAST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X3.3
Proj. Mgr. BMK	
Appr. by BMK	– of –

PHASE 1 - OPEN SPACE

OPEN SPACE 17,308 SF

BUILDING A - PHASE 2 NORTH

PHASE 1 - OPEN SPACE

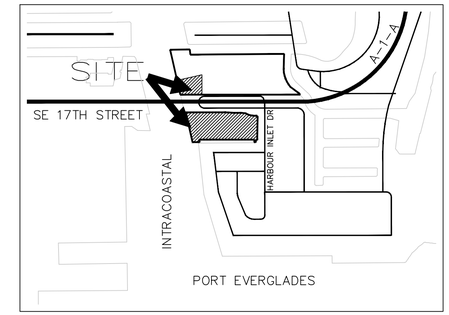
REFER TO SHEET X4.1

FRONTAGE ROAD

LEGEND:

- OPEN SPACE AREA (GROUND LEVEL)
- OPEN SPACE AREA (SUBMERGED)
  - EXISTING BASIN
  - NEW BASIN
  - CANAL
- OPEN SPACE (PERVIOUS)

SEE DATA SHEET C0.D



LOCATION MAP
NTS

NORTH

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)
(PER F.D.O.T. MAP #86180-2177)

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)
(202.09' R/W PER F.D.O.T. R/W MAP SECTION 86180-2177, AKA: SECTION 8618-177, LAST REVISED 12/18/2013)

SE 17TH STREET (FRONTAGE ROAD)

OPEN SPACE 224 SF

OPEN SPACE 1,391 SF

OPEN SPACE 6,744 SF

AMENITY SPACE

OPEN SPACE (SUBMERGED - NEW BASIN) 42,285 SF

OPEN SPACE (SUBMERGED - EXISTING BASIN) 40,126 SF

BUILDING B - PHASE 2 SOUTH

BUILDING C - PHASE 2 SOUTH

BUILDING D - PHASE 2 SOUTH

OPEN SPACE 19,663 SF

OPEN SPACE 12,723 SF

OPEN SPACE 4,508 SF

OPEN SPACE (SUBMERGED - CANAL) 45,188 SF

OPEN SPACE (SUBMERGED - CANAL) 45,188 SF

MATCH LINE

REFER TO SHEET X4.2

REFER TO SHEET X4.3

INTRACOASTAL WATERWAY (STRANAHAN RIVER)

A PORTION OF: PARCEL "B" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

A PORTION OF: PARCEL "C" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

TRACT "A" ALLISON PLAT (P.B. 130/2, B.C.R.) (±46,992 SF./1.079 ACRES)

SE 23RD AVENUE

PROPERTY LINE

OVERHANG LINE (LEVELS ABOVE)

S88°14'54"W 775.78' 775'(D)

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EB# 6578

Sheet Title
OPEN SPACE EXHIBIT (OVERALL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2310 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X4.0
Proj. Mgr. BMK	
Appr. by BMK	– of –



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EB# 6578

Sheet Title
OPEN SPACE EXHIBIT (NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X4.1
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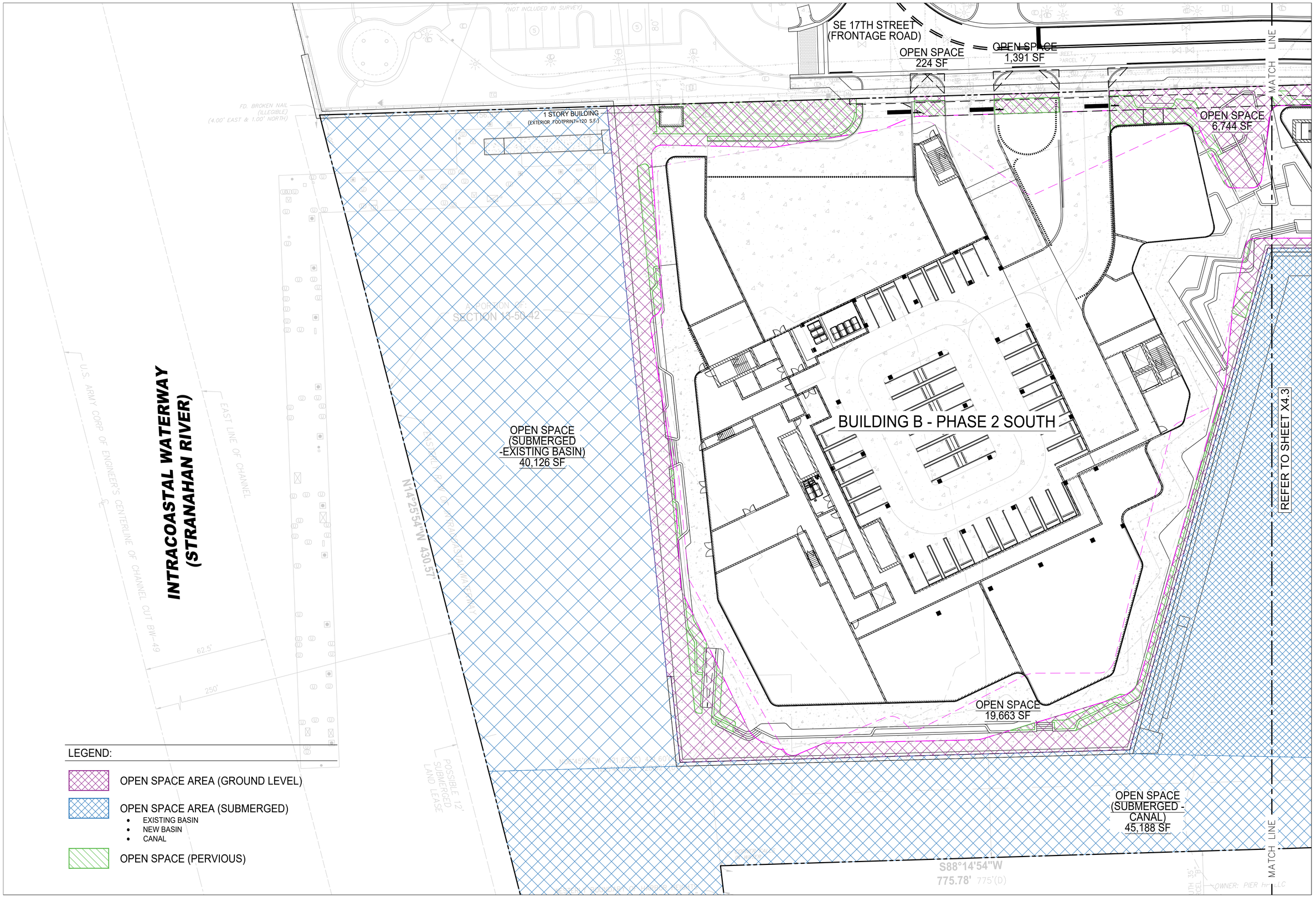

LEGEND:

- OPEN SPACE AREA (GROUND LEVEL)
- OPEN SPACE AREA (SUBMERGED)
  - EXISTING BASIN
  - NEW BASIN
  - CANAL
- OPEN SPACE (PERVIOUS)

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EB# 6578

Sheet Title
OPEN SPACE EXHIBIT
(SOUTH PARCEL WEST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X4.2
Proj. Mgr. BMK	
Appr. by BMK	– of –

SE 17TH STREET
(FRONTAGE ROAD)

PROPERTY LINE

OVERHANG LINE
(LEVELS ABOVE)

MATCH LINE

SPACE
4 SF

AMENITY
SPACE

OPEN SPACE
(SUBMERGED -
NEW BASIN)
42,285 SF

REFER TO SHEET X4.2

A PORTION OF:
PARCEL "B"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

LEGEND:

OPEN SPACE AREA (GROUND LEVEL)

OPEN SPACE AREA (SUBMERGED)
- EXISTING BASIN
- NEW BASIN
- CANAL

OPEN SPACE (PERVIOUS)

BUILDING D - PHASE 2
SOUTH

BUILDING C - PHASE 2
SOUTH

OPEN SPACE
4,503 SF

OPEN SPACE
12,723 SF

OPEN SPACE
(SUBMERGED -
CANAL)
45,188 SF

SE 23RD AVENUE

SOUTH 35'
PARCEL "B"

OWNER: PIER HP LLC

SOUTH BOUNDARY OF PARCEL "B"

S88°14'54"W
775.78' 775'(D)

WEST 420' OF PARCEL "B"

CORNER FALLS IN WATER

PUMP STATION #D-35
BOTTOM OF WET WELL EL.=(-)11.75'

40.00'

35.01'

GUARD BOOTH

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EB# 6578

Sheet Title
OPEN SPACE EXHIBIT
(SOUTH PARCEL EAST)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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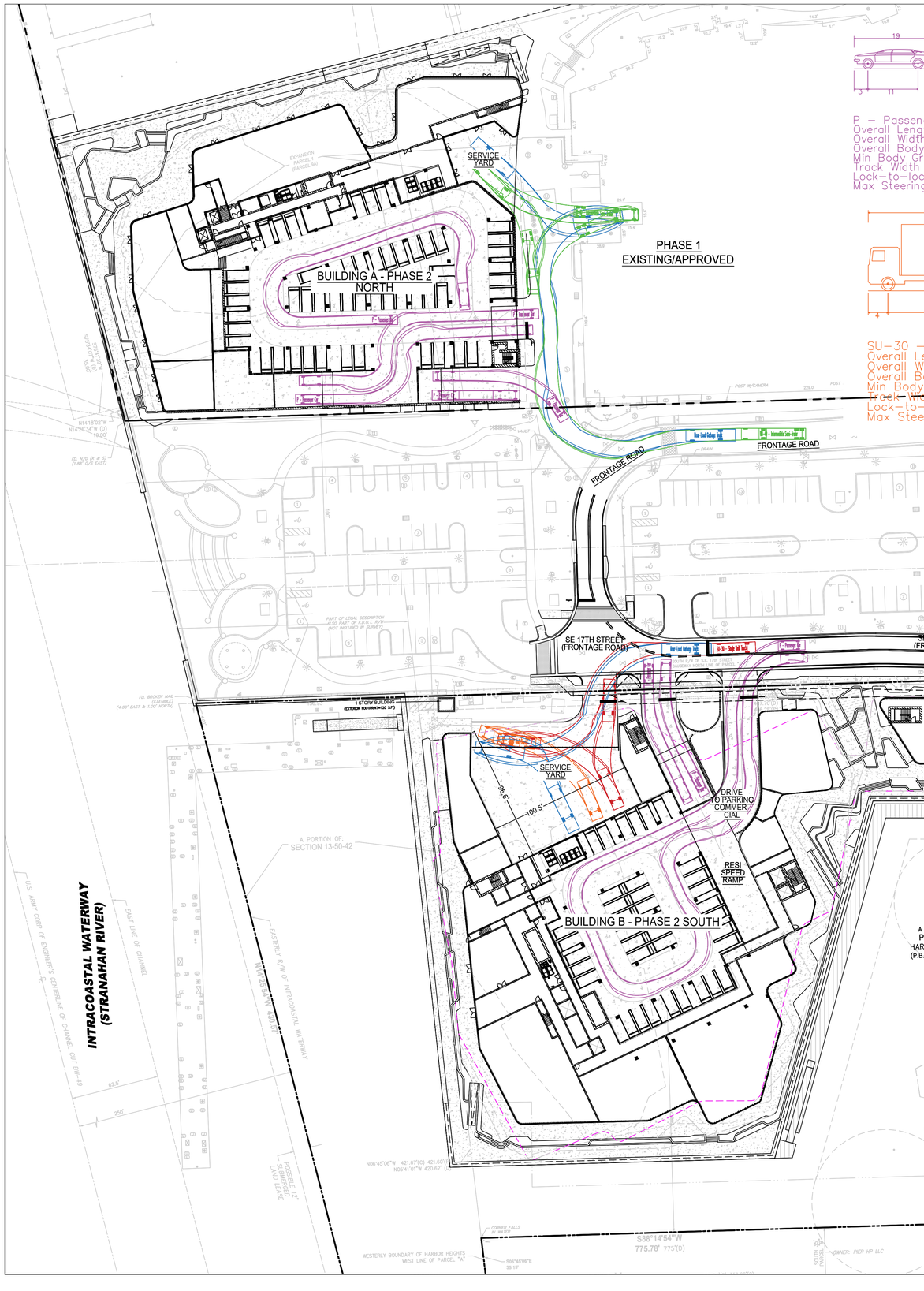
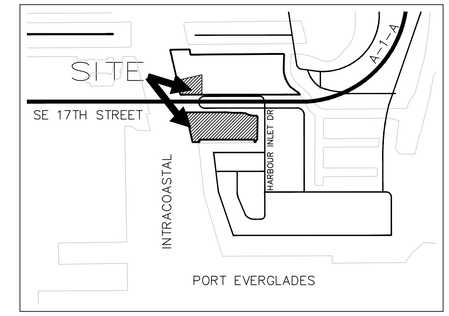
Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X4.3
Proj. Mgr. BMK	
Appr. by BMK	– of –





LOCATION MAP
NTS

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Sheet Title
CIRCULATION TURNING EXHIBIT

Job Title
PIER SIXTY-SIX - PHASE TWO
2310 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X5
Proj. Mgr. BMK	
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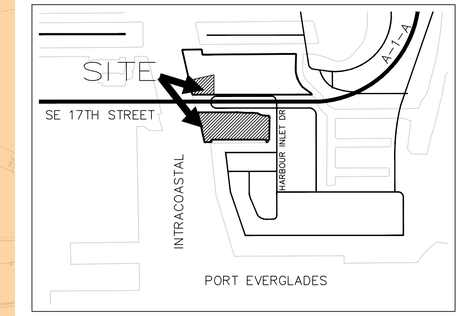
PHASE 1

APPROVED

MULTI-STORY BUILDING

PHASE 2

BUILDING A
RESIDENTIAL & COMMERCIAL



LOCATION MAP
NTS

NORTH

FRONTAGE ROAD

FRONTAGE ROAD

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(PER F.D.O.T. MAP #86180-2177)

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)
(202.09' R/W PER F.D.O.T. R/W MAP SECTION 86180-2177,
AKA: SECTION 8618-177, LAST REVISED 12/18/2013)

SE 17TH STREET
(FRONTAGE ROAD)

SE 17TH STREET
(FRONTAGE ROAD)

SE 17TH STREET
(FRONTAGE ROAD)

PHASE 2

PHASE 2

AMENITY BUILDING
RESIDENTIAL & COMMERCIAL

PHASE 2

NEW BASIN

PHASE 2

BUILDING B
RESIDENTIAL, OFFICE & COMMERCIAL

BUILDING C
RESIDENTIAL, OFFICE & COMMERCIAL

BUILDING D
RESIDENTIAL, GROCERY, OFFICE, & COMMERCIAL

SE 23RD AVENUE

ALLISON PLAT

PARKING LOT

TRACT "A"
ALLISON PLAT
(P.B. 130/2, B.C.R.)
(±46,992 S.F./1.079 ACRES)

A PORTION OF:
PARCEL "B"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)

A PORTION OF:
PARCEL "C"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

A PORTION OF:
SECTION 13-50-42

INTRACOASTAL WATERWAY
(STRANAHAN RIVER)

U.S. ARMY CORP OF ENGINEER'S CENTERLINE OF CHANNEL OUT ERK-49

EAST LINE OF CHANNEL

EASTERLY R/W OF INTRACOASTAL WATERWAY

NOTE:
AREAS FOR PHASING ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY.
THE ORDER AND TIMING OF DEVELOPMENT MAY VARY AND ARE SUBJECT TO CHANGE.

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Sheet Title
PHASING EXHIBIT

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Phase:
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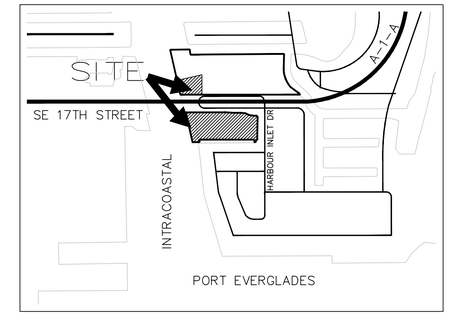
SEAL

Scale: 1"=40'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X6
Proj. Mgr. BMK	
Appr. by BMK	– of –

LEGEND:

- UTILITY EASEMENTS - PROPOSED
- UTILITY EASEMENTS - EXISTING TO REMAIN
- UTILITY EASEMENTS - EXISTING TO BE VACATED



LOCATION MAP
NTS

NORTH

PHASE 1

BUILDING A - PHASE 2 NORTH

BUILDING B - PHASE 2 SOUTH

BUILDING C - PHASE 2 SOUTH

BUILDING D - PHASE 2 SOUTH

10' F.P.L. EASEMENT (O.R.B. 5991O/1139, B.C.R.)

℄ OF 40' ACCESS OPENING (P.B. 130/1, B.C.R.)

20'

20'

UTILITY EASEMENTS

FRONTAGE ROAD

FRONTAGE ROAD

SEWER EASEMENT

SE 17TH STREET (FRONTAGE ROAD)

SE 17TH STREET (FRONTAGE ROAD)

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)

100'

100'

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)

SIDEWALK EASEMENT

UTILITY EASEMENT

80'

80'

80'

SE 17TH STREET (FRONTAGE ROAD)

10' SANITARY SEWER & UTILITY MAIN EASEMENT (O.R.B. 1051/54, B.C.R.)

10' SANITARY SEWER & UTILITY MAIN EASEMENT (O.R.B. 1051/54, B.C.R.)

AMENITY SPACE

12' F.P.L. EASEMENT (O.R.B. 16170/1861, B.C.R.) (O.R.B. 29460/841, B.C.R.)

12' F.P.L. EASEMENT (O.R.B. 16170/1861, B.C.R.) (O.R.B. 29460/841, B.C.R.)

10'x40' PERPETUAL R/W EASEMENT (PARCEL NO. B01) (O.R.B. 25787/484, B.C.R.)

10' U.E. (P.B. 130/1, B.C.R.)

10' SANITARY SEWER

A PORTION OF:
PARCEL "C"
HARBOR HEIGHTS
(P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

SE 23RD AVENUE

INTRACOASTAL WATERWAY (STRANAHAN RIVER)

OWNER: PIER HP, LLC

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

CORNER FALLS IN WATER

LOT 18

BLOCK 2

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Sheet Title: UTILITY EASEMENT EXHIBIT

Job Title: PIER SIXTY-SIX - PHASE TWO
2310 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

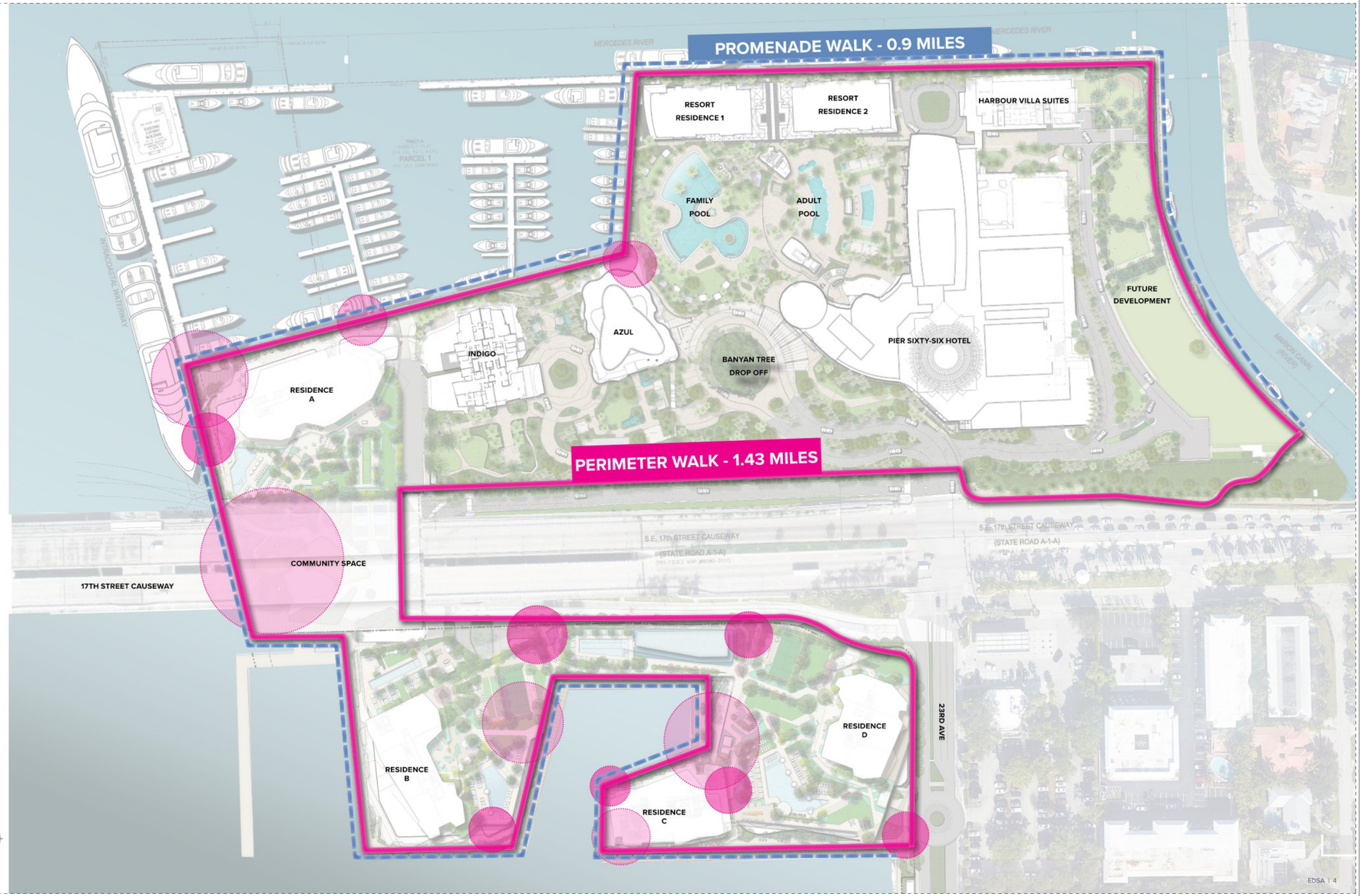
Scale: 1"=40'	Date 06/09/26
Job No. 05-0568.12	Plot Date 06/09/26
Drawn by BMK	Sheet No. X7.0
Proj. Mgr. BMK	
Appr. by BMK	– of –

PHASE I & II

Promenade Attractions

Legend

- ATTRACTIONS
- PERIMETER WALK
- PROMENADE WALK



SCALE: 1" = 200'

0 200' 400'

PIER SIXTY-SIX PHASE 2 | March 12, 2026

1 PROMENADE ATTRACTIONS DIAGRAM

3" = 1'-0"

Legally registered as
SB Architects C Corp

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
www.10sb.co

A California Corporation

Pier 66

Owner

No.	Description	Date

Sheet Title

EXHIBIT SHEET

Project No. **000.000**

Sheet No.

X8-001

Autodesk Docs://25083_Pier 66 Phase 2/A_25083_Pier66_Architecture_Federated_R26.rvt

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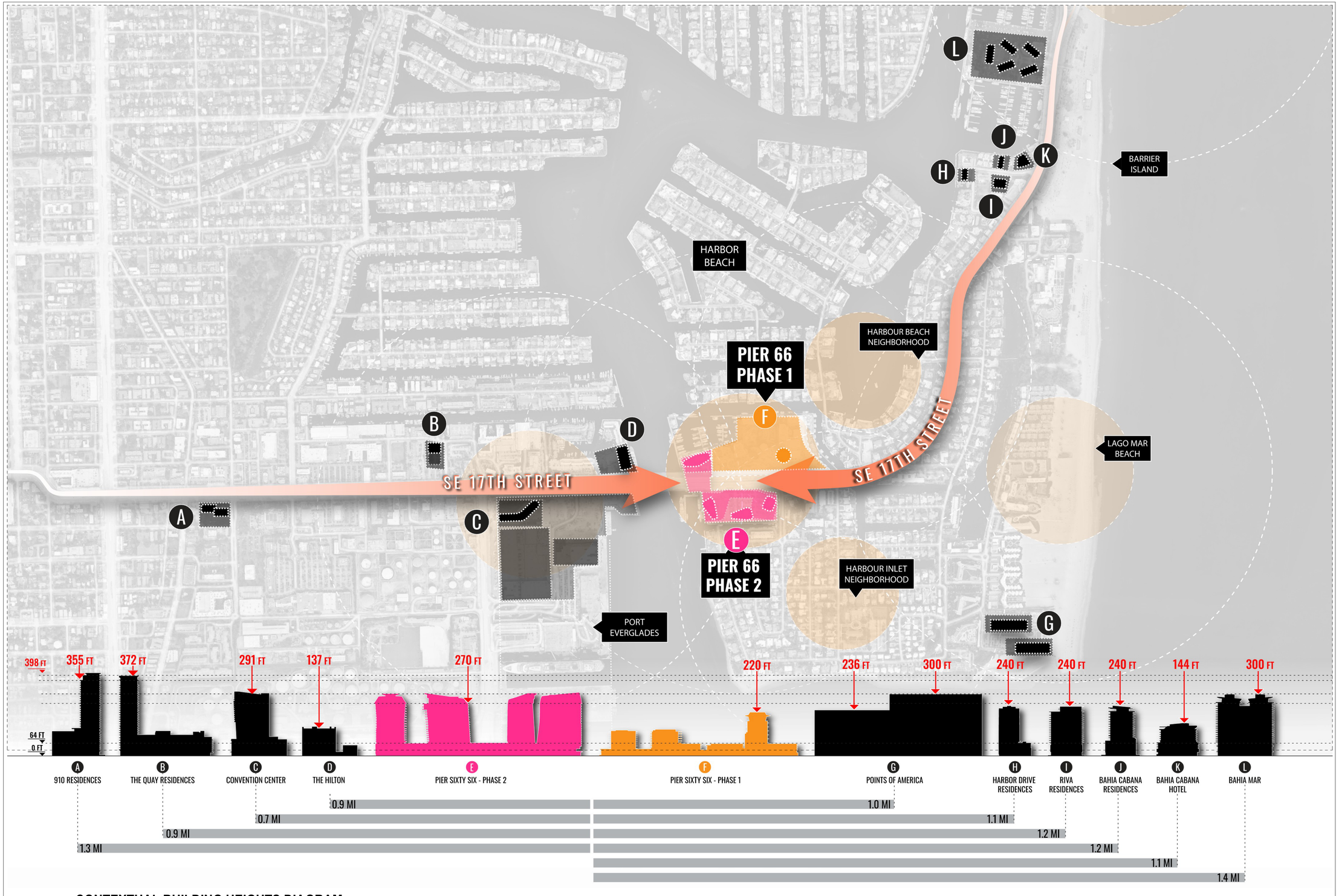

1 CONTEXTUAL BUILDING HEIGHTS DIAGRAM

3" = 1'-0"

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1000 Coral Gables, FL 33134
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A California Corporation

Pier 66

Owner

No.	Description	Date

Sheet Title

EXHIBIT SHEET

Project No. 000.000

Sheet No.

X8-002

Autodesk Docs://25083_Pier 66 Phase 2/A_25083_Pier66_Architecture_Federated_R26.rvt

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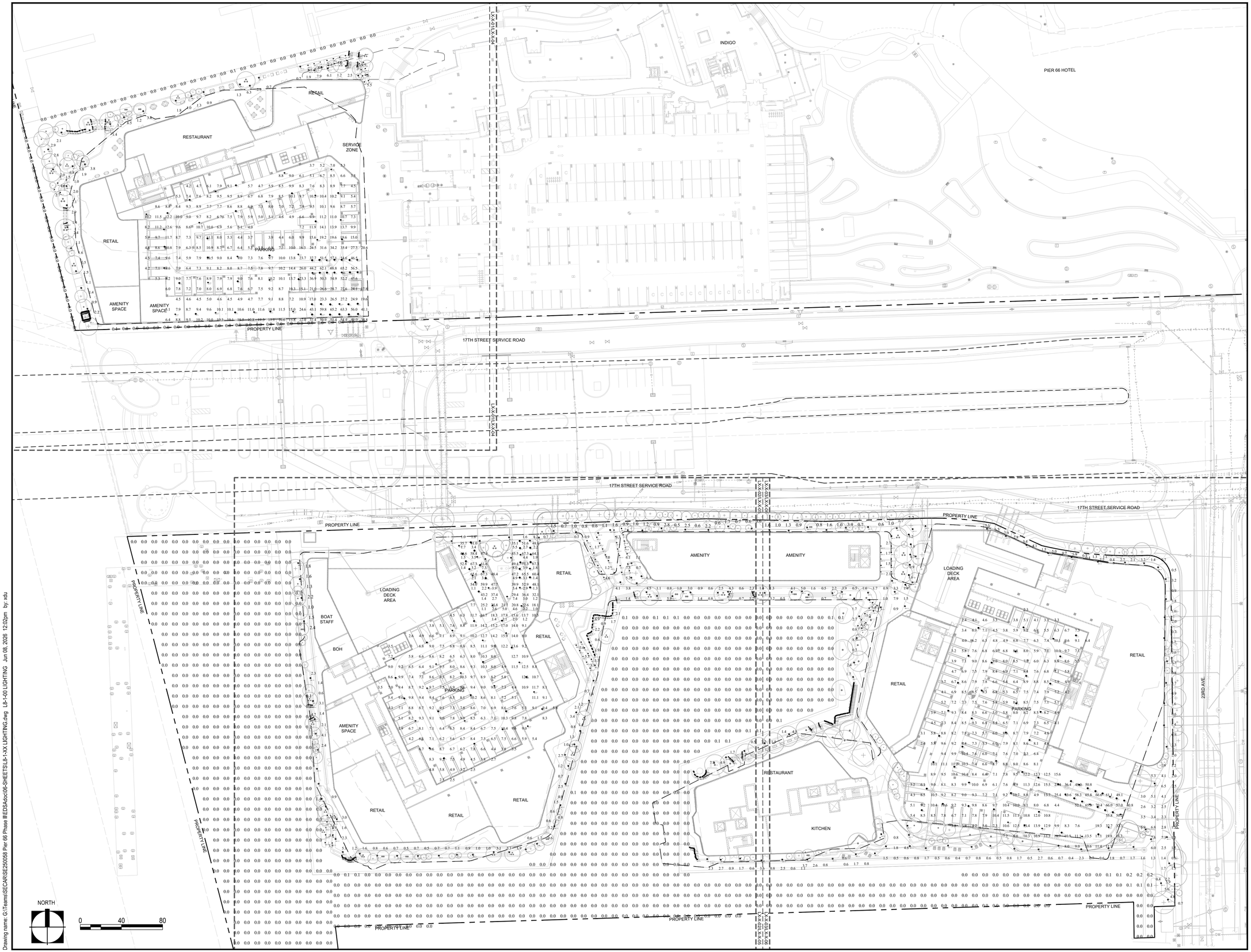

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Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3312 C000001

Consultants

ARCHITECT
10 DESING
2333 Ponce de Leon Blvd. Suite 1000.,
Coral Gables, FL 33134

CIVIL ENGINEER

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer

Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

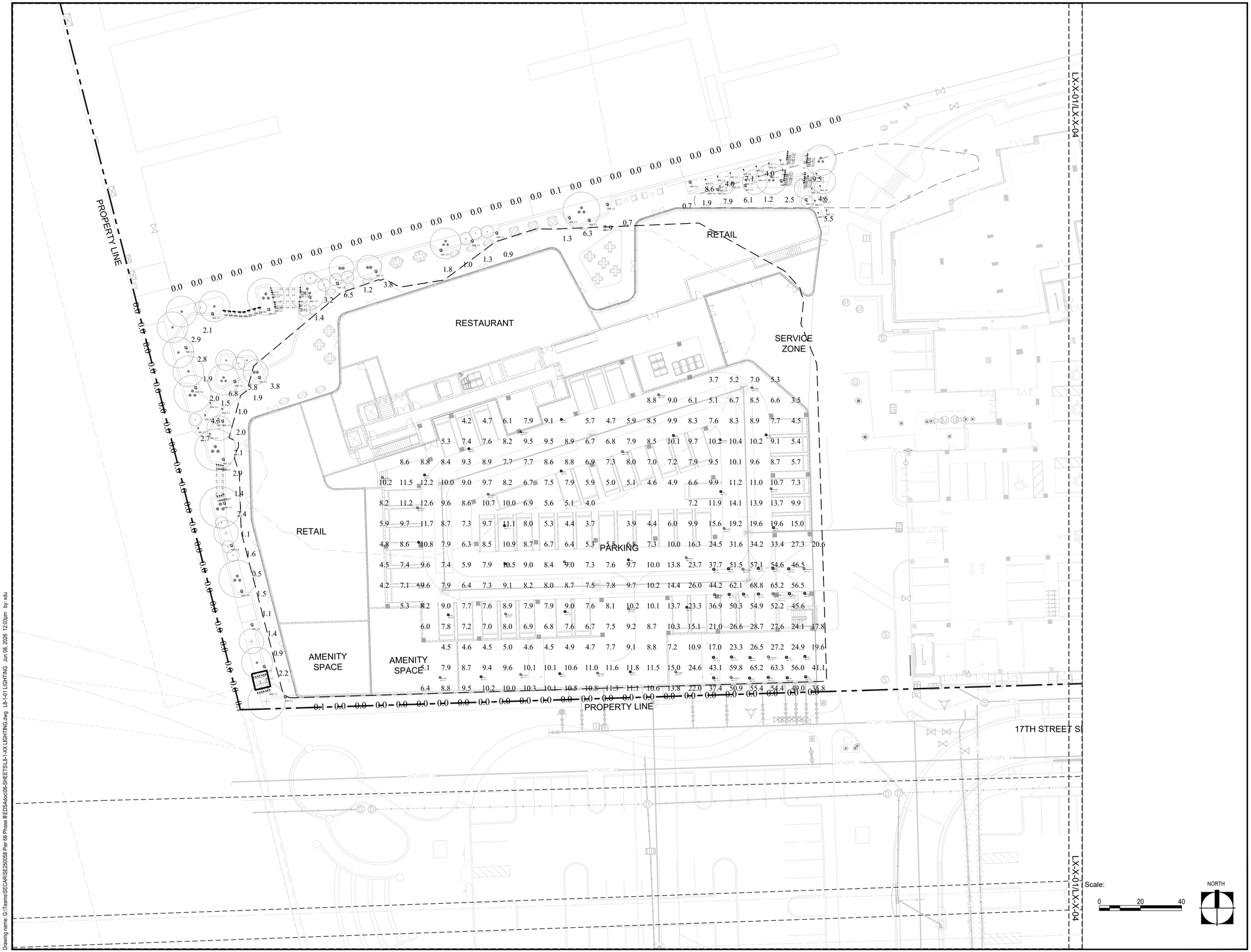
Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

OVERALL LIGHTING PLAN - GF

Revision Number	Sheet Number
	L8-1-00



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Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 C000001

Consultants

ARCHITECT
10 DESING
2333 Ponce de Leon Blvd. Suite 1000.,
Coral Gables, FL 33134

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

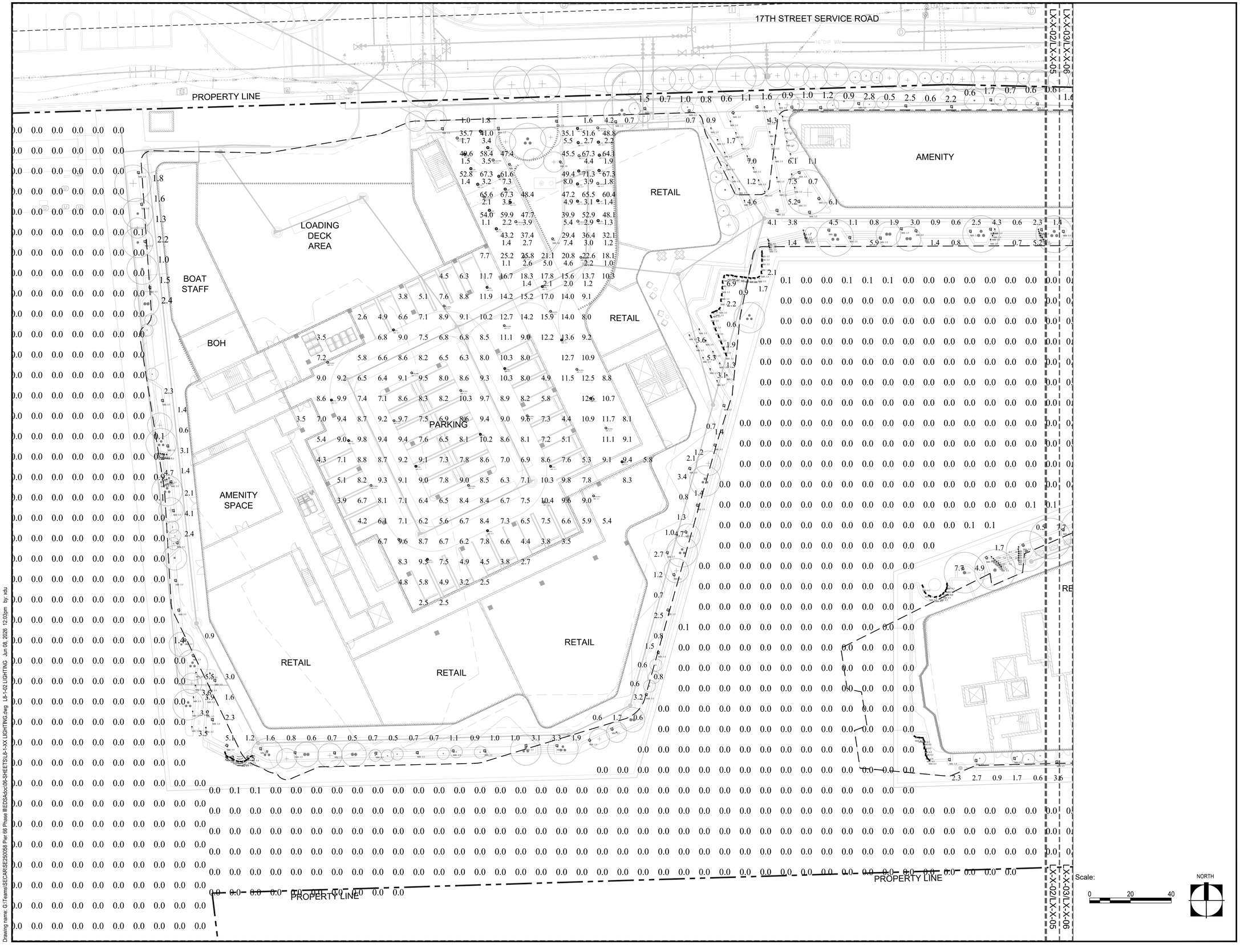
Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

LIGHTING PLAN

Revision Number	Sheet Number
	L8-1-01



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Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 CC000001

Consultants

ARCHITECT
10 DESING
2333 Ponce de Leon Blvd. Suite 1000,,
Coral Gables, FL 33134

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

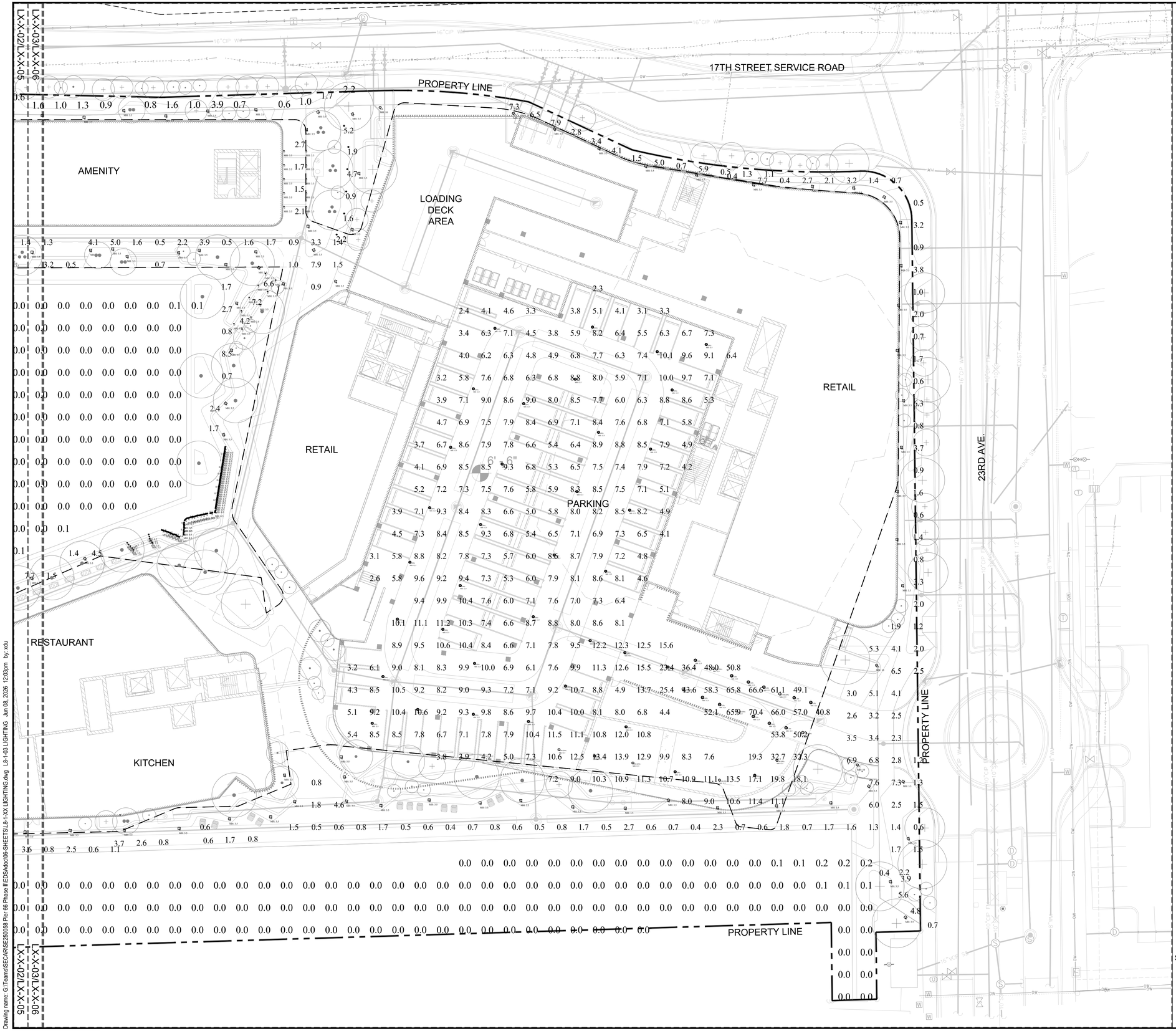
Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
LIGHTING PLAN

Revision Number

Sheet Number
L8-1-02



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Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 FAX: 954.524.3332 CC000001

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Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer

Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

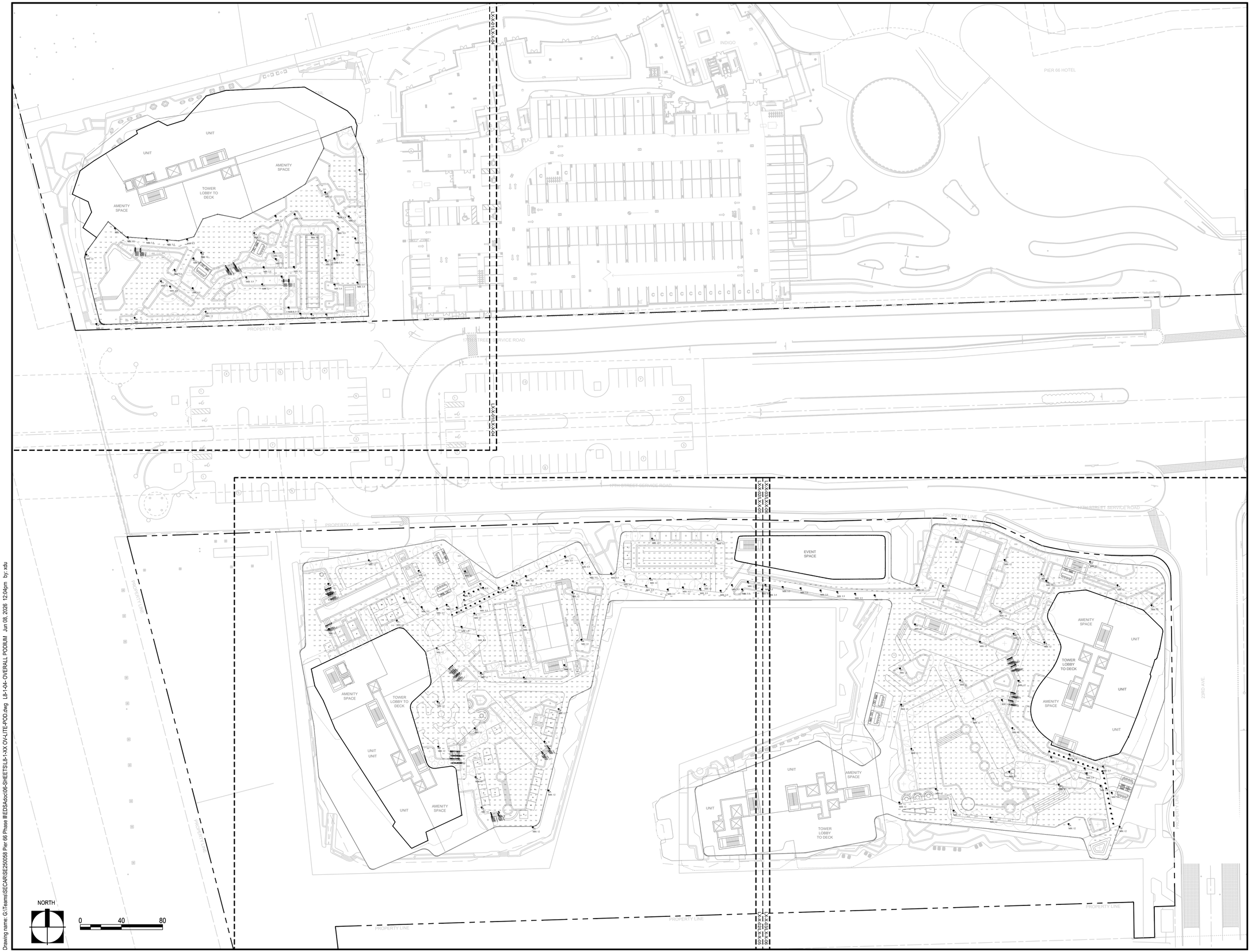
Sheet Title

LIGHTING PLAN

Revision Number

Sheet Number

L8-1-03



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Project Name

PIER 66 Phase II

Client

TAVISTOCK

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PLANNING
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Project Number	SE250058

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
OVERALL LIGHTING PLAN - PODIUM

Revision Number	Sheet Number
	L8-1-04



Drawing name: G:\Teams\SECAR\SE250058 Per 66 Phase II\EDSA\doc\06-SHEETS\L8-1-XX OV-LITE-POD.dwg L8-1-05- LIGHTING PODIUM Jun 08, 2026 12:04pm by xdu

Project Name

PIER 66
Phase II

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
LIGHTING PLAN

Scale: 0 20 40

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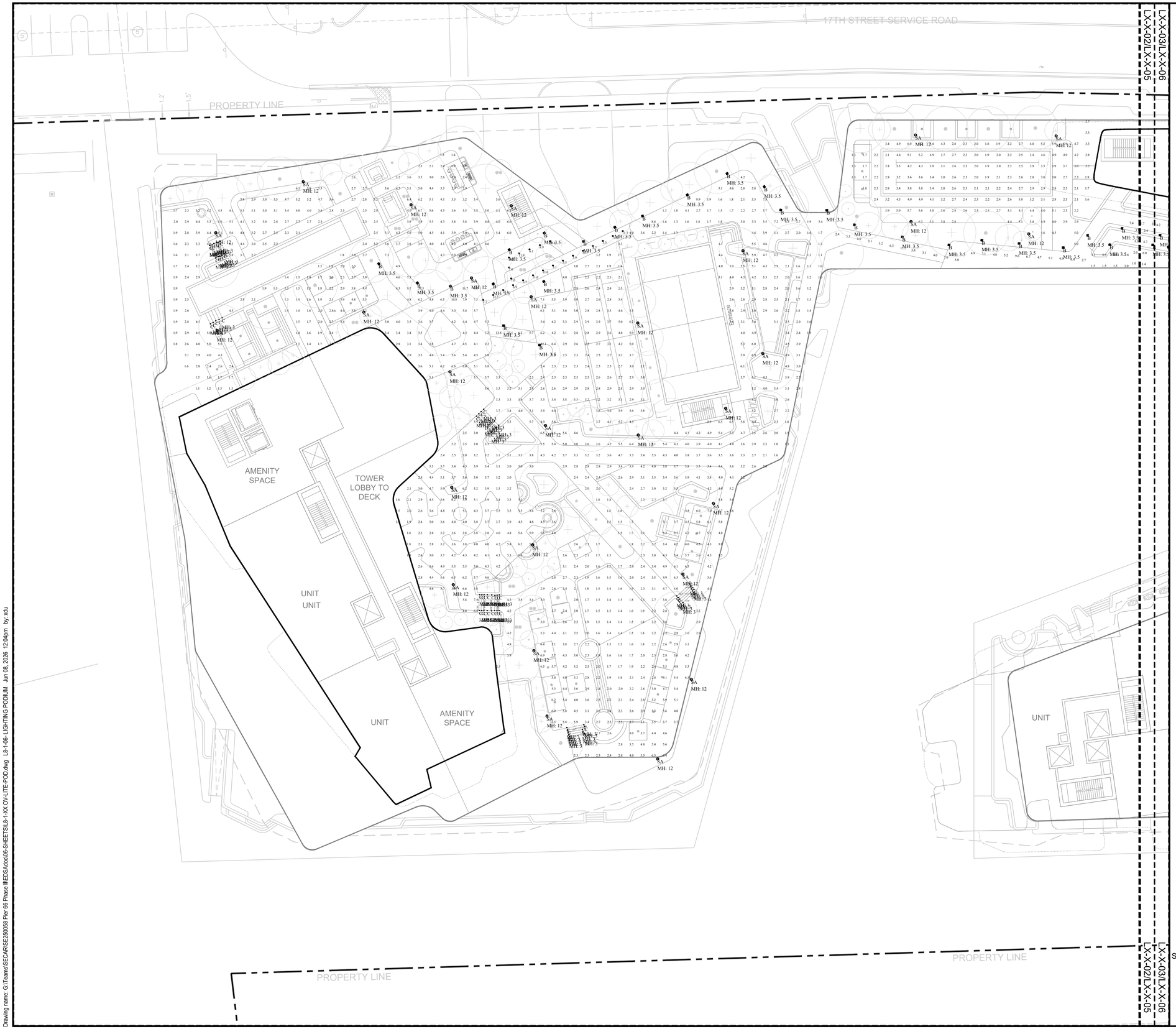
Revision Number	Sheet Number
	L8-1-05



Project Name

PIER 66
Phase II

Client

TAVISTOCK

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PLANNING
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Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

LIGHTING PLAN

Revision Number

Sheet Number

L8-1-06

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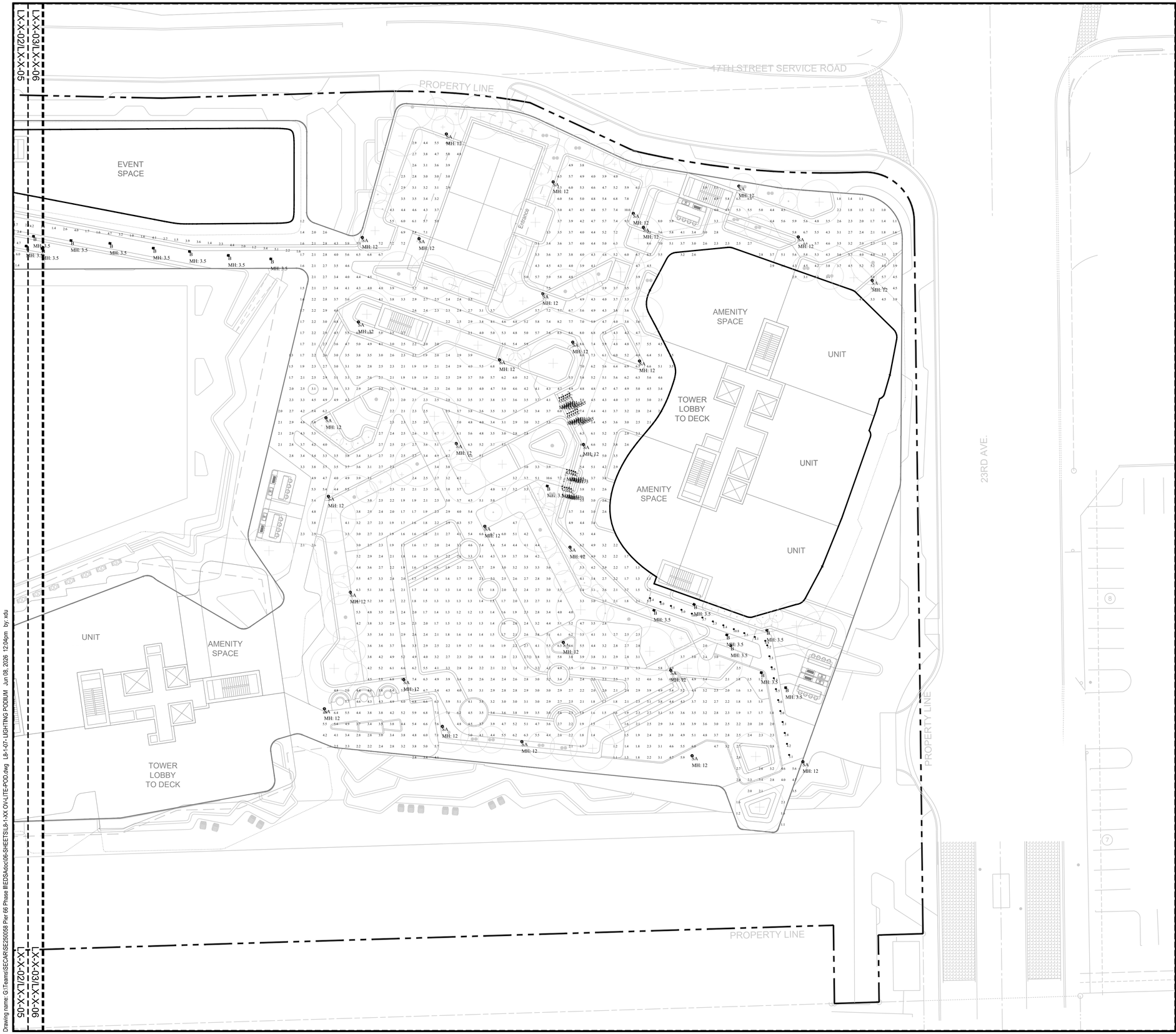

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Scale:

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NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

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URBAN DESIGN

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
LIGHTING PLAN

Revision Number

Sheet Number
L8-1-07

LANDSCAPE LIGHTING SCHEDULE

Calculation Summary						
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
ZONE A NE RAMP	Fc	5.9	8.6	4.0	1.5	2.2
ZONE A RAMP NE 1	Fc	6.5	9.5	4.6	1.4	2.1
ZONE A RAMP NW	Fc	2.8	4.3	1.5	1.9	2.9
ZONE A RAMP NW-1	Fc	5.1	12.0	1.8	2.8	6.7
ZONE A STAIR (SW)	Fc	14.4	19.0	10.7	1.4	1.8
ZONE A STAIR NW	Fc	9.9	20.3	2.2	4.5	9.2
ZONE A NE STAIR	Fc	15.6	26.3	5.2	3.0	5.1
ZONE A SIDEWALK	Fc	2.4	7.9	0.5	4.7	15.8
ZONE B	Fc	2.3	8.2	0.5	4.5	16.4
ZONE C	Fc	2.2	8.5	0.5	4.3	17.0
ZONE C STAIR	Fc	13.7	24.3	5.6	2.4	4.3
ZONE C STAIR-1	Fc	18.3	24.3	7.2	2.5	3.4
ZONE D	Fc	2.5	7.9	0.4	6.2	19.8

Luminaire Schedule Tavistock - Phase 2 SITE REV3								
Symbol	**Qty**	**Label**	**[MANUFAC]**	**Description**	**Lumens/Lamp**	**LLF**	**Lum. Watts**	**Total Watts**
	114	A	DIODELED	DI-24V-BLBSC2-30-W016 WET LOCATION	N.A.	0.900	3.1	353.4
	172	B	FC LIGHTING	FCHT690-UNV-42-4K-14L-BKE-TD @ 3.5FT AFG	N.A.	0.900	22.3	3835.6
	208	C	R&B Wagner, Inc., Milwaukee, WI 53224	LULRxx40KA5 @ 3.5FT AFG	N.A.	0.900	3.4	707.2
	7	SA	Visionaire Lighting LLC	LSO-M_T5LR_10L_3K_PTS @ POLE 10FT AFG	N.A.	0.900	67.28	470.96

ARCHITECTURE LIGHTING SCHEDULE

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**CalcType**
NW ENTRANCE (PG GND)	Fc	52.27	68.8	36.9	1.42	1.86	Illuminance
NW ENTRANCE (RAMP	Fc	50.95	65.2	35.8	1.42	1.82	Illuminance
NW PG (NW) RAMP	Fc	10.22	15.0	5.1	2.00	2.94	Illuminance
NW PG PARK & DRIVE	Fc	9.06	34.2	3.7	2.45	9.24	Illuminance
SE PG ENTRANCE	Fc	56.22	70.4	40.8	1.38	1.73	Illuminance
SE PG RAMP	Fc	13.35	32.7	7.2	1.85	4.54	Illuminance
SE PG (PARK & DRIVE)	Fc	7.40	15.6	2.3	3.22	6.78	Illuminance
SW ENTRANCE (L)	Fc	53.33	67.3	35.7	1.49	1.89	Illuminance
SW ENTRANCE (R)	Fc	50.68	71.3	29.4	1.72	2.43	Illuminance
SW PG PARK & DRVIE	Fc	7.53	16.7	2.5	3.01	6.68	Illuminance
SW RAMP	Fc	13.69	25.8	5.8	2.36	4.45	Illuminance

Luminaire Schedule Tavistock - Phase 2 PG GND							
Symbol	**Qty**	**Label**	**Description**	**LLF**	**Luminaire Lumens**	**Luminaire Watts**	**Total Watts**
	69	G (DN)	RCP-S-60W-40K-U	0.900	7021	61.2385	4225.456
	40	GEM (DN)	RCP-S-60W-40K-U	0.900	7021	61.2385	2449.54
	51	GG (D)	RCP-S-90W-40K-U-D	0.900	11457	90.2416	4602.322
	19	GG EM (DN)	RCP-S-90W-40K-U-D (DAY & NIGHT CIRCUIT)	0.900	11457	90.2416	1714.59

PODIUM LIGHTING SCHEDULE

Calculation Summary						
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
NW POOL	Fc	3.7	24.4	1.0	3.7	24.4
NW POOL STAIR (MID)	Fc	17.6	28.6	12.7	1.4	2.3
NW POOL STAIR EAST	Fc	28.8	29.6	27.9	1.0	1.1
NW POOL STAIR WEST	Fc	30.2	31.0	29.0	1.0	1.1
SE POOL DECK	Fc	3.7	10.6	1.0	3.7	10.6
SW POOL DECK	Fc	3.6	42.1	1.0	3.6	42.1
SW POOL STAIR	Fc	16.5	18.7	13.7	1.2	1.4
SW POOL STAIR_1	Fc	24.9	30.6	14.6	1.7	2.1

Luminaire Schedule Tavistock - Phase 2 POOL DECK								
Symbol	**Qty**	**Label**	**[MANUFAC]**	**Description**	**Lumens/Lamp**	**LLF**	**Lum. Watts**	**Total Watts**
	71	SA	Visionaire Lighting LLC	LSO-M_T5LR_10L_3K_PTS @ POLE 12FT AFG	N.A.	0.900	67.28	4776.88
	71	B	FC LIGHTING	FCHT690-UNV-42-4K-14L-BKE-TD	N.A.	0.900	22.3	1583.3
	108	C	R&B Wagner	LULRxx40KA5	N.A.	0.900	3.4	367.2
	4	D	R&B Wagner	LULRxx30KS5	N.A.	0.900	3.52	14.08

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

LIGHTING SCHEDULE - GF

Revision Number

Sheet Number

L8-5-01

Drawing name: G:\Teams\SE\ARSE250058 Pier 66 Phase II\EDSA\docs\06-SHEETS\L8-1-XX LIGHTING.dwg L8-5-01 LIGHTING SCHEDULE Jun 08, 2026 12:09pm by xdu

THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

4. ALL TRAFFIC CONTOL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.

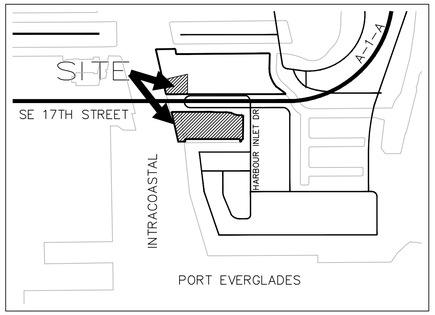
SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).

2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).

3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.

4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.



LOCATION MAP
NTS

NORTH

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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

N.G.V.D. 29
+1.51'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- #5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WM WATER METER
- DDCVA DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPBP REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
OVERALL PAVEMENT MARKING & SIGNAGE PLAN

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

1		
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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/08/26
Job No. 05-0568.12	Plot Date 06/08/26
Drawn by BMK	Sheet No. C1.0
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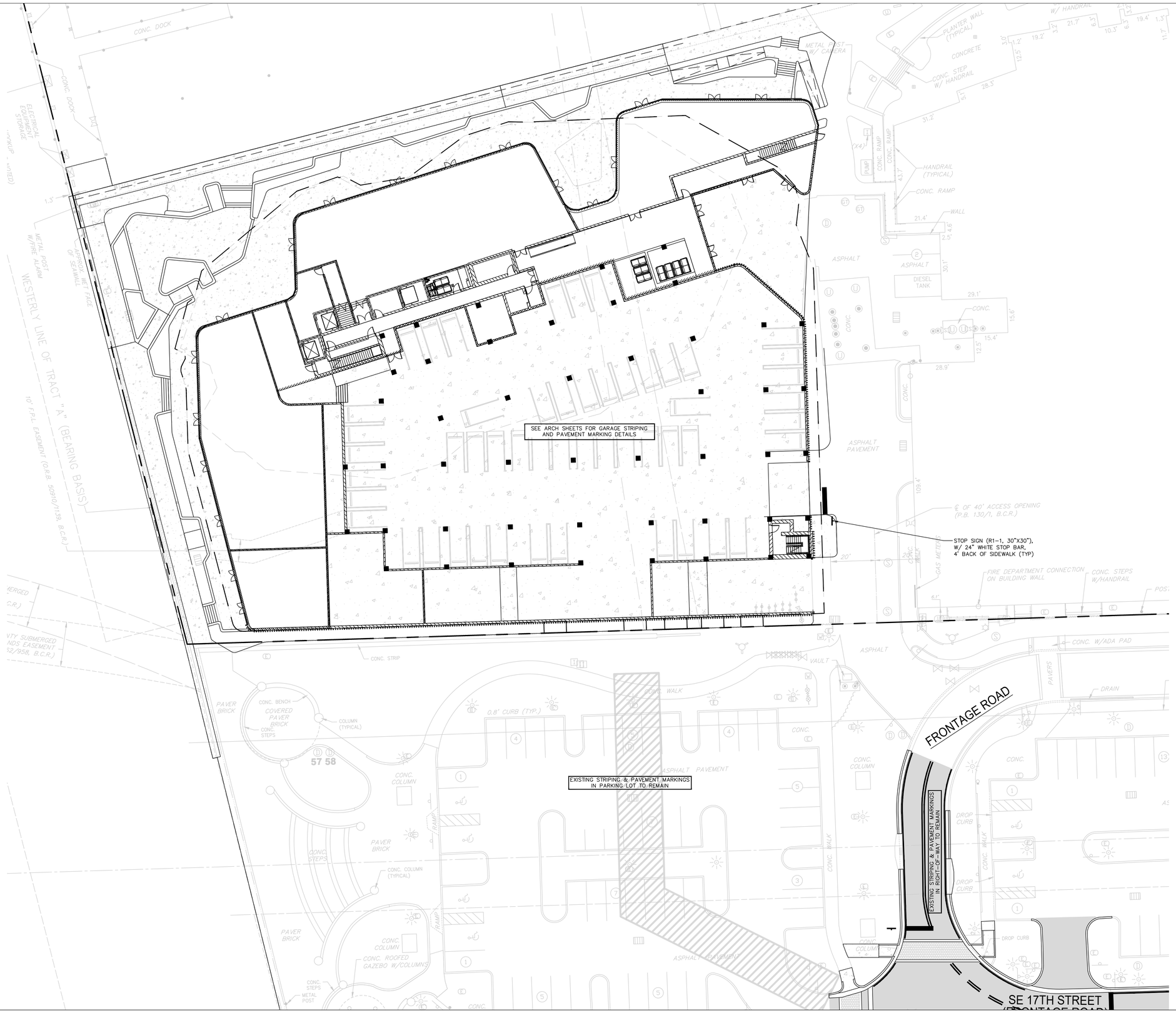

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EB# 6578

Sheet Title
PAVEMENT MARKING & SIGNAGE PLAN (NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Revisions

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Phase:
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Scale: 1"=20'	Date 06/08/26
Job No. 05-0568.12	Plot Date 06/08/26
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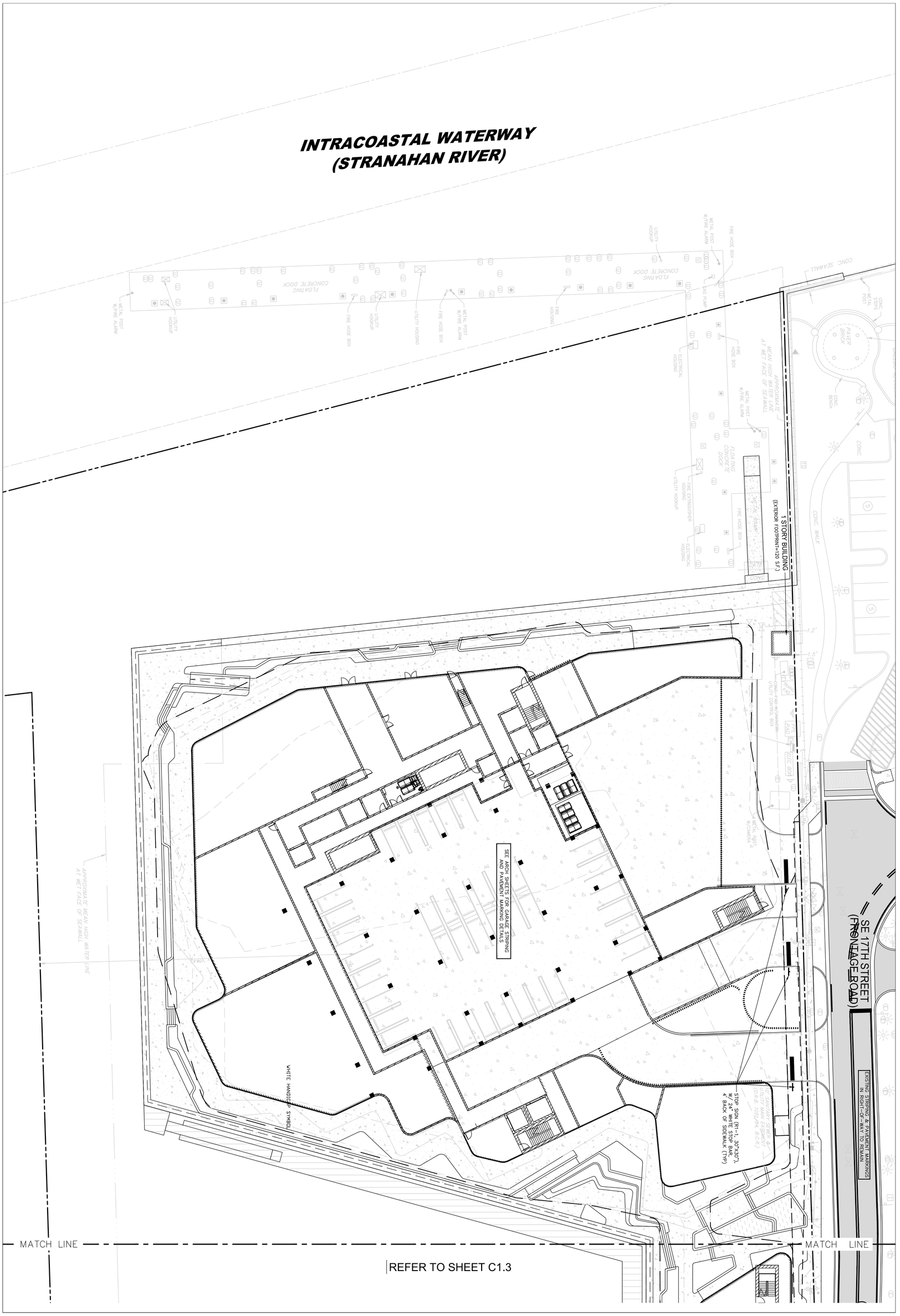

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Job No.	05-0568.12
Plot Date	06/08/26
Drawn by	BMK
Sheet No.	C1.2
Proj. Mgr.	BMK
Approved by	BMK
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SEAL

Phase:
DRC DOCUMENTS

Revisions
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NORTH

Job Title
PIER SIXTY-SIX - PHASE TWO

2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Sheet Title
PAVEMENT MARKING & SIGNAGE PLAN (SOUTH W. PARCEL)

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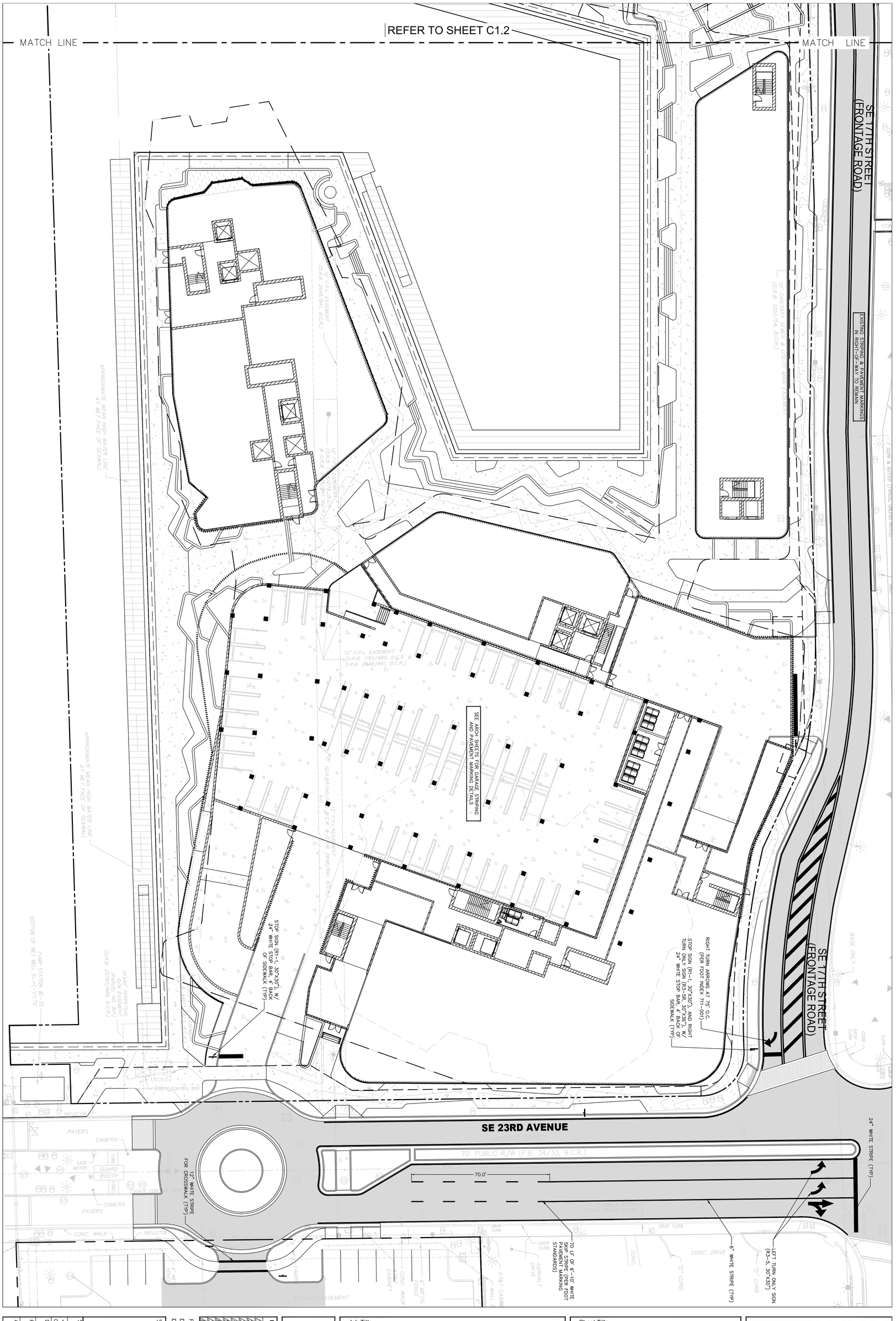
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578



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Date 06/08/26	Plot Date 06/08/26	Sheet No. C1.3	Approved BMK
– of –			

SEAL

Phase:
DRC DOCUMENTS

Revisions
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Job Title
PIER SIXTY-SIX - PHASE TWO

2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Sheet Title
PAVEMENT MARKING & SIGNAGE PLAN (SOUTH E. PARCEL)

FLYNN ENGINEERING
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PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.

10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.

12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC. DATED APRIL 20, 2026.

16. ELEVATIONS SHOWN ARE NAVD88.

17. FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.

*18. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.

**19. DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF _____ GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS UNTIL CAPACITY IS MET.

20. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.

21. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR INSTALLED EXFILTRATION TRENCH (DEPTH, WIDTH, AND LENGTH) ON PAVING, GRADING & DRAINAGE AS-BUILT.

FLOOD ZONE " AE " ELEV (7.0) NAVD
ON FIRM MAP #12011C0369 J, DATED JULY 31, 2024

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (N/A) NAVD

DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (5.30) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (2.5) NAVD

DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.

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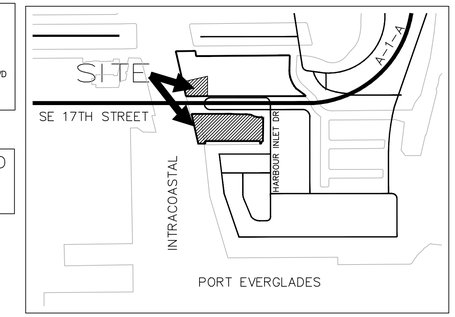
VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.51'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'



LOCATION MAP
NTS

NORTH

LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- 5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- W WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- W EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

REFER TO SHEET C2.1

REFER TO SHEET C2.2

REFER TO SHEET C2.3

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)

SE 17TH STREET (FRONTAGE ROAD)

FRONTAGE ROAD

SE 23RD AVENUE

INTRACOASTAL WATERWAY (STRANAHAN RIVER)

A PORTION OF: PARCEL "C" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)
OWNER: HESS RETAIL STORES LLC

OWNER: PIER HP LLC

ZONE AE (EL 6)

ZONE AE (EL 7)

ZONE X

FFE=8.50 NAVD

REFER TO ARCHITECT'S PLANS FOR GRADING IN GARAGE ELEVATION VARIES 8.00'-7.00MAX

1 STORY BUILDING (EXTERIOR FOOTPRINT=139 SF)

DRAINAGE WELL # TBD GPM
RIM=
INV=
N XXX'XX.XX"
W XXX'XX.XX"

CBU RIM=8.00 INV=2.50

45LF EXFILTRATION TRENCH

70LF EXFILTRATION TRENCH

105LF EXFILTRATION TRENCH

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EB# 6578

Sheet Title: CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN (OVERALL)

Job Title: PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

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Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/08/26
Job No. 05-0568.12	Plot Date 06/08/26
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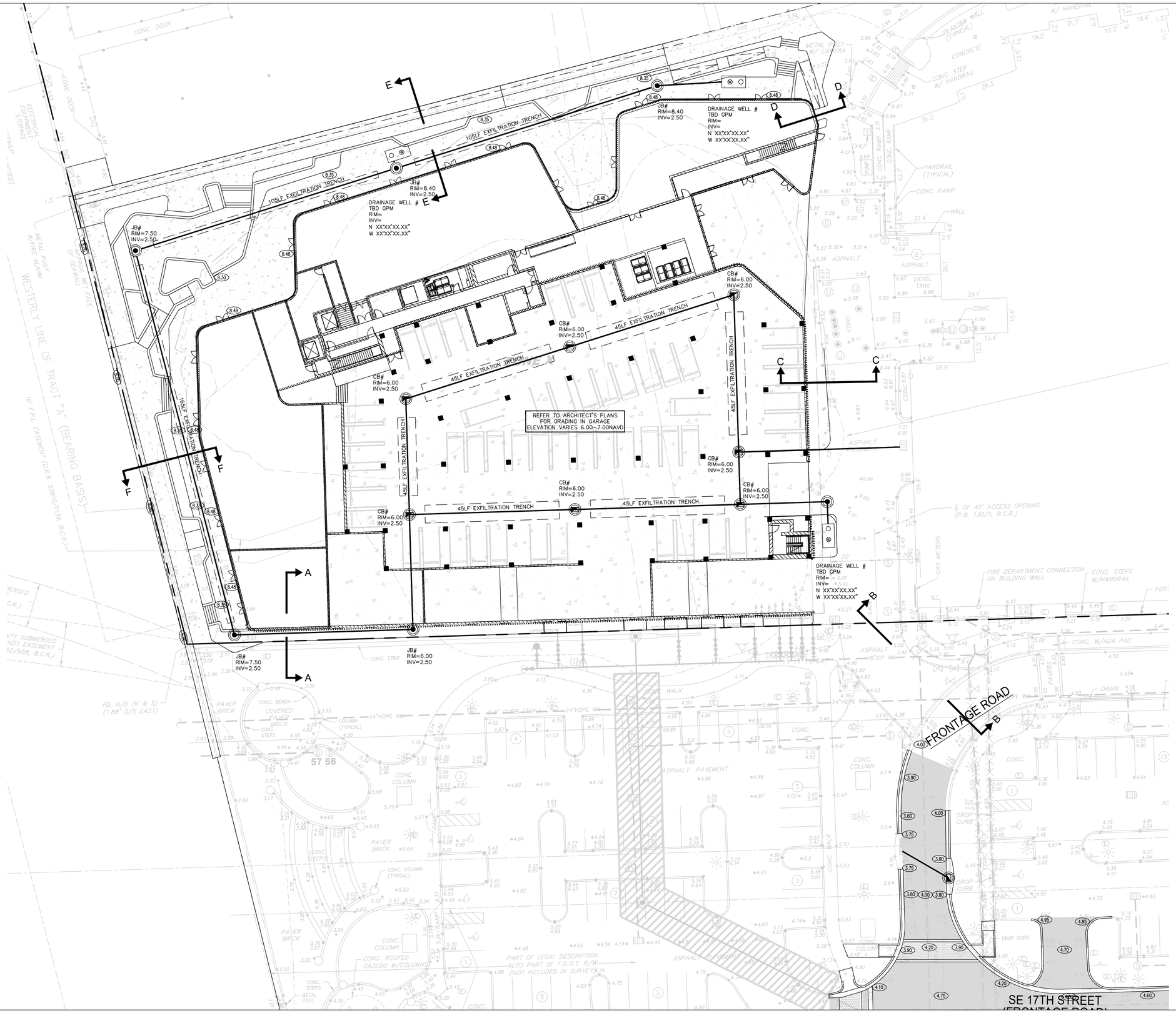

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Sheet Title
CONCEPTUAL
PAVING, GRADING, &
DRAINAGE PLAN
(NORTH PARCEL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Scale: 1"=20'	Date 06/08/26
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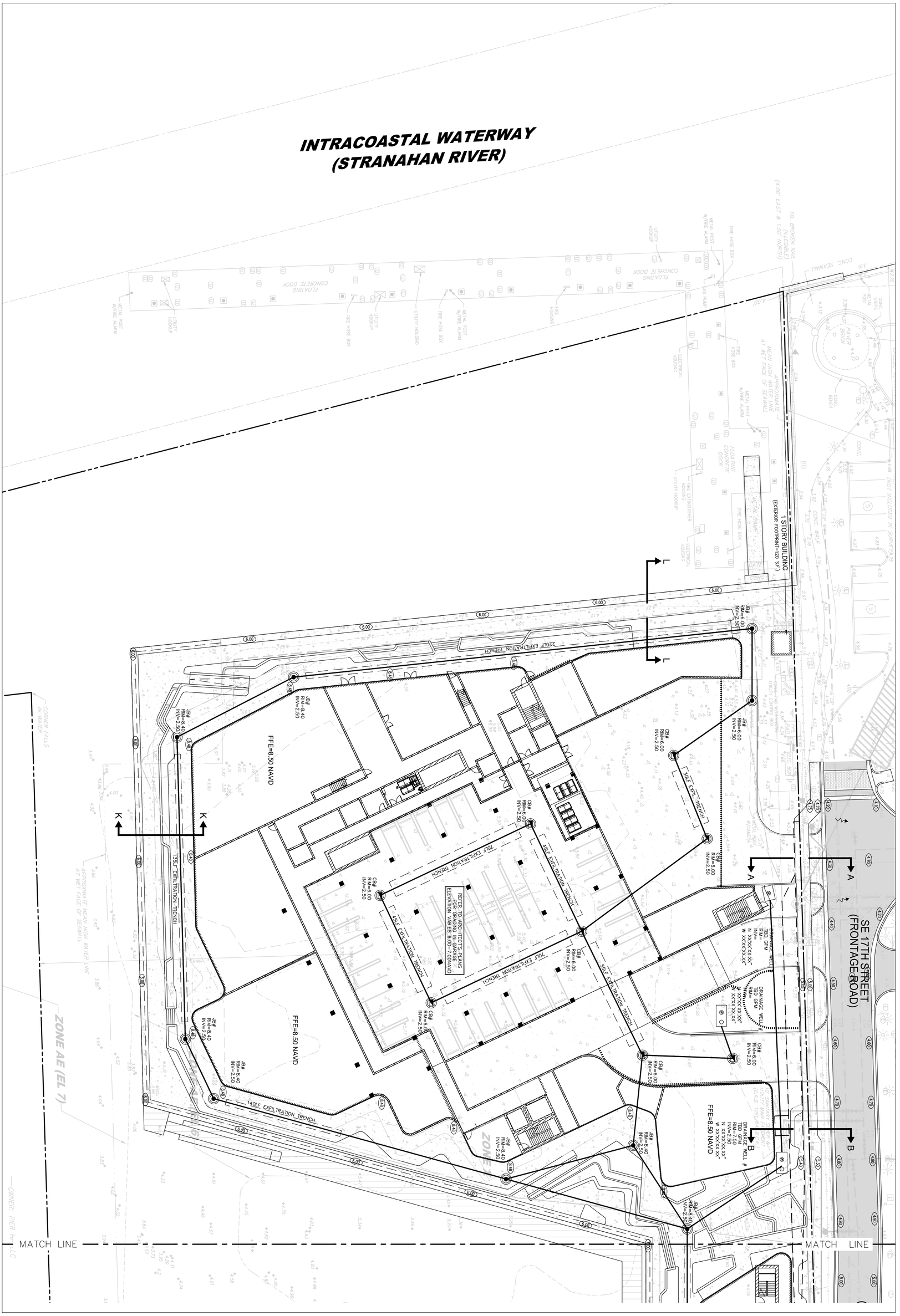

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Phase: DRC DOCUMENTS

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NORTH

Job Title

PIER SIXTY-SIX - PHASE TWO

2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Sheet Title

CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN (SOUTH W. PARCEL)

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PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

SE 17TH STREET
(FRONTAGE ROAD)

MATCH LINE

REFER TO SHEET C2.2

FFE=8.50 NAVD

250LF EXFILTRATION TRENCH

70LF EXFILTRATION TRENCH

135LF EXFILTRATION TRENCH

55LF EXFILTRATION TRENCH

45LF EXFILTRATION TRENCH

105LF EXFILTRATION TRENCH

130LF EXFILTRATION TRENCH

CB# RIM=6.00 INV=2.50

JB# RIM=8.40 INV=2.50

JB# RIM=5.00 INV=2.00

JB# RIM=6.50 INV=2.50

DRAINAGE WELL #
TBD GPM
RIM=7.50
INV=2.50
N XX°XX'XX.XX"
W XX°XX'XX.XX"

REFER TO ARCHITECT'S PLANS FOR GRADING IN GARAGE. ELEVATION VARIES 6.00–7.00NAVD

SE 23RD AVENUE

70' PUBLIC R/W (P.B. 34/33, B.C.R.)

ZONE AE (EL 6)

ZONE AE (EL 7)

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

10'x40' PERPETUAL R/W EASEMENT (PARCEL NO. 801) (O.R.B. 25787/484, B.C.R.)

OWNER: PIER HP LLC

CORNER FALLS IN WATER

PUMP STATION #D-35
BOTTOM OF WET WELL EL.=(-)11.75'

40.00'

N01°40'05"W
50.00'

"D" CURB

CONC. DRIVE

ASPHALT DRIVE

AT&T CABINET

6' METAL FENCE

CONC. WALK

CONC. CAMERA POLE

PAVERS

FD. N/D LB

TRAVERSE B.M. EL. (NAVD)

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Sheet Title: CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN (SOUTH E. PARCEL)

Job Title: PIER SIXTY-SIX - PHASE TWO

2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

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Scale: 1"=20'	Date 06/08/26
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REFER TO SHEET C3.1

WATER AND SEWER NOTES:

1.CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

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.

4. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

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

6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.

7. 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.

8. 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.

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

10. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

11. 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.

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

13. 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.

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

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

16. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS AR RESPECTIVELY 36 INCHES AND 30 INCHES.

17. EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.

18. ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.

19. FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.

SEWER CCTV SURVEY NOTES:

A. VIDEO FILE SHALL BE PROVIDED VIA EMAIL TO EDGAR BARRERA (EBARRERA@FORTLAUDERDALE.GOV). IF THE FILE SIZE EXCEEDS 25MB A DOWNABLE LINK WILL BE PROVIDED. ANY QUESTIONS OR ASSISTANCE WITH THE SUBMITTAL, PLEASE CONTACT EDGAR BARRERA.

B. PHYSICAL DEVICES SUCH AS EXTERNAL HARD DRIVES AND DISKS ARE NOT ACCEPTABLE.

C. VIDEO FOOTAGE SHALL BE OF SUFFICIENT QUALITY AND IDENTIFY PROPERTY ADDRESS, DATE, POINT OF ENTRY (EX. CLEAN-OUT) AND POINT OF TERMINATION (EX. SEWER MAIN).

D. THE CIRCUMFERENCE OF THE PIPE MUST BE COMPLETELY IN THE VIDEO FRAME.

E. INSPECTION AND CERTIFICATION REPORT SHALL IDENTIFY PIPE MATERIAL, SIZE, AND LATERAL CONDITION.

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.

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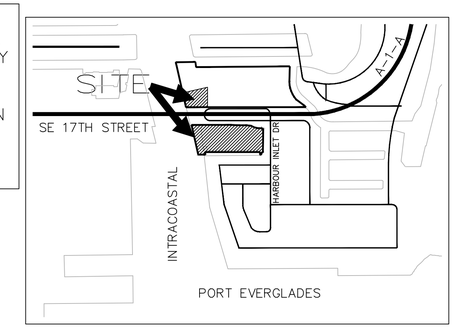
VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.51'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'



LOCATION MAP

NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- ⊕5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- W WATER METER
- DDCV DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPZ REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- W EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

S.E. 17th STREET CAUSEWAY
(STATE ROAD A-1-A)

SE 17TH STREET
(FRONTAGE ROAD)

FRONTAGE ROAD

INTRACOASTAL WATERWAY
(STRANAHAN RIVER)

SE 23RD AVENUE

REFER TO SHEET C3.2

REFER TO SHEET C3.3

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Sheet Title: CONCEPTUAL OVERALL WATER & SEWER PLAN

Job Title: PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Phase:
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SEAL

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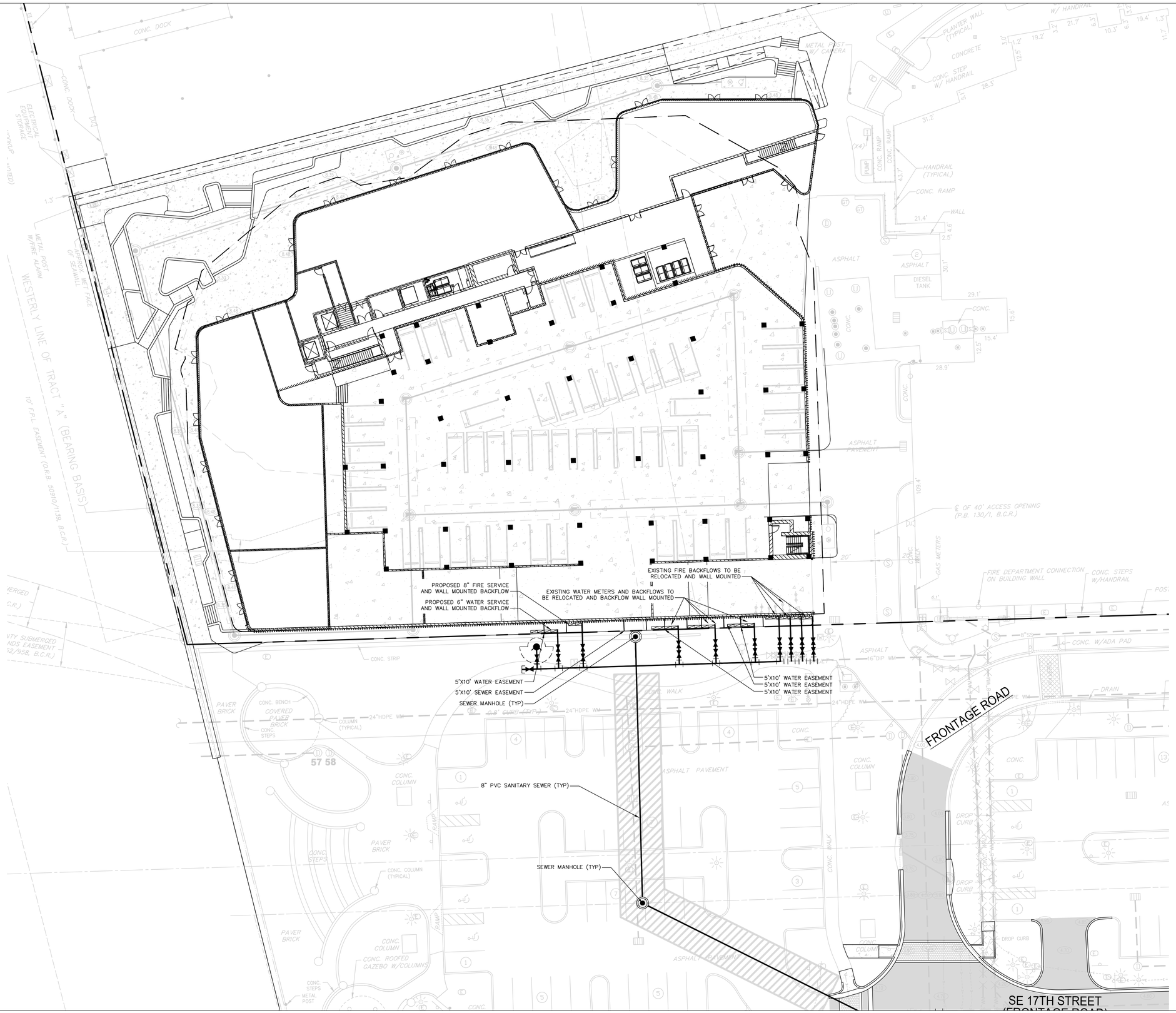

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Sheet Title
CONCEPTUAL
WATER & SEWER PLAN
NORTH PARCEL

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

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Job No. 05-0568.12	Plot Date 06/08/26
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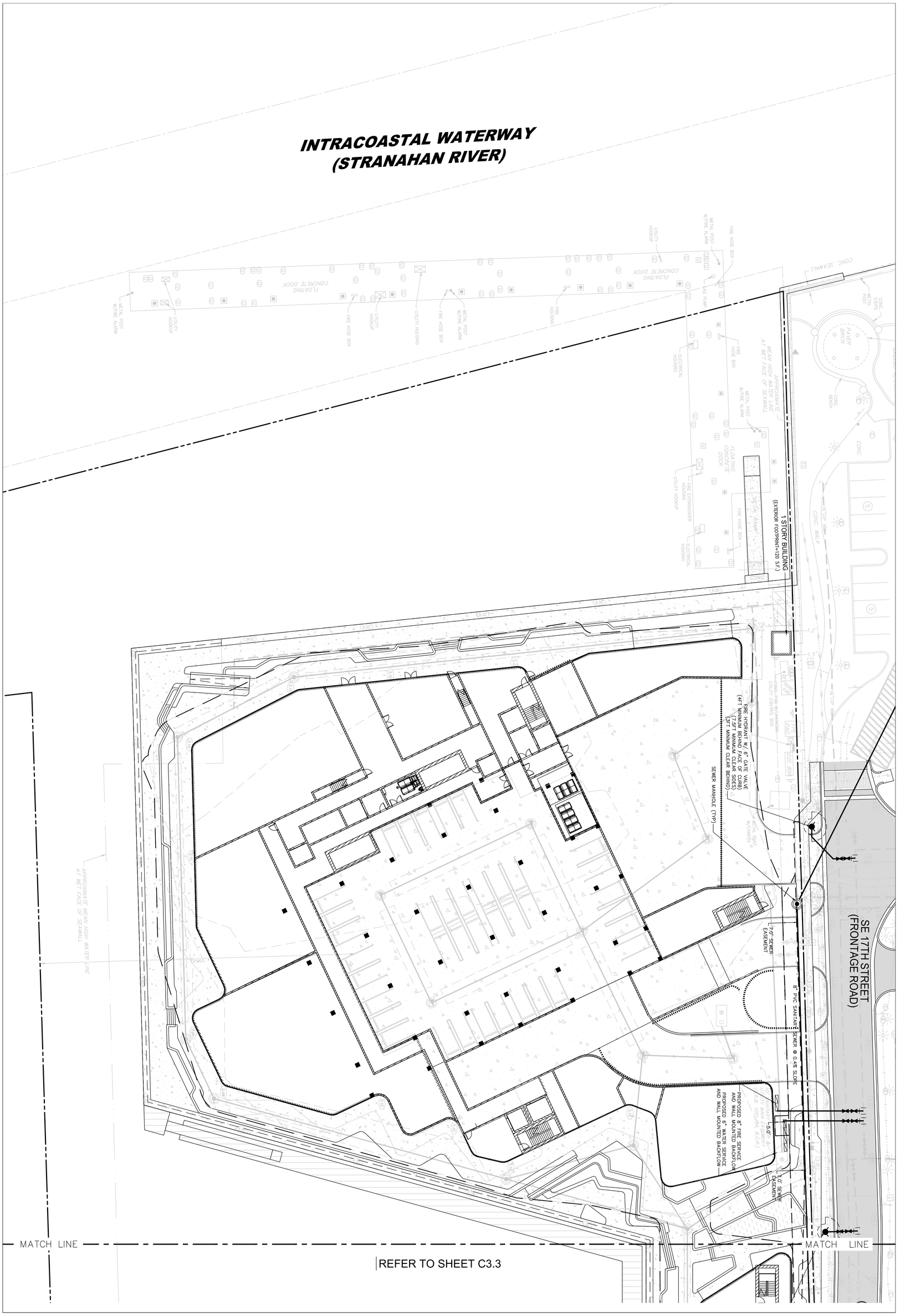

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Plot Date	06/08/26
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Approved by	BMK
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SEAL

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Job Title
PIER SIXTY-SIX - PHASE TWO

2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

Sheet Title
CONCEPTUAL
WATER & SEWER PLAN
SOUTH PARCEL WEST AREA

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EB# 6578

SE 17TH STREET
(FRONTAGE ROAD)

MATCH LINE

8" PVC SANITARY SEWER (TYP)

8" PVC SANITARY SEWER @ 0.4% SLOPE

8" PVC SANITARY SEWER @ 0.4% SLOPE

CONNECTION TO EXISTING MANHOLE

CONNECT 12" CIP WATER MAIN TO 16" DIP WATER MAIN

SE 17TH STREET
(FRONTAGE ROAD)

15'X10' WATER EASEMENT

15'X10' WATER EASEMENT

PROPOSED 6" WATER SERVICE (TOWER C)

PROPOSED 6" WATER SERVICE (TOWER D)

PROPOSED 8" FIRE SERVICE (TOWER C)

PROPOSED 8" FIRE SERVICE (TOWER D)

EXISTING FIRE HYDRANT TO REMAIN

6" SEWER LATERAL WITH CLEANOUT (TYP)

SEWER EASEMENT

TO SANITARY SEWER & UTILITY MAIN EASEMENT (O.R.B. 1051/34, B.C.R.)

FIRE HYDRANT W/ 6" GATE VALVE (4FT MINIMUM BEHIND FACE OF CURB) (7.5FT MINIMUM CLEAR SIDES) (3FT MINIMUM CLEAR BEHIND)

FIRE HYDRANT W/ 6" GATE VALVE (4FT MINIMUM BEHIND FACE OF CURB) (7.5FT MINIMUM CLEAR SIDES) (3FT MINIMUM CLEAR BEHIND)

REFER TO SHEET C3.2

6' - 6"

SE 23RD AVENUE

70' PUBLIC R/W (P.B. 34/33, B.C.R.)

6" SEWER LATERAL WITH CLEANOUT (TYP)

6" SEWER LATERAL WITH CLEANOUT (TYP)

6" SEWER LATERAL WITH CLEANOUT (TYP)

12' F.P.L. EASEMENT (O.R.B. 2648/841, B.C.R.)

12' F.P.L. EASEMENT (O.R.B. 1051/34, 1051/378, B.C.R. & O.R.B. 2648/841, B.C.R.)

12' F.P.L. EASEMENT (O.R.B. 1051/34, 1051/378, B.C.R. & O.R.B. 2648/841, B.C.R.)

10'X40' PERPETUAL R/W EASEMENT (PARCEL NO. 801) (O.R.B. 25787/484, B.C.R.)

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

APPROXIMATE MEAN HIGH WATER LINE AT WET FACE OF SEAWALL

PUMP STATION #D-35
BOTTOM OF WET WELL EL.=(-)11.75'

MATCH LINE

"D" CURB

CONC. DRIVE

"D" CURB

DROP CURB

CONC.

ASPHALT DRIVE

AT&T CABINET

6' METAL FENCE

CONC. WALK

AT&T CABINET

6' METAL FENCE

CONC. WALK

CONC. WALK

CONC. WALK

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EB# 6578

Sheet Title
CONCEPTUAL
WATER & SEWER PLAN
SOUTH PARCEL EAST AREA

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

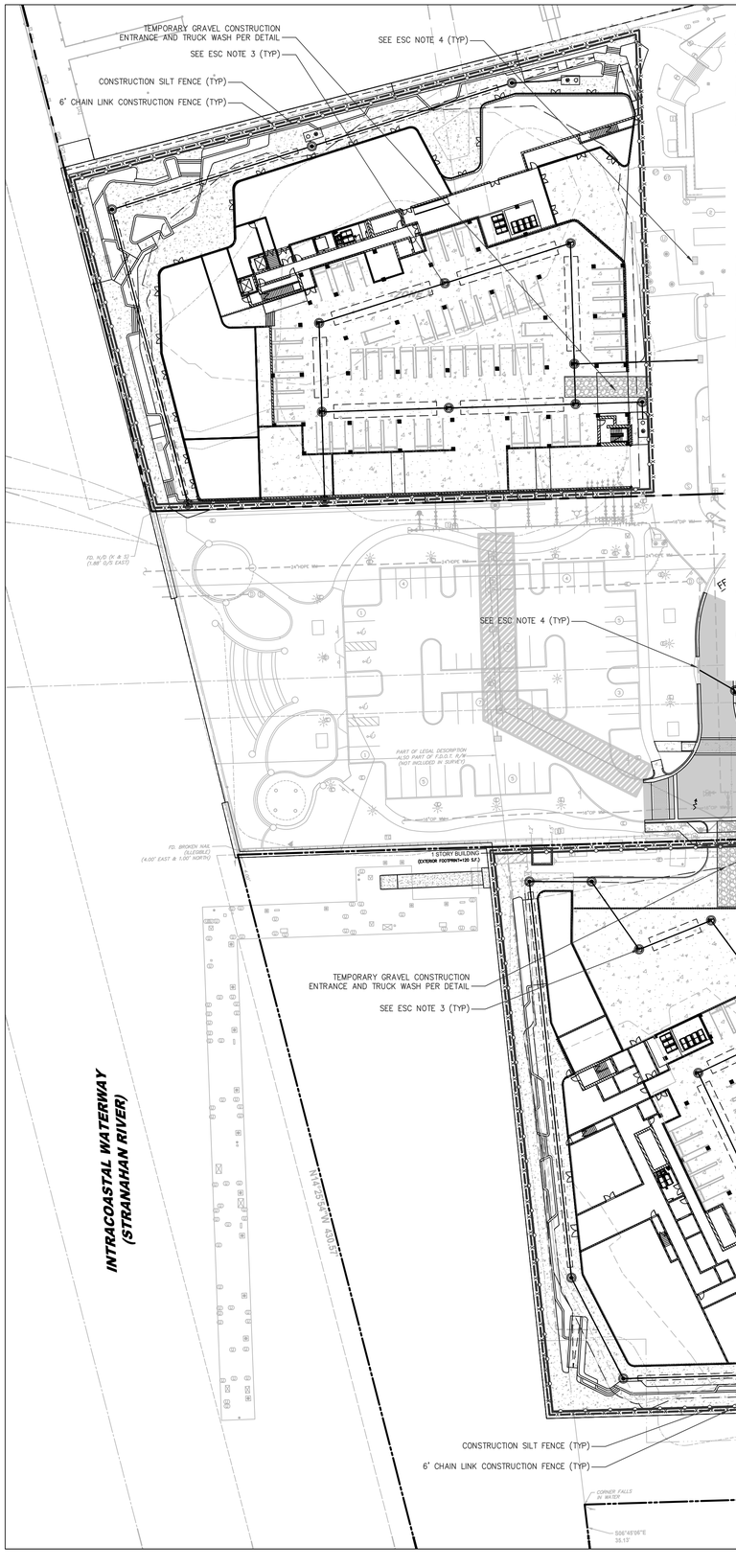
Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 06/08/26
Job No. 05-0568.12	Plot Date 06/08/26
Drawn by BMK	Sheet No. C3.3
Proj. Mgr. BMK	
Appr. by BMK	– of –



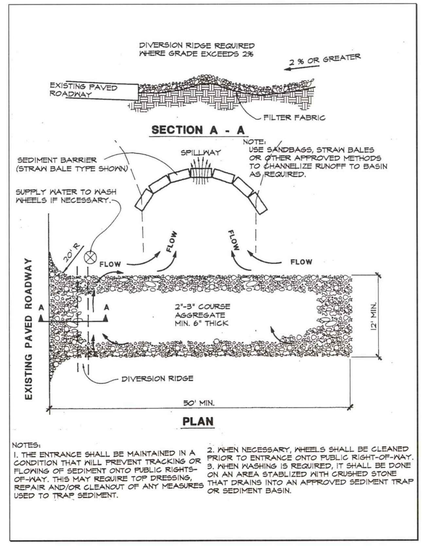


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

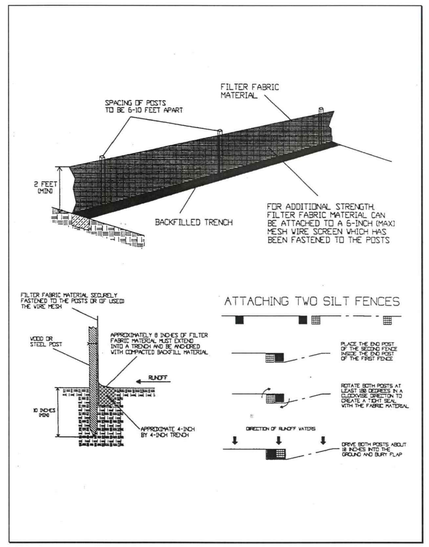
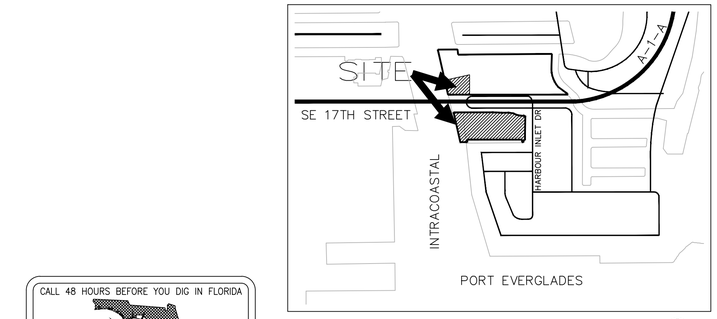


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.



LOCATION MAP
NTS

NORTH

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

N.G.V.D. 29
1.51'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 − 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

LEGEND:

0.00	PROPOSED ELEVATION (NAVD)
5.32	EXISTING ELEVATION (NAVD)
	PROPOSED CATCH BASIN
	PROPOSED PLUG
	TEE
M	WATER METER
DDCV	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
	PROPOSED MANHOLE
W	WATER MAIN
FM	SANITARY FORCE MAIN
	VALVE
	FIRE HYDRANT
	SIAMESE CONNECTION
	CLEANOUT
	EDGE OF PROPOSED PAVEMENT (ASPHALT)
	DIRECTION OF SURFACE DRAINAGE
	SAMPLE POINT
W	EXIST. WATER MAIN
	EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

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EB# 6578

Sheet Title
EROSION & SEDIMENT CONTROL PLAN (OVERALL)

Job Title
PIER SIXTY-SIX - PHASE TWO
2301 & 2150 17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

1		
2		
3		
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6		
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8		

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/08/26
Job No. 05-0568.12	Plot Date 06/08/26
Drawn by BMK	Sheet No. ESC.0
Proj. Mgr. BMK	
Appr. by BMK	– of –



1 SOUTH SITE ELEVATION

1" = 30'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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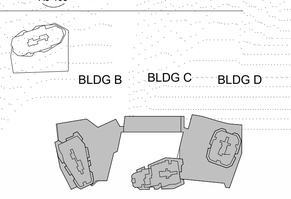

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No.	Description	Date

Sheet Title

SOUTH PARCEL SOUTH ELEVATION

Project No. 000.000

Sheet No.

A4-001

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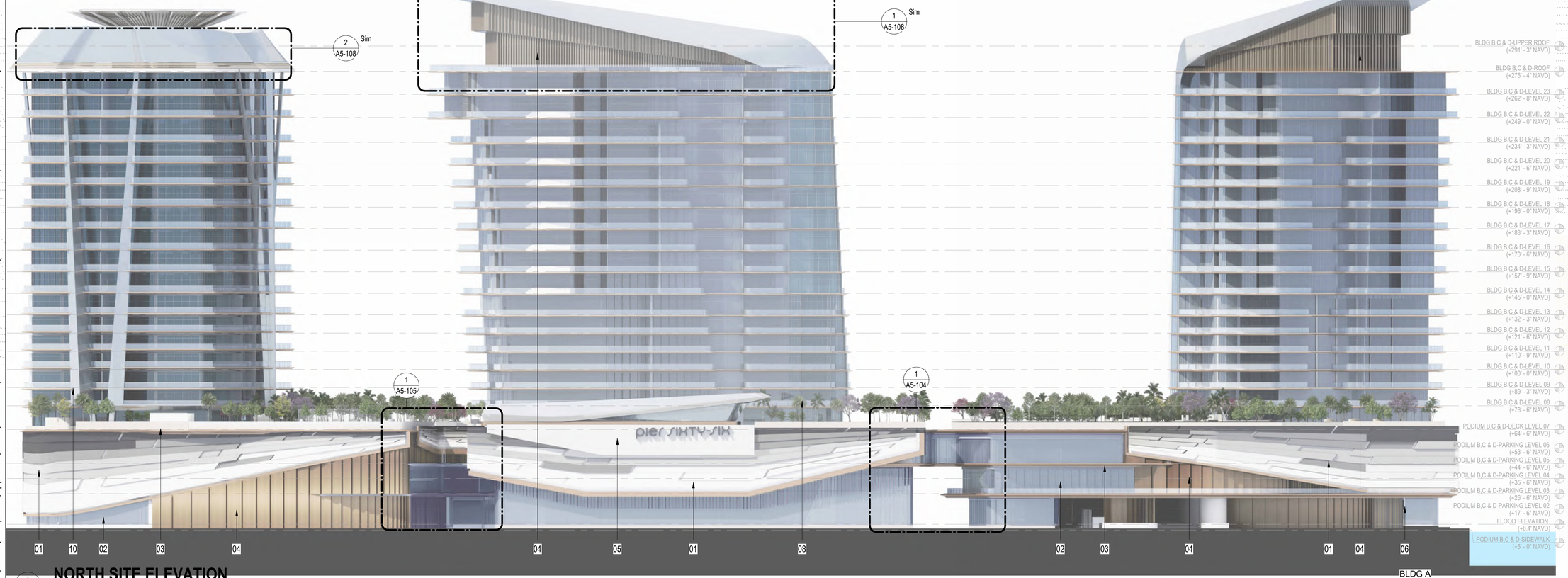
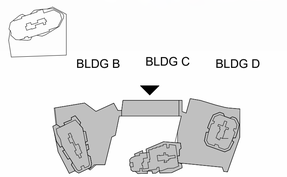


1 NORTH SITE ELEVATION

1" = 30'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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No.	Description	Date

Sheet Title

SOUTH PARCEL NORTH ELEVATION

Project No. 000.000

Sheet No.

A4-002



1 WEST SITE ELEVATION

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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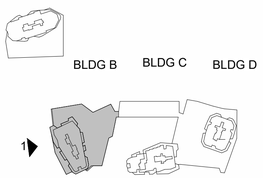

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Sheet Title

Project No. 000.000

SOUTH PARCEL WEST ELEVATION

Sheet No.

A4-003

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1 EAST SITE ELEVATION

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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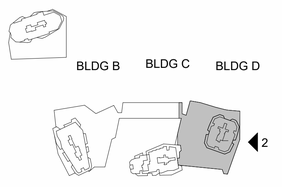

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Sheet Title

SOUTH PARCEL EAST ELEVATION

Project No. 000.000

Sheet No.

A4-004

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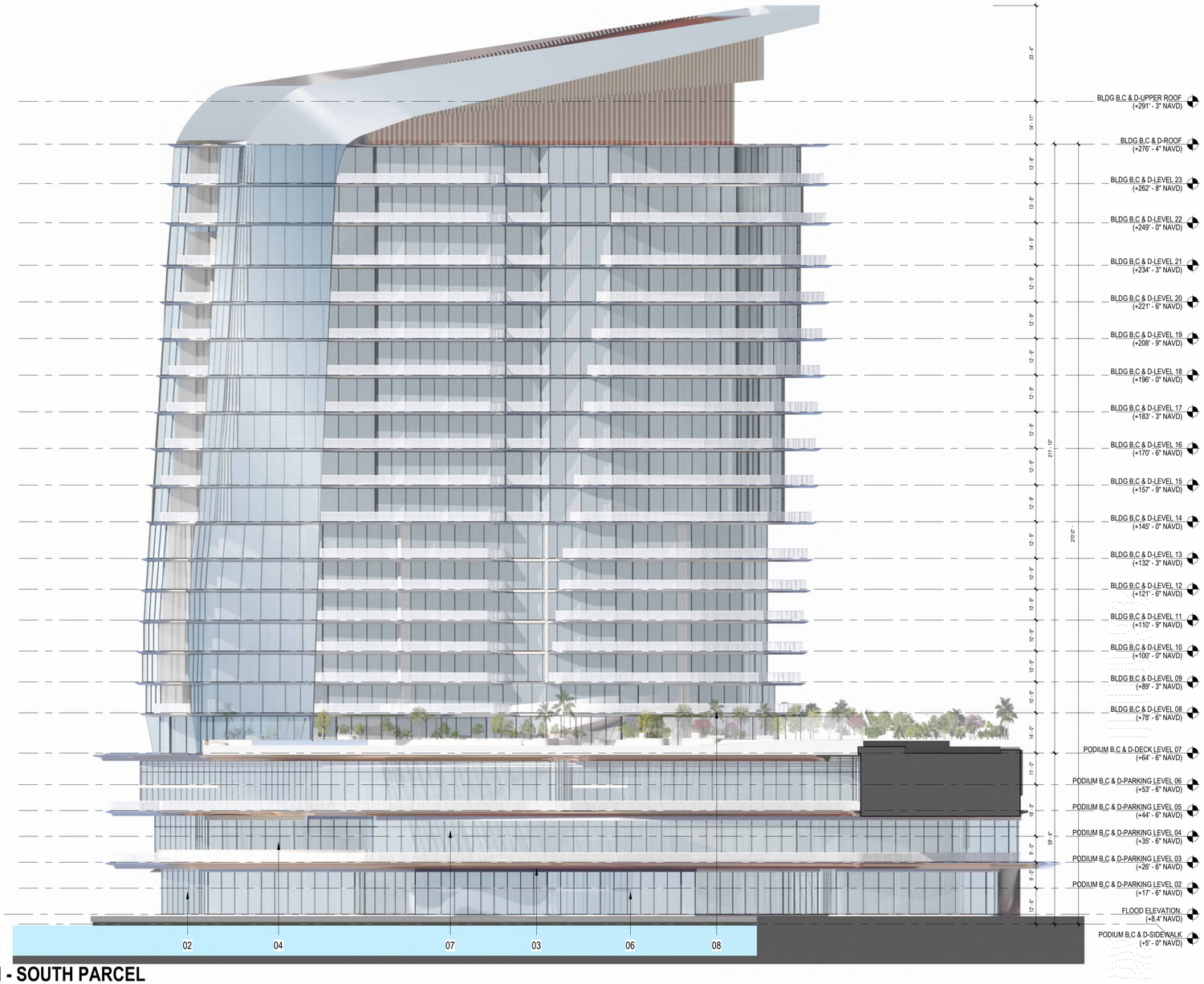

1 MARINA WEST ELEVATION - SOUTH PARCEL

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
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9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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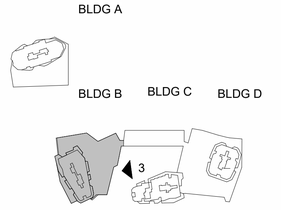

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SOUTH PARCEL MARINA WEST ELEVATION

Project No. **000.000**

Sheet No.
A4-005

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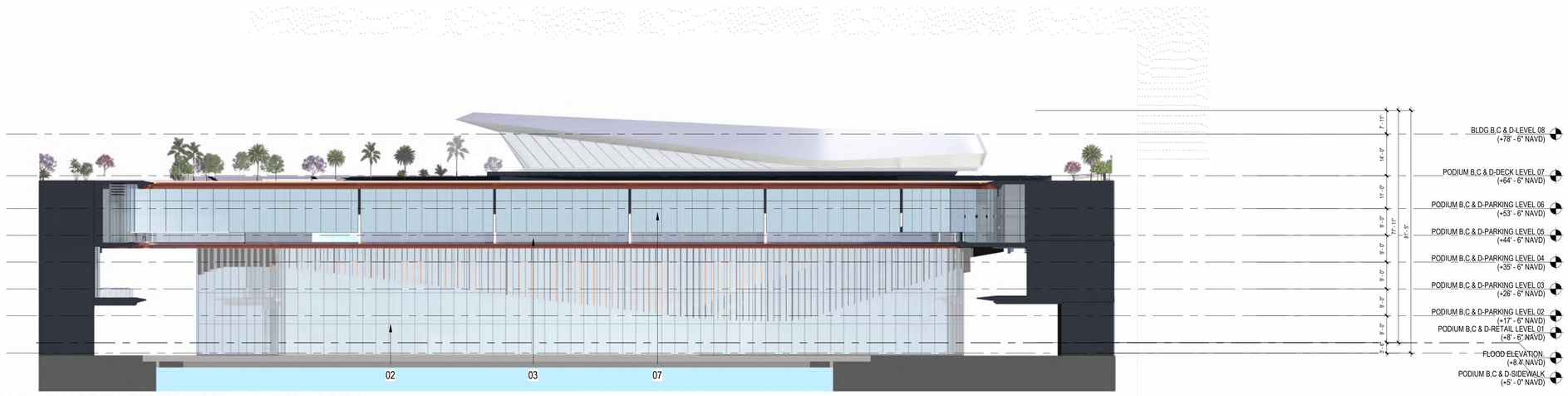

1 MARINA NORTH ELEVATION - SOUTH PARCEL

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
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8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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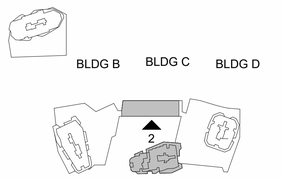

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SOUTH PARCEL MARINA NORTH ELEVATION

Project No. **000.000**

Sheet No.

A4-006

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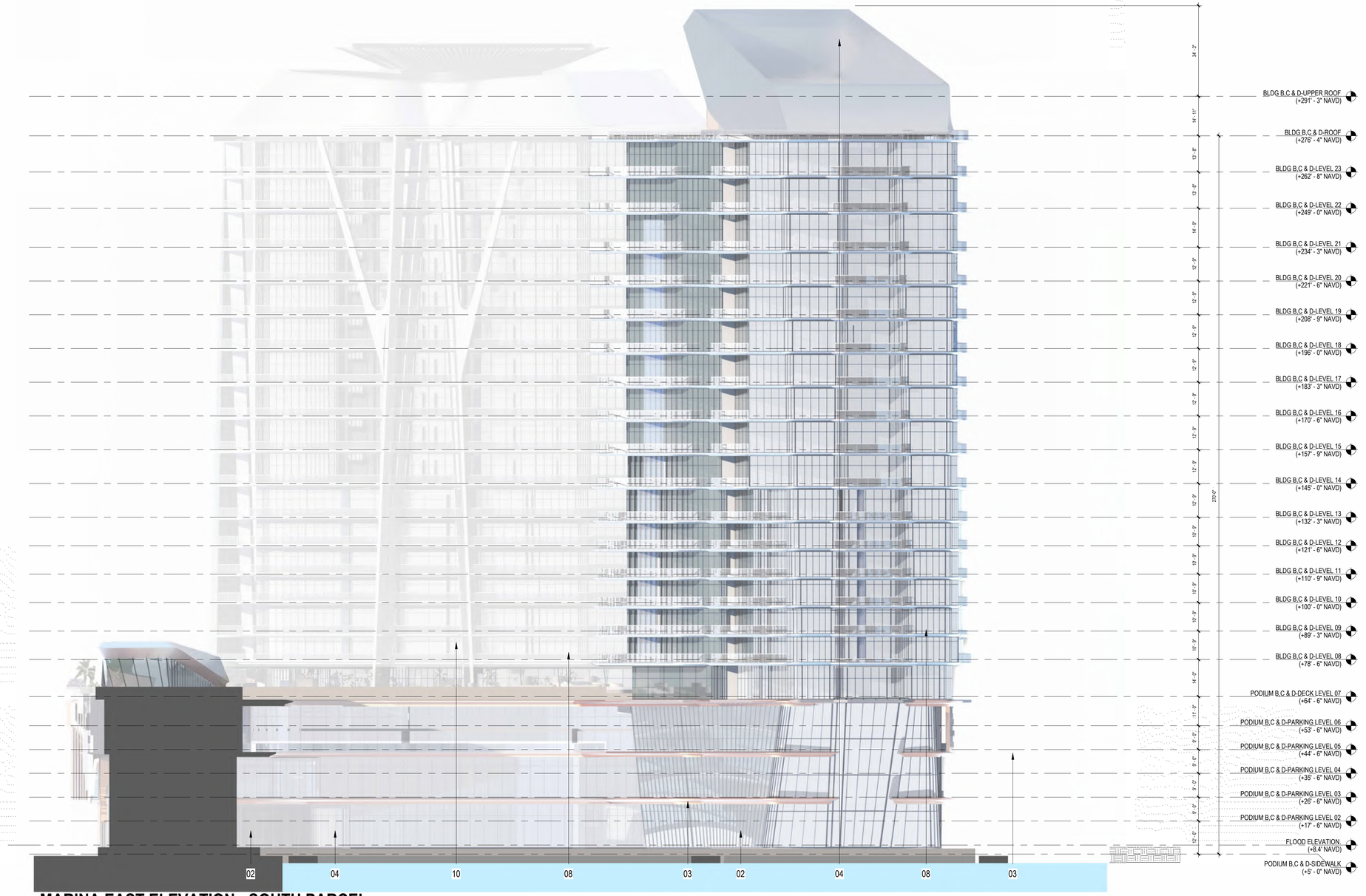
BLDG B,C & D-UPPER ROOF (+291' - 3" NAVD)
BLDG B,C & D-ROOF (+276' - 4" NAVD)
BLDG B,C & D-LEVEL 23 (+262' - 8" NAVD)
BLDG B,C & D-LEVEL 22 (+249' - 0" NAVD)
BLDG B,C & D-LEVEL 21 (+234' - 3" NAVD)
BLDG B,C & D-LEVEL 20 (+221' - 6" NAVD)
BLDG B,C & D-LEVEL 19 (+208' - 9" NAVD)
BLDG B,C & D-LEVEL 18 (+196' - 0" NAVD)
BLDG B,C & D-LEVEL 17 (+183' - 3" NAVD)
BLDG B,C & D-LEVEL 16 (+170' - 6" NAVD)
BLDG B,C & D-LEVEL 15 (+157' - 9" NAVD)
BLDG B,C & D-LEVEL 14 (+145' - 0" NAVD)
BLDG B,C & D-LEVEL 13 (+132' - 3" NAVD)
BLDG B,C & D-LEVEL 12 (+121' - 6" NAVD)
BLDG B,C & D-LEVEL 11 (+110' - 9" NAVD)
BLDG B,C & D-LEVEL 10 (+100' - 0" NAVD)
BLDG B,C & D-LEVEL 09 (+89' - 3" NAVD)
BLDG B,C & D-LEVEL 08 (+78' - 6" NAVD)
PODIUM B,C & D-DECK LEVEL 07 (+64' - 6" NAVD)
PODIUM B,C & D-PARKING LEVEL 06 (+53' - 6" NAVD)
PODIUM B,C & D-PARKING LEVEL 05 (+44' - 6" NAVD)
PODIUM B,C & D-PARKING LEVEL 04 (+35' - 6" NAVD)
PODIUM B,C & D-PARKING LEVEL 03 (+26' - 6" NAVD)
PODIUM B,C & D-PARKING LEVEL 02 (+17' - 6" NAVD)
FLOOD ELEVATION (+8.4' NAVD)
PODIUM B,C & D-SIDEWALK (+5' - 0" NAVD)
2'-0" 14'-11" 13'-8" 13'-8" 14'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 14'-0" 13'-11" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8" 13'-8

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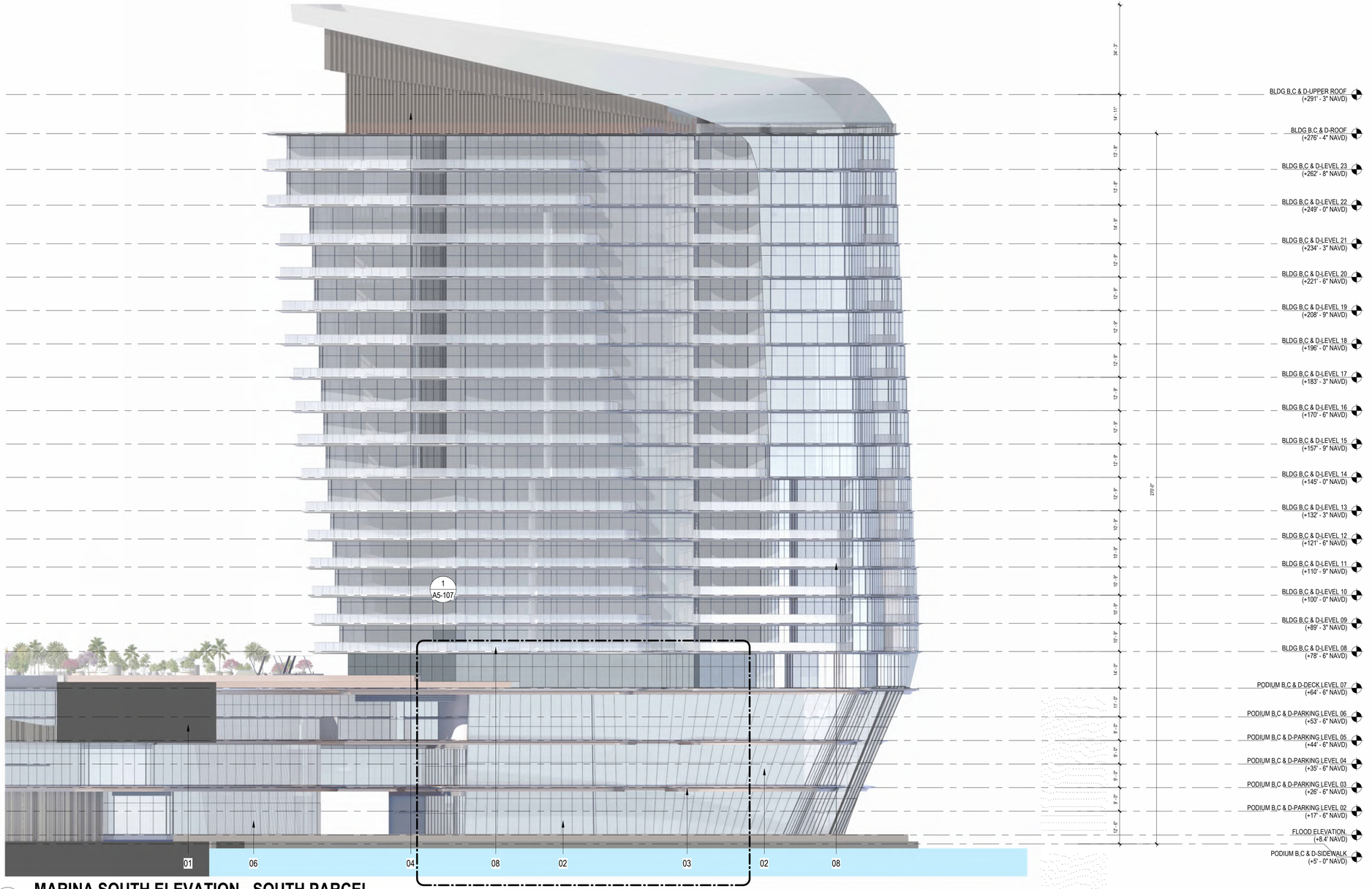
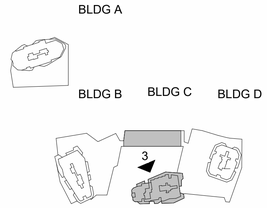


1 MARINA SOUTH ELEVATION - SOUTH PARCEL

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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No.	Description	Date

Sheet Title

SOUTH PARCEL MARINA SOUTH ELEVATION

Project No. 000.000

Sheet No.

A4-008

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1 WEST ELEVATION - BLDG A

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
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8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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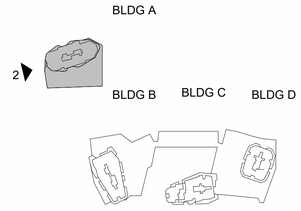

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No.	Description	Date

Sheet Title

NORTH PARCEL
WEST ELEVATION

Project No. 000.000

Sheet No.

A4-011

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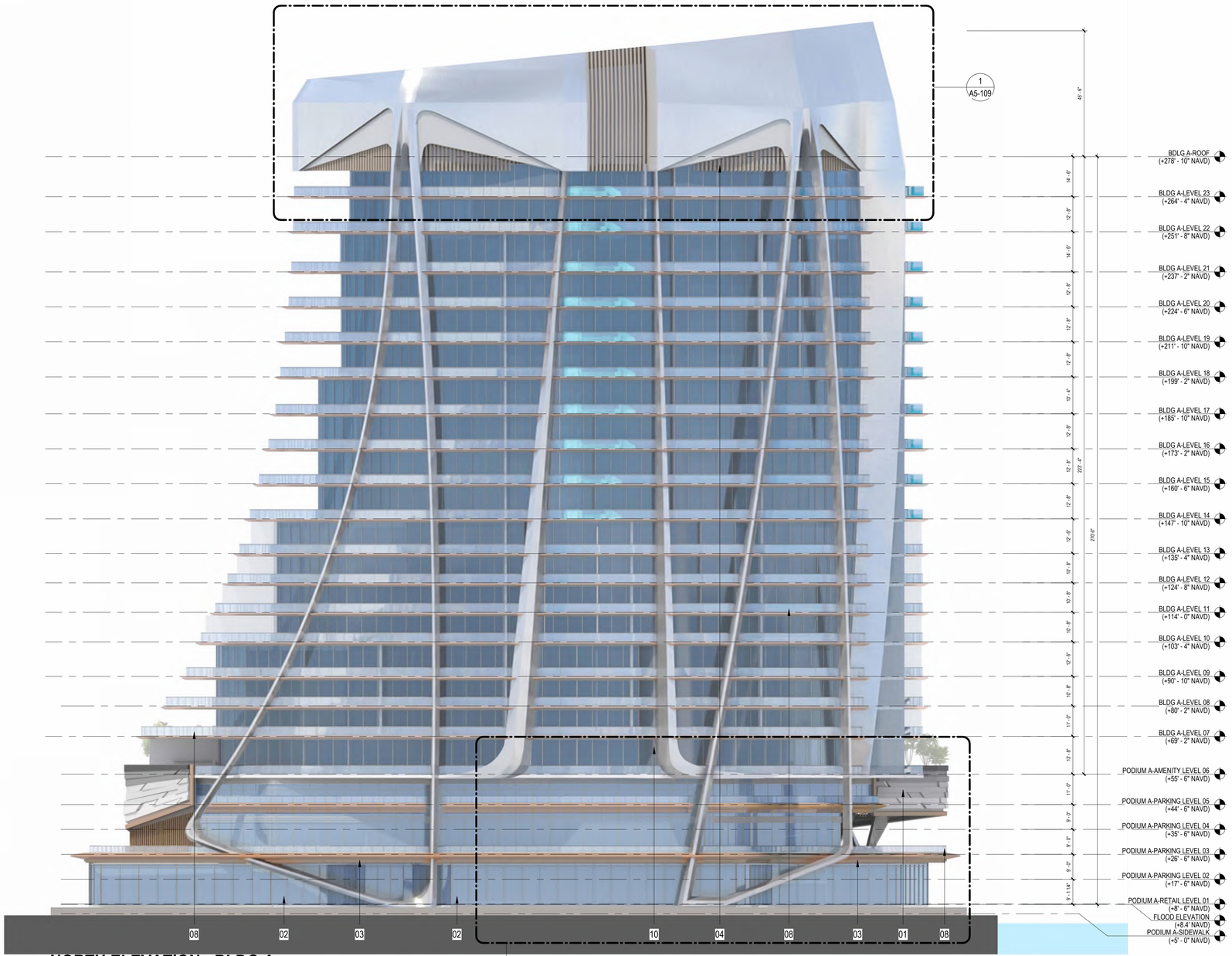

1 NORTH ELEVATION - BLDG A

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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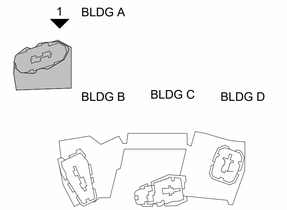

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No.	Description	Date

Sheet Title

NORTH PARCEL
NORTH ELEVATION

Project No. 000.000

Sheet No.

A4-012

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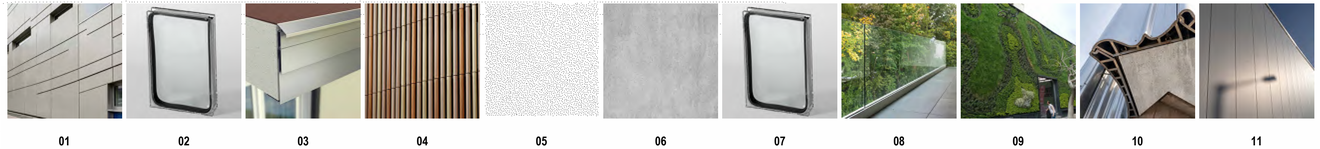
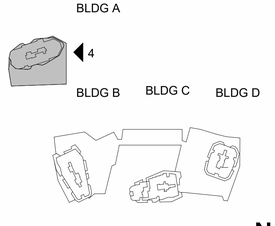
1 EAST ELEVATION - BLDG A

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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NORTH PARCEL EAST ELEVATION

Project No. **000.000**

Sheet No.

A4-013

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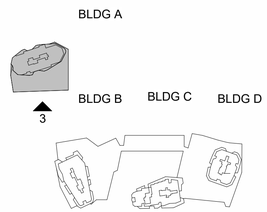
1 **SOUTH ELEVATION - BLDG A**

1" = 20'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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Sheet Title

NORTH PARCEL SOUTH ELEVATION

Project No. **000.000**

Sheet No.

A4-014

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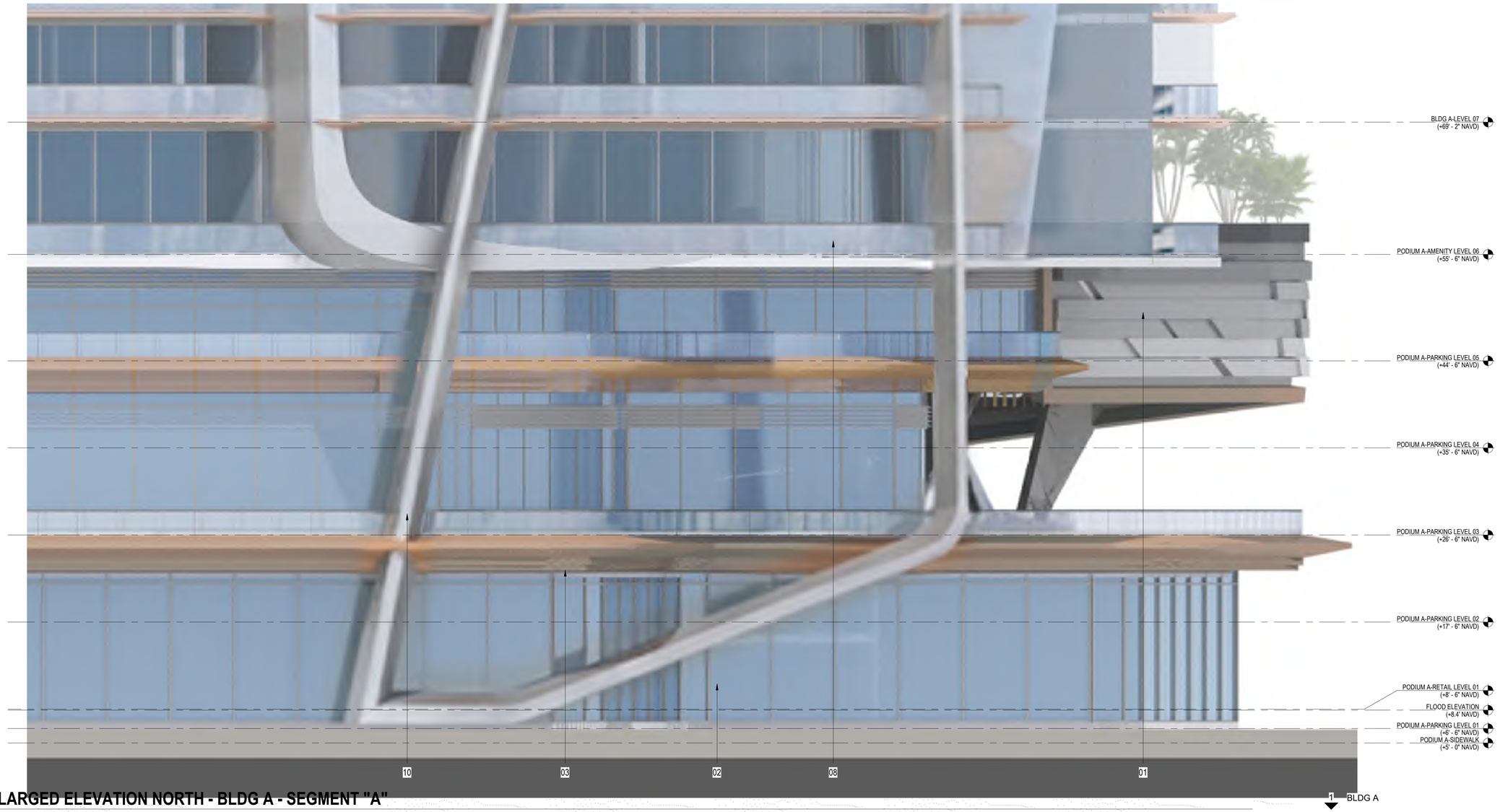
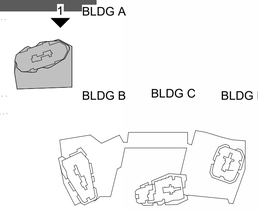


1 ENLARGED ELEVATION NORTH - BLDG A - SEGMENT "A"

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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ENLARGED MATERIAL ELEVATION

Project No. **000.000**

Sheet No.

A5-101

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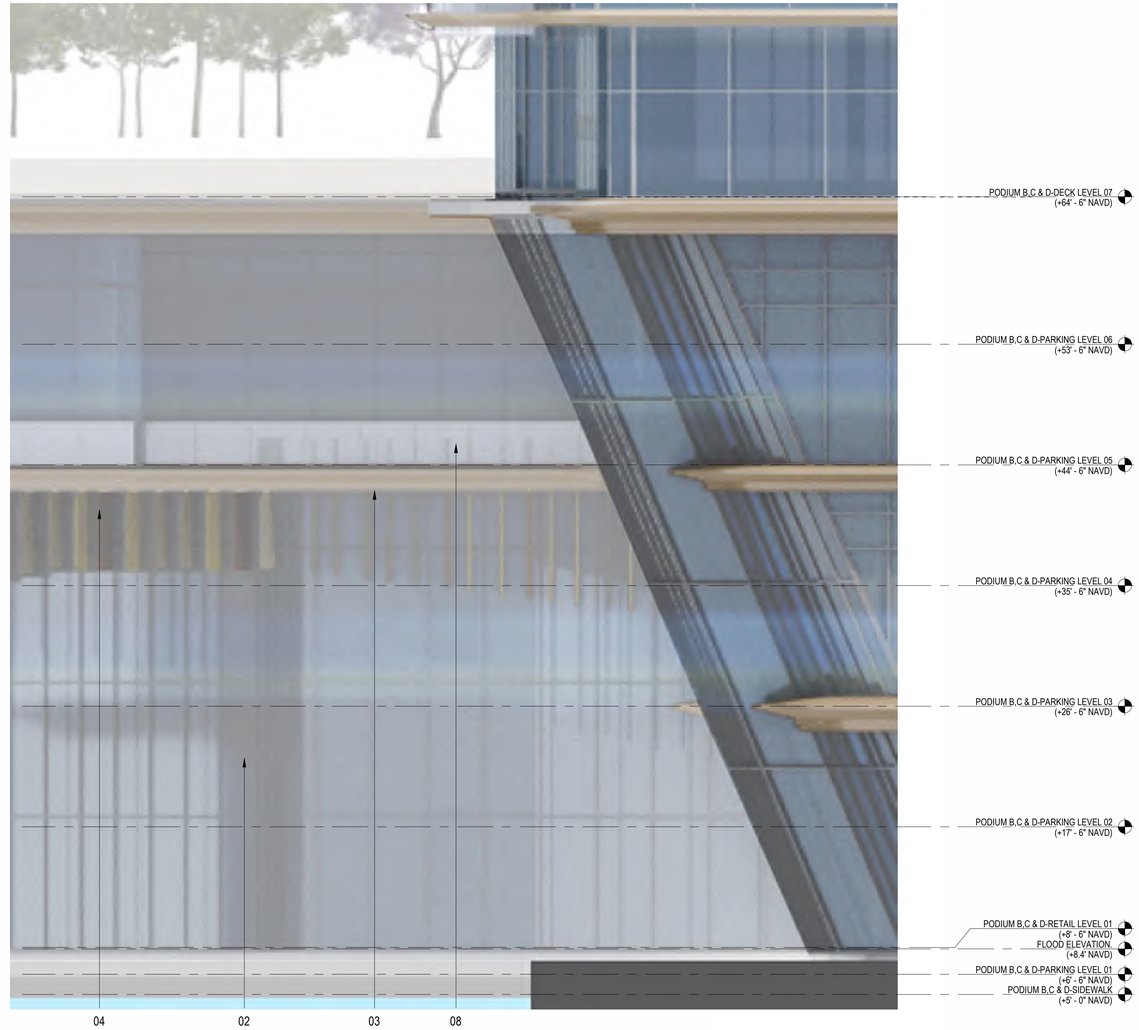
1 ENLARGED ELEVATION - BLDG A SOUTH

3/16" = 1'-0"

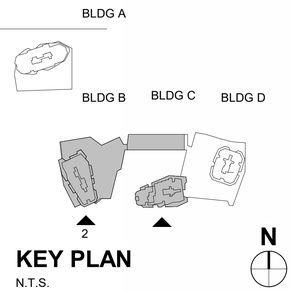


2 ENLARGED ELEVATION - BLDG C SOUTH

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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A5-102

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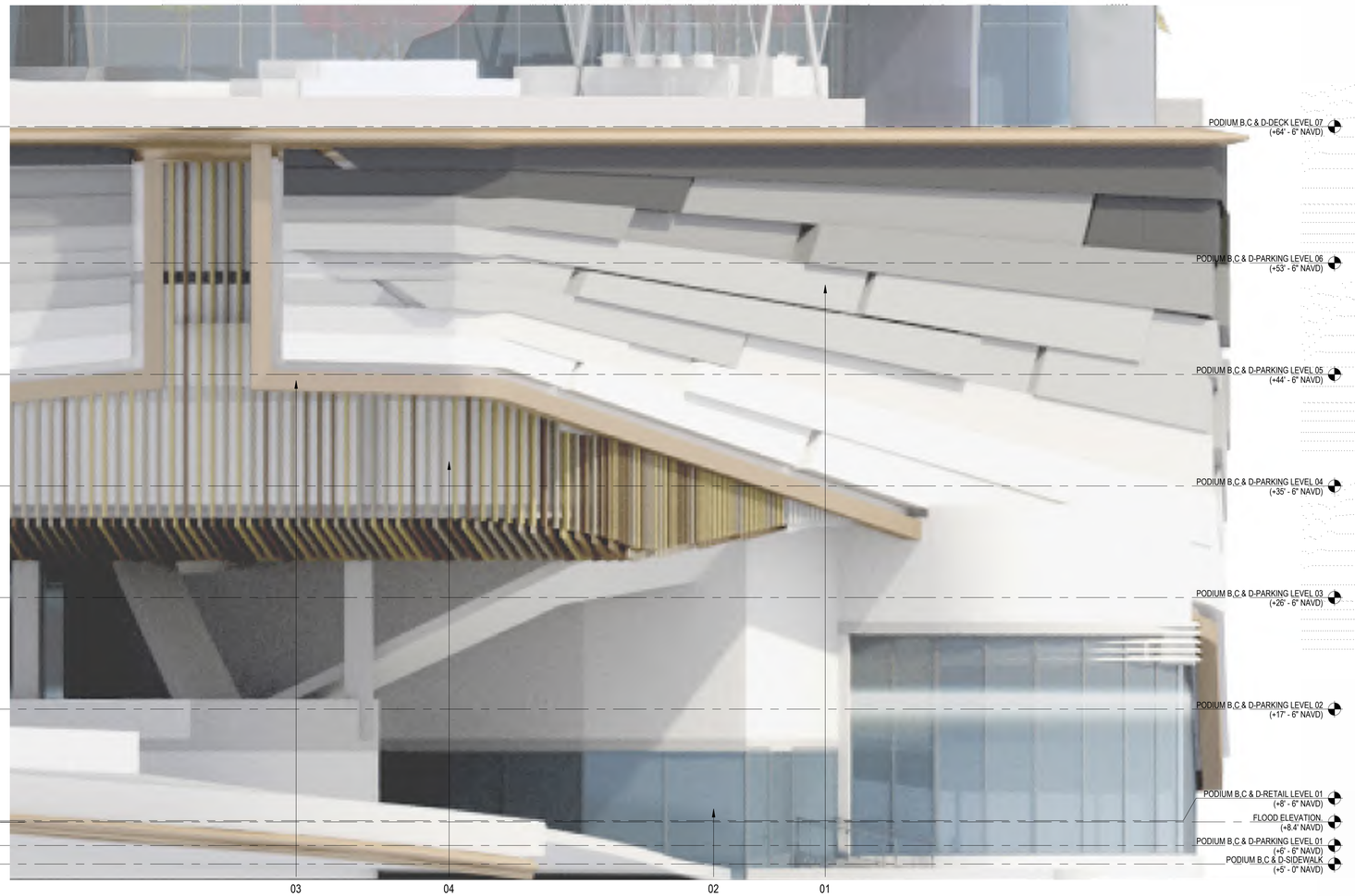
1 ENLARGED ELEVATION - BLDG D PODIUM, SOUTHWEST END

3/16" = 1'-0"

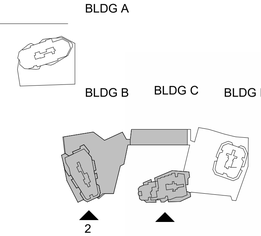


2 ENLARGED ELEVATION - BLDG D PODIUM, SOUTHEAST END

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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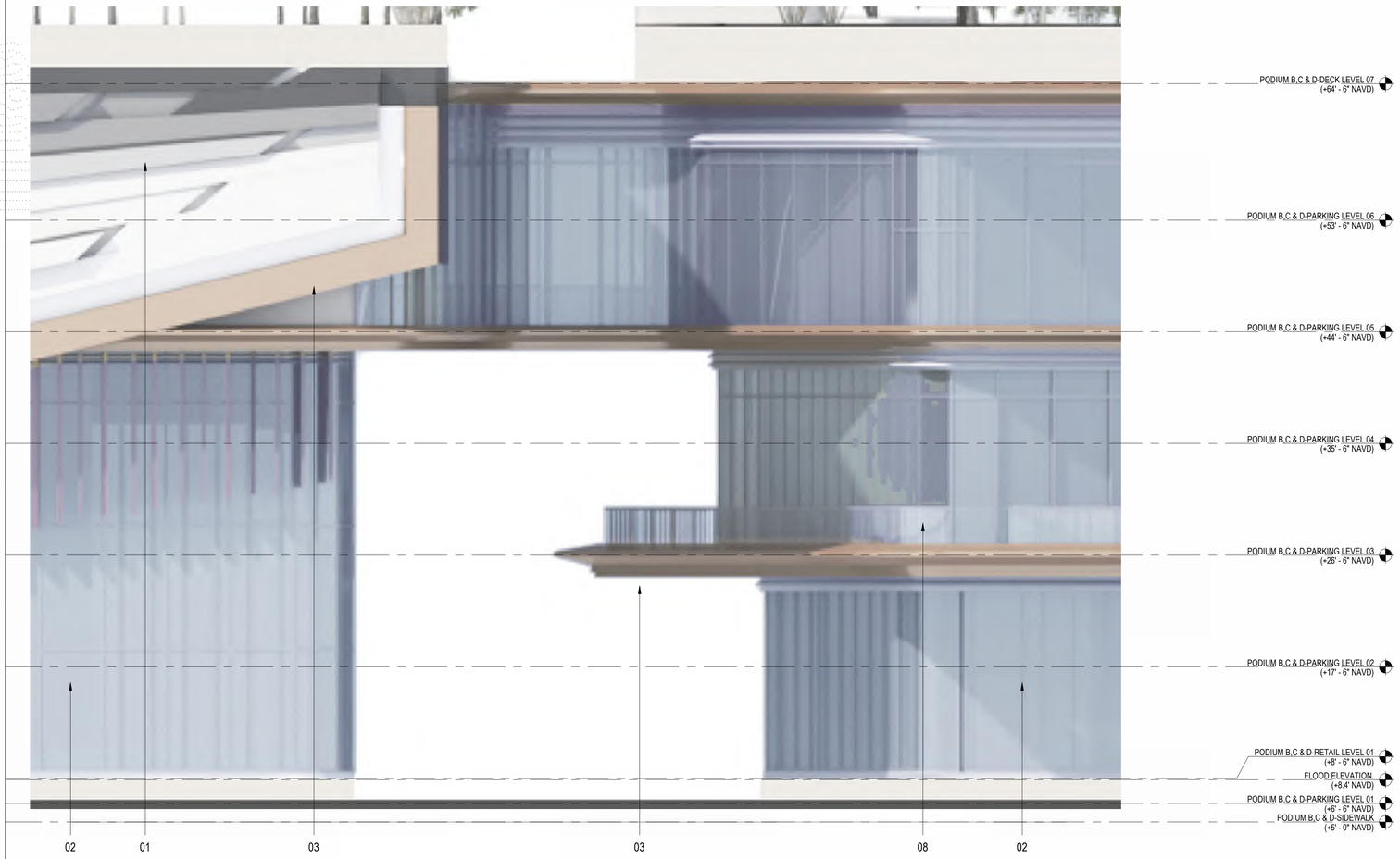
A5-103

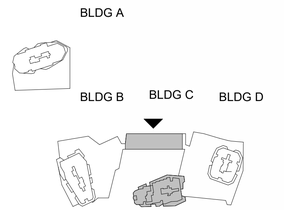


1 ENLARGED ELEVATION - BLDG C

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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A5-104

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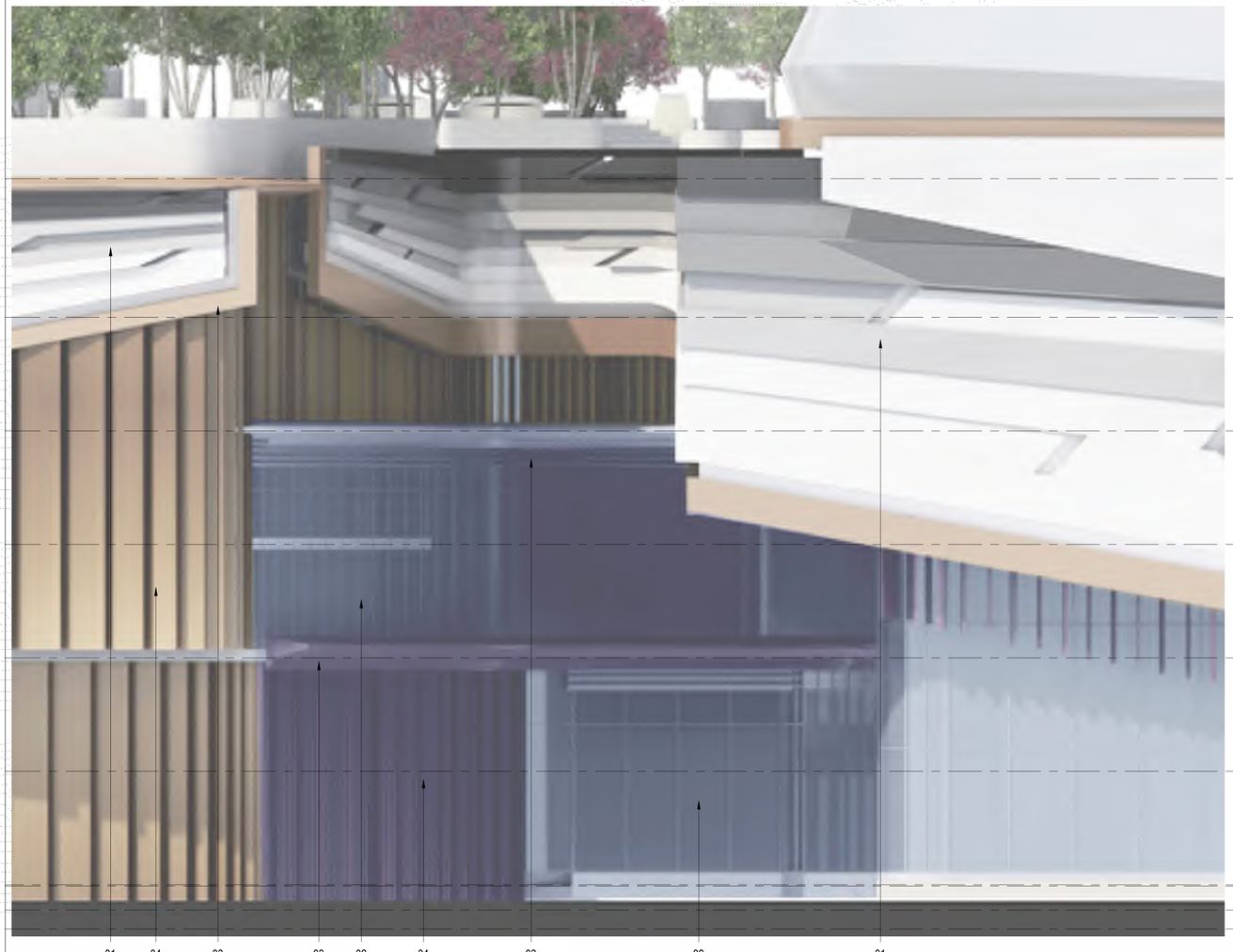
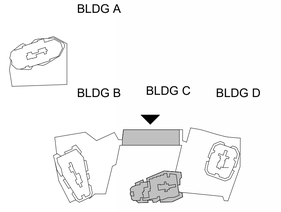


1 ENLARGED ELEVATON - BLDG B & C PODIUM

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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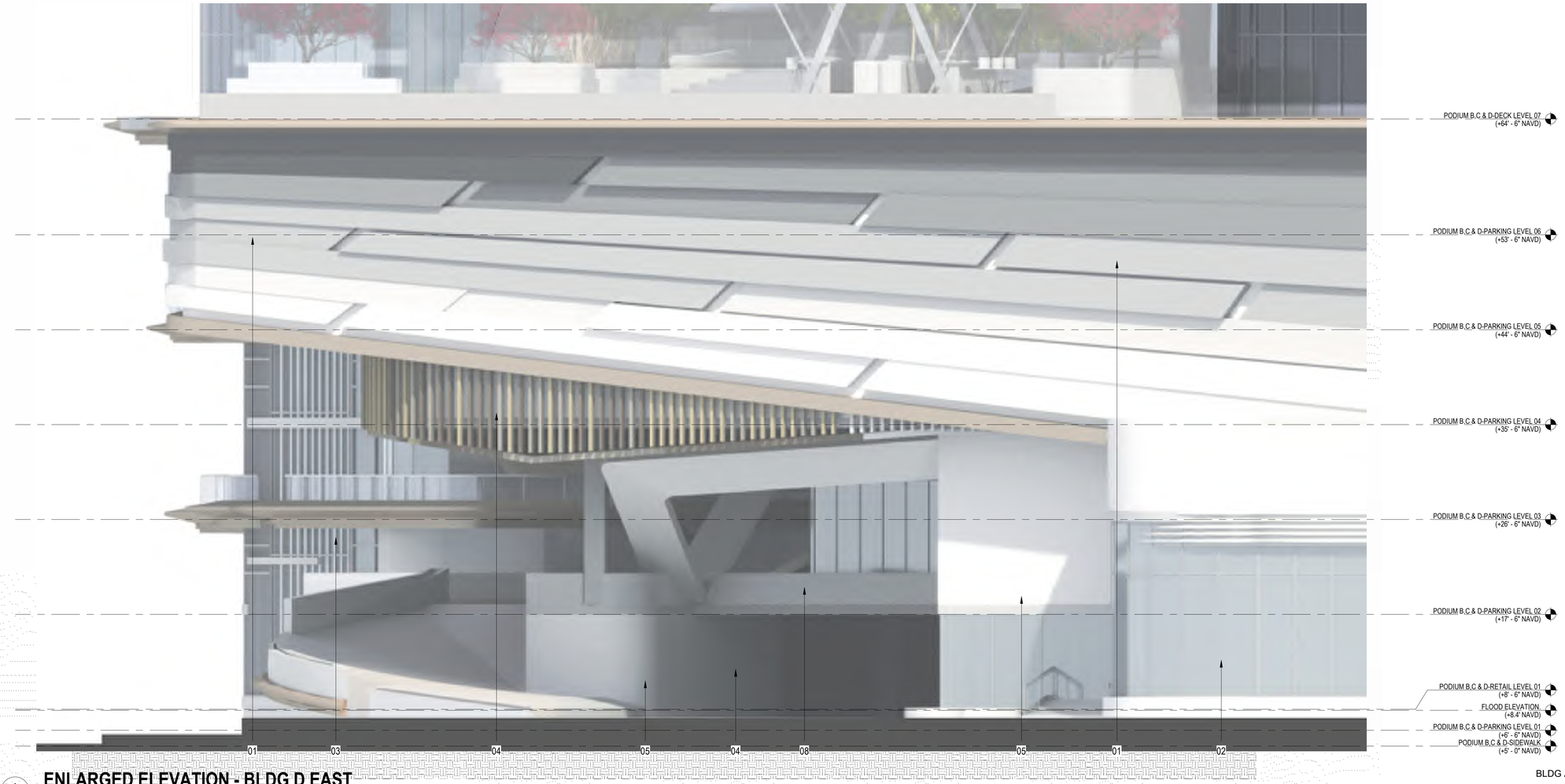

1 ENLARGED ELEVATION - BLDG D EAST

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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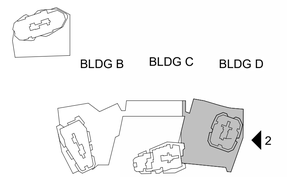

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Project No. **000.000**

Sheet No.

A5-106

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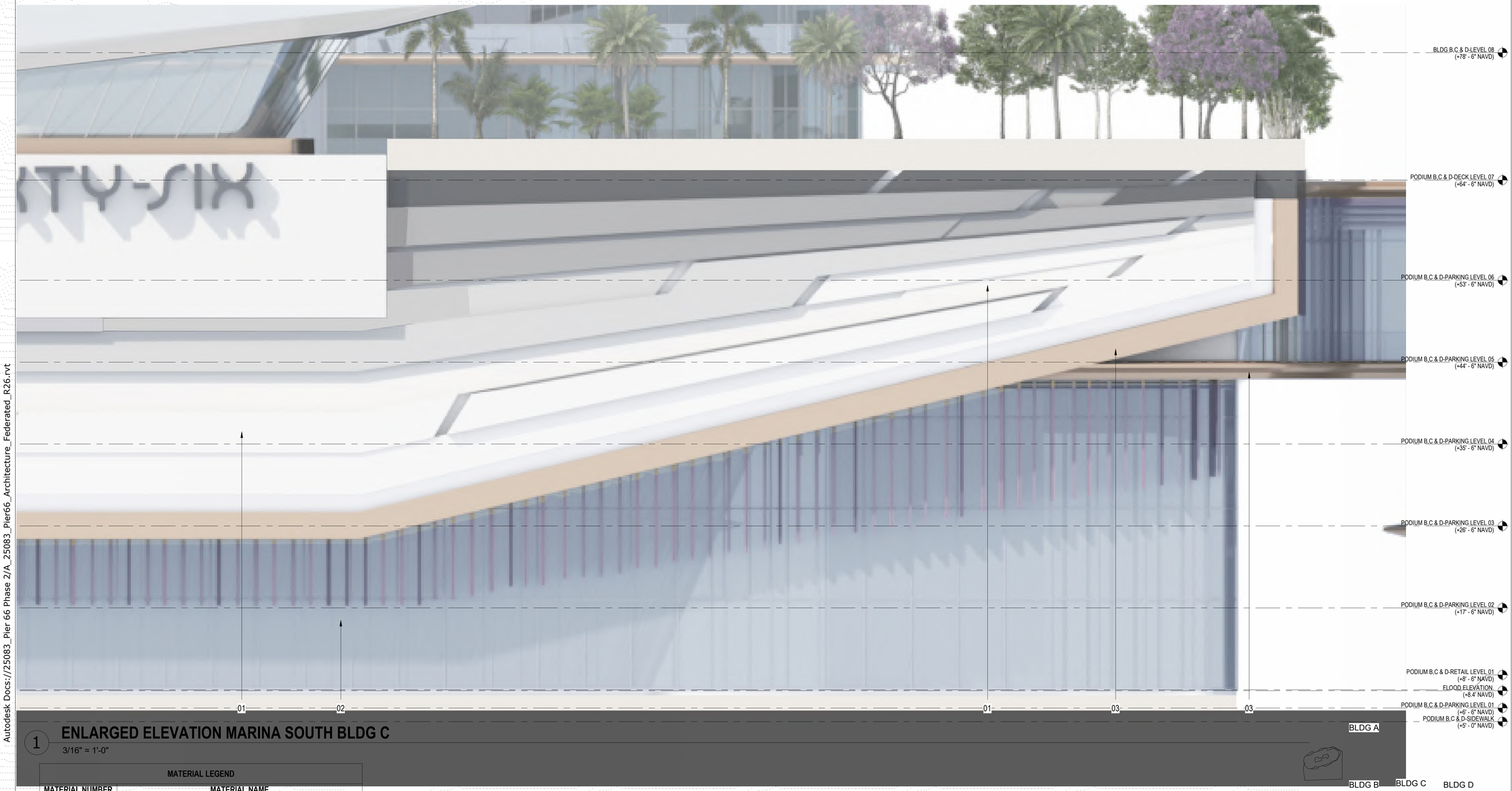

1 ENLARGED ELEVATION MARINA SOUTH BLDG C

3/16" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING





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ENLARGED MATERIAL ELEVATION

Project No. 000.000

Sheet No.

A5-107

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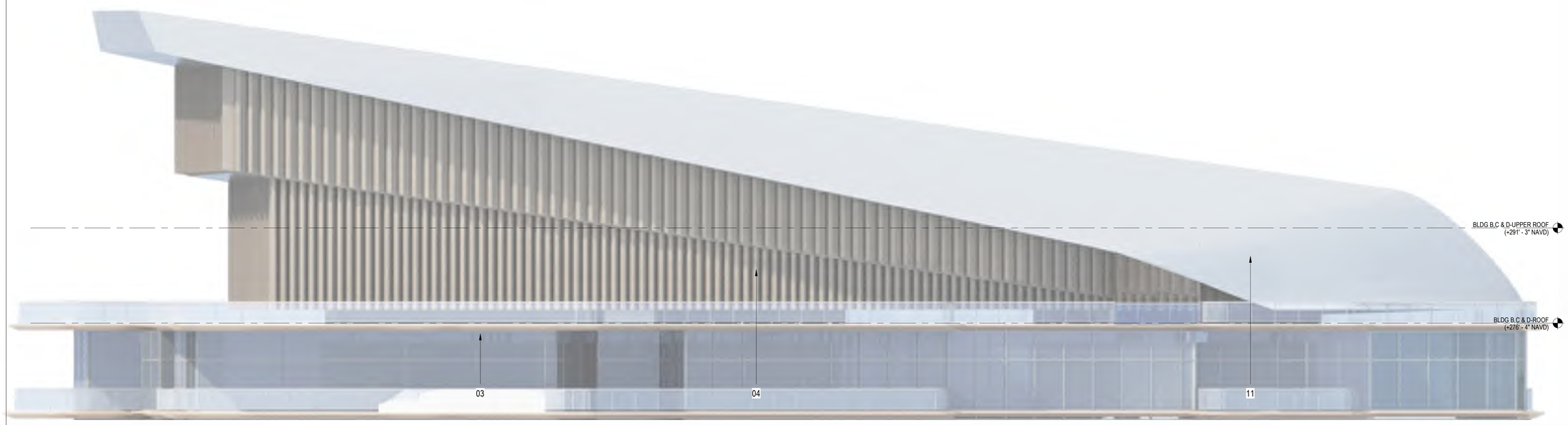
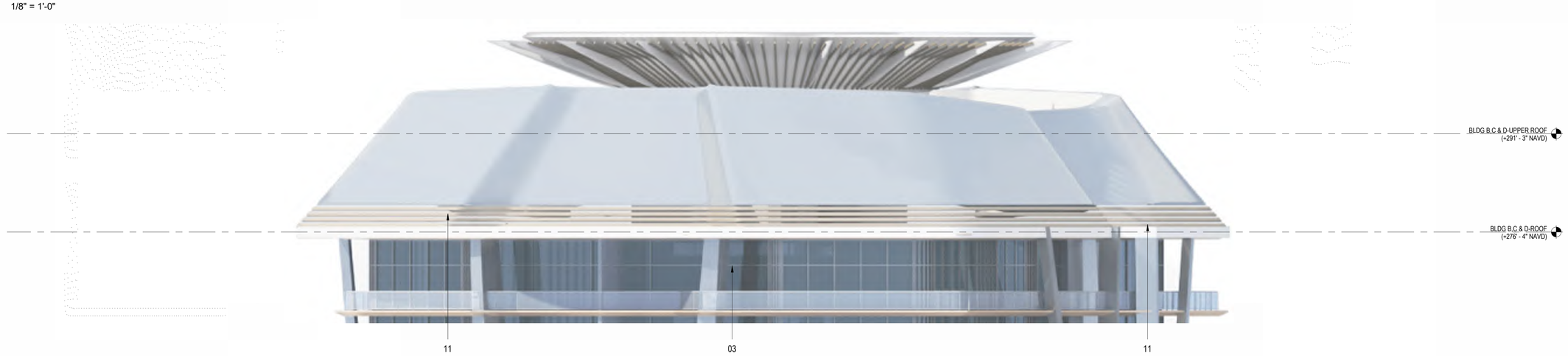


1 ENLARGED ELEVATION - BLDG C CROWN NORTH/ MECHANICAL SCREENING

1/8" = 1'-0"



2 ENLARGED ELEVATION - BLDG D CROWN / MECHANICAL SCREENING

1/8" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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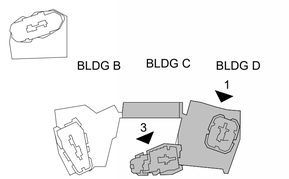

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ENLARGED MATERIAL ELEVATION

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Sheet No.

A5-108

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1 ENLARGED ELEVATION - BLDG A CROWN / MECHANICAL SCREENING

1/8" = 1'-0"

MATERIAL LEGEND	
MATERIAL NUMBER	MATERIAL NAME
1	WHITE/GREY METAL CLADDING
2	RETAIL: GREY MULLION + CLEAR WINDOW GLASS SYSTEM
3	ALUMINUM METAL SLAB EDGE PROFILE
4	METAL TUBES – MIXED SHADES – TAN, GOLD, WOOD COLOR
5	SMOOTH TEXTURED STUCCO FINISH
6	CONCRETE WALL
7	GREY MULLION + WINDOW GLASS SYSTEM
8	GLASS RAILING
9	GREEN WALL / PLANTS
10	GFRC – CLADDING + COLUMN
11	ALUMINUM METAL CLADDING



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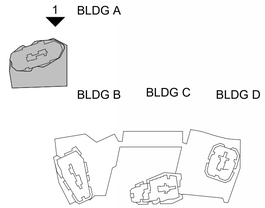

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ENLARGED MATERIAL ELEVATION

Sheet No.

A5-109

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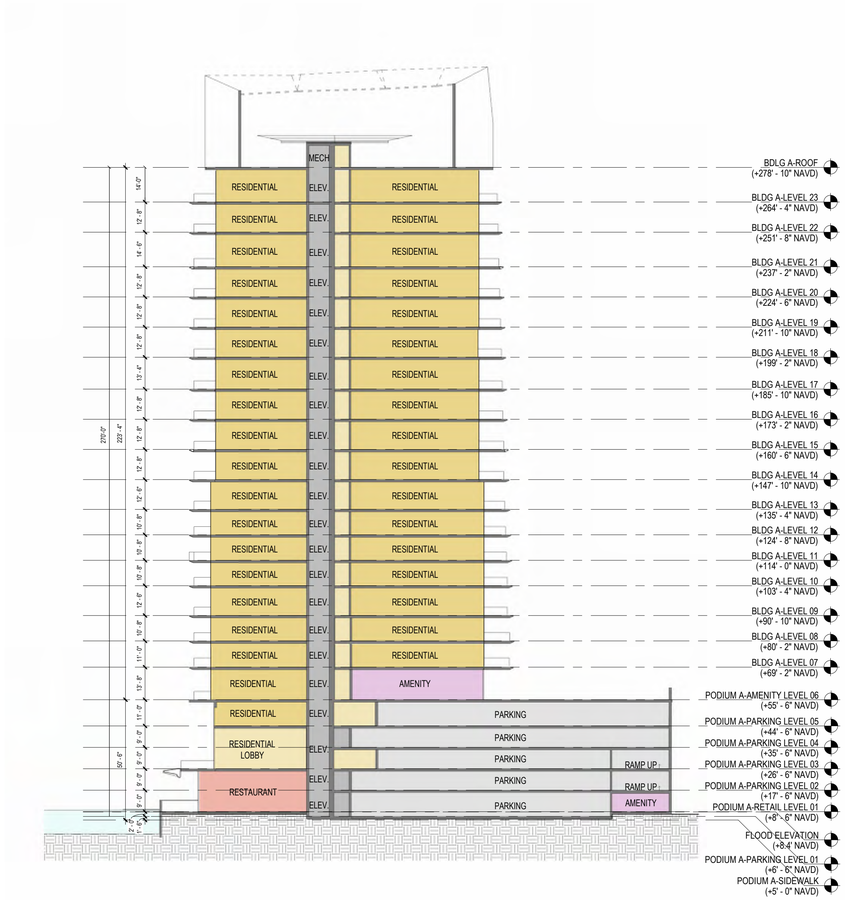
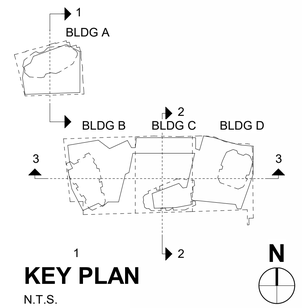


1 NORTH SITE SECTION 01

1" = 30'-0"



KEY PLAN

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No.	Description	Date

Sheet Title

SITE SECTIONS

Project No. 000.000

Sheet No.

A6-101

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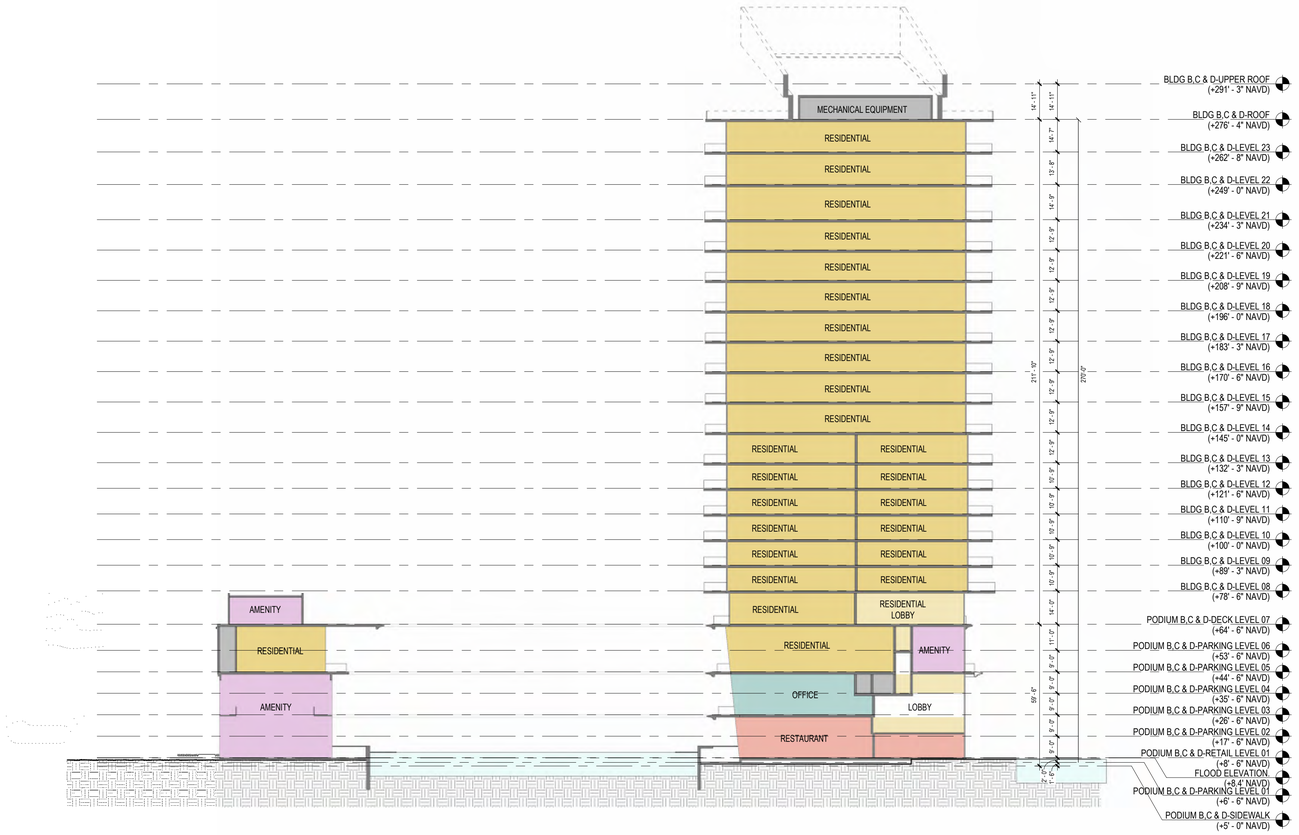
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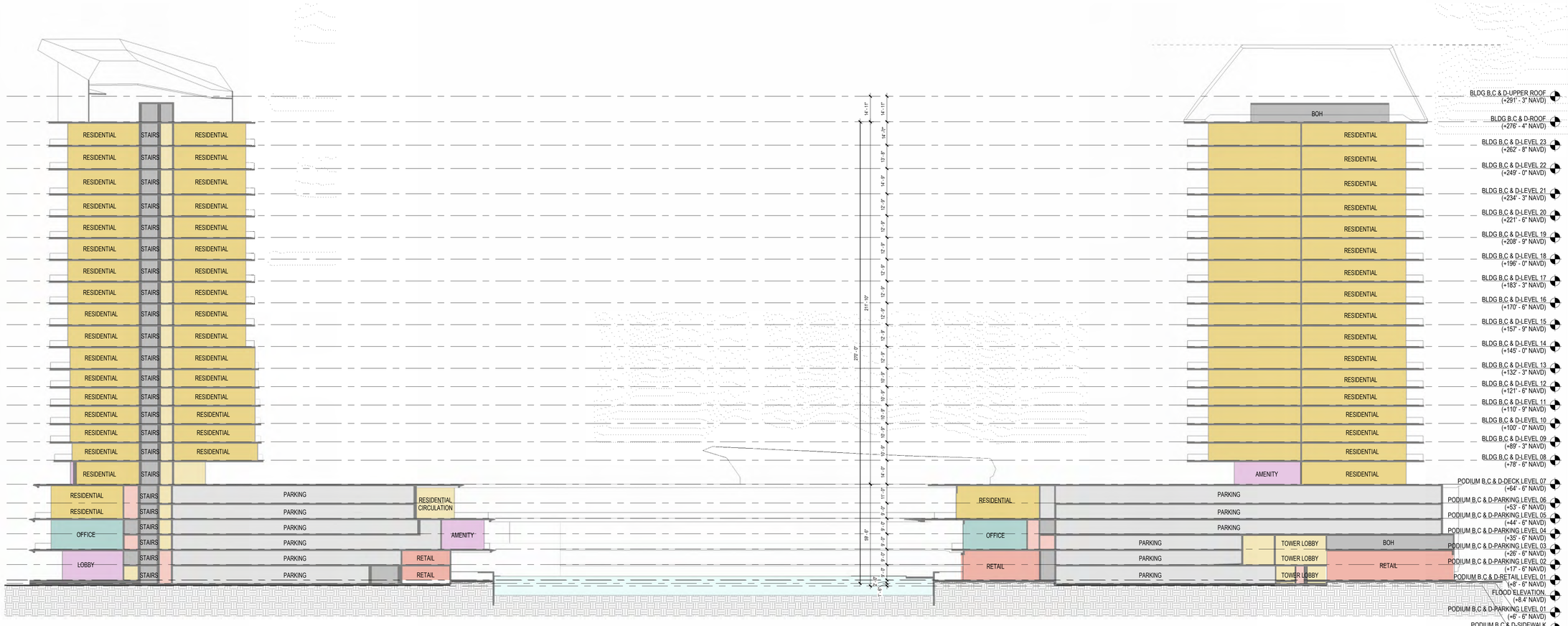
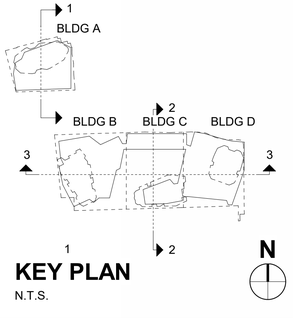
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL



1 **SOUTH SITE SECTION 03**

1" = 30'-0"



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No.	Description	Date

Sheet Title

SITE SECTIONS

Project No. **000.000**

Sheet No.

A6-103

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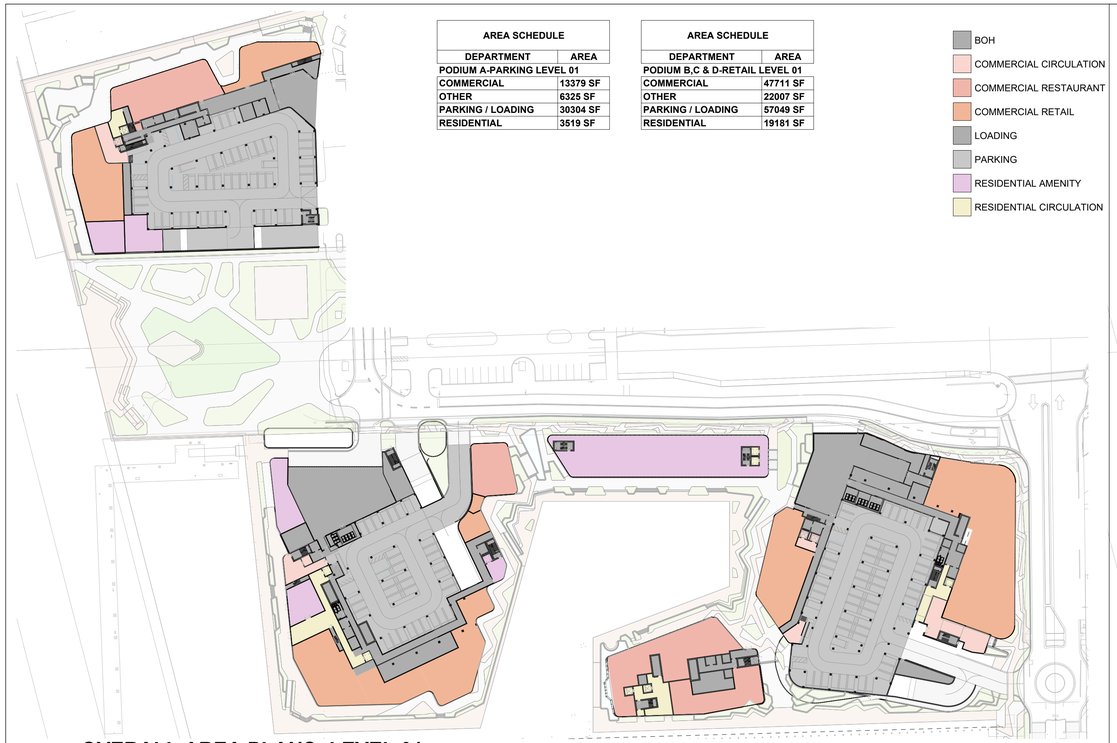


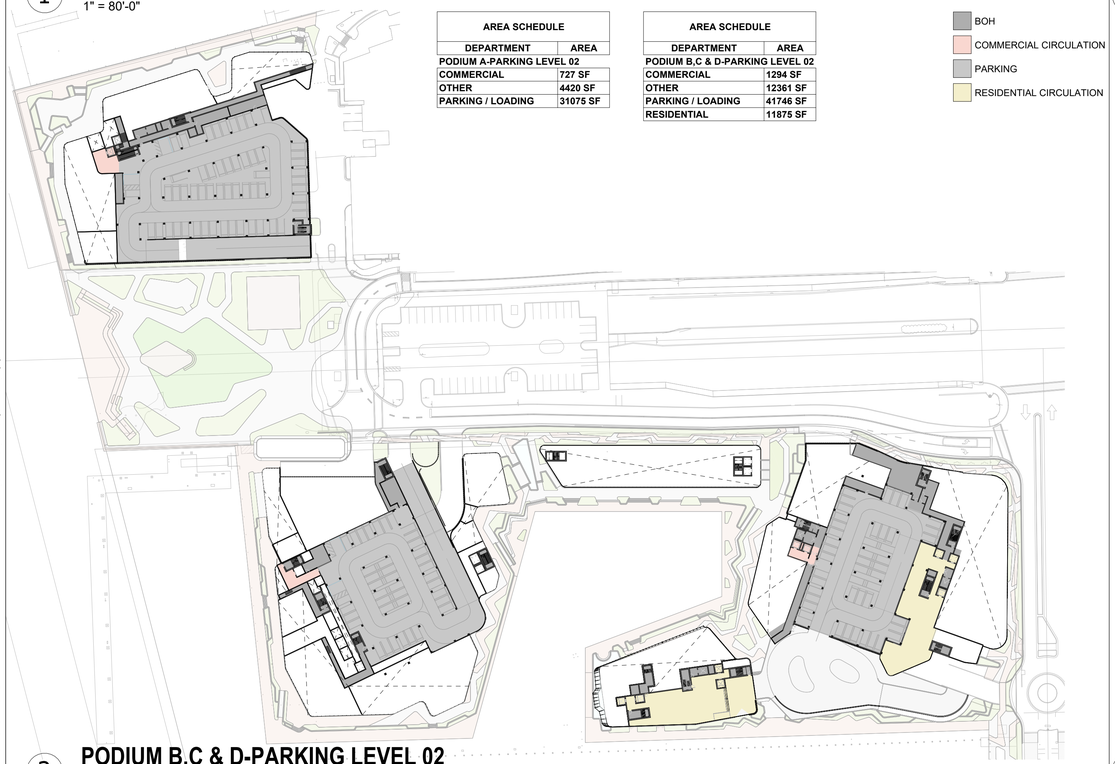
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-PARKING LEVEL 01	
COMMERCIAL	13379 SF
OTHER	6325 SF
PARKING / LOADING	30304 SF
RESIDENTIAL	3519 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-RETAIL LEVEL 01	
COMMERCIAL	47711 SF
OTHER	22007 SF
PARKING / LOADING	57049 SF
RESIDENTIAL	19181 SF

BOH
COMMERCIAL CIRCULATION
COMMERCIAL RESTAURANT
COMMERCIAL RETAIL
LOADING
PARKING
RESIDENTIAL AMENITY
RESIDENTIAL CIRCULATION

1 OVERALL AREA PLANS- LEVEL 01

1" = 80'-0"



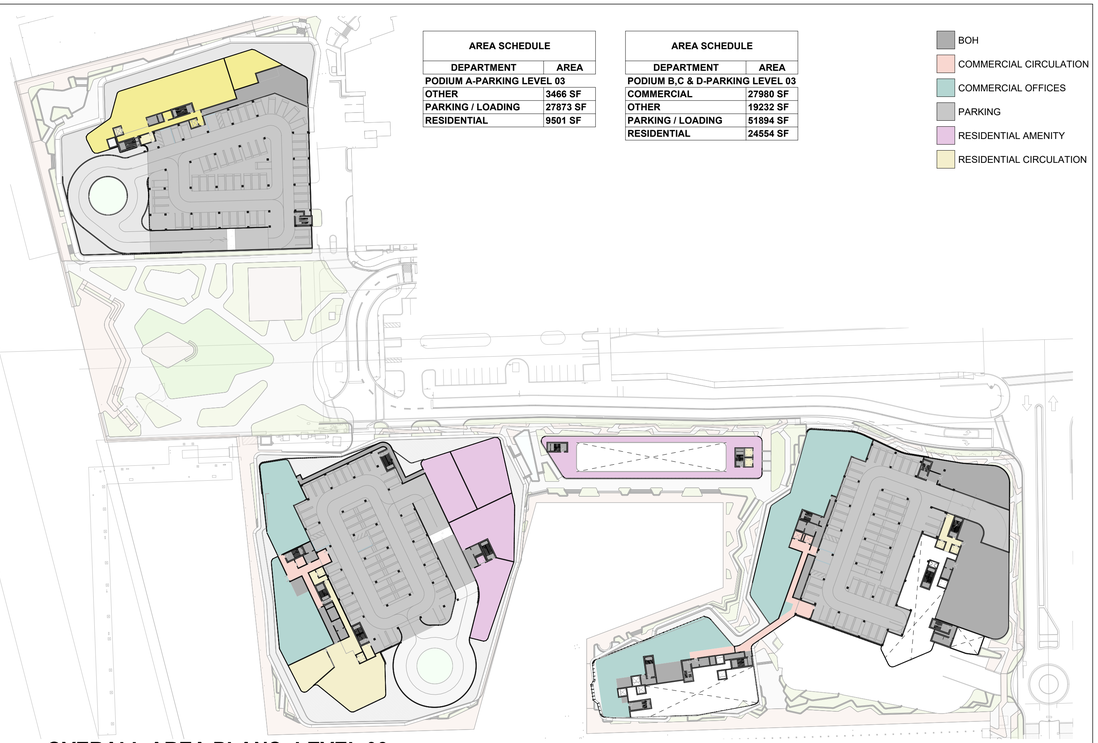
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-PARKING LEVEL 02	
COMMERCIAL	727 SF
OTHER	4420 SF
PARKING / LOADING	31075 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-PARKING LEVEL 02	
COMMERCIAL	1294 SF
OTHER	12361 SF
PARKING / LOADING	41746 SF
RESIDENTIAL	11875 SF

BOH
COMMERCIAL CIRCULATION
PARKING
RESIDENTIAL CIRCULATION

2 PODIUM B,C & D-PARKING LEVEL 02

1" = 80'-0"



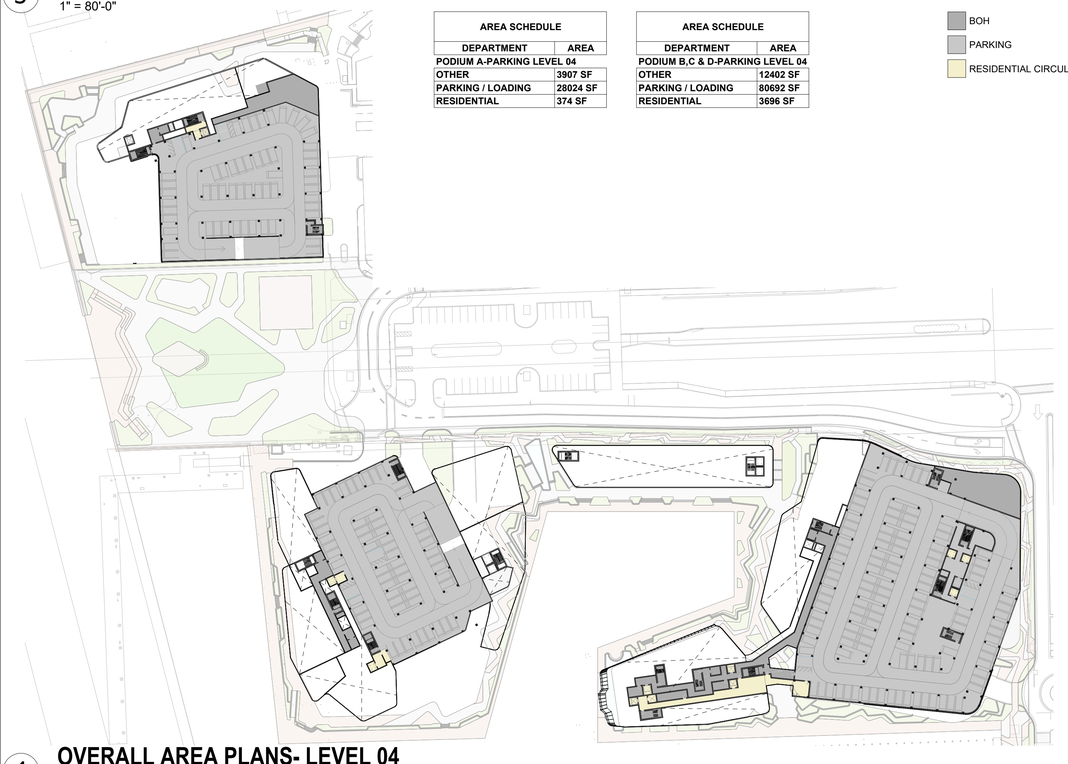
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-PARKING LEVEL 03	
OTHER	3466 SF
PARKING / LOADING	27873 SF
RESIDENTIAL	9501 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-PARKING LEVEL 03	
COMMERCIAL	27980 SF
OTHER	19232 SF
PARKING / LOADING	51894 SF
RESIDENTIAL	24554 SF

BOH
COMMERCIAL CIRCULATION
COMMERCIAL OFFICES
PARKING
RESIDENTIAL AMENITY
RESIDENTIAL CIRCULATION

3 OVERALL AREA PLANS- LEVEL 03

1" = 80'-0"



AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-PARKING LEVEL 04	
OTHER	3907 SF
PARKING / LOADING	28024 SF
RESIDENTIAL	374 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-PARKING LEVEL 04	
OTHER	12402 SF
PARKING / LOADING	80692 SF
RESIDENTIAL	3696 SF

BOH
PARKING
RESIDENTIAL CIRCULATION

4 OVERALL AREA PLANS- LEVEL 04

1" = 80'-0"

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AREA PLANS - PODIUM OVERALL

Project No. **000.000**

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A0-01

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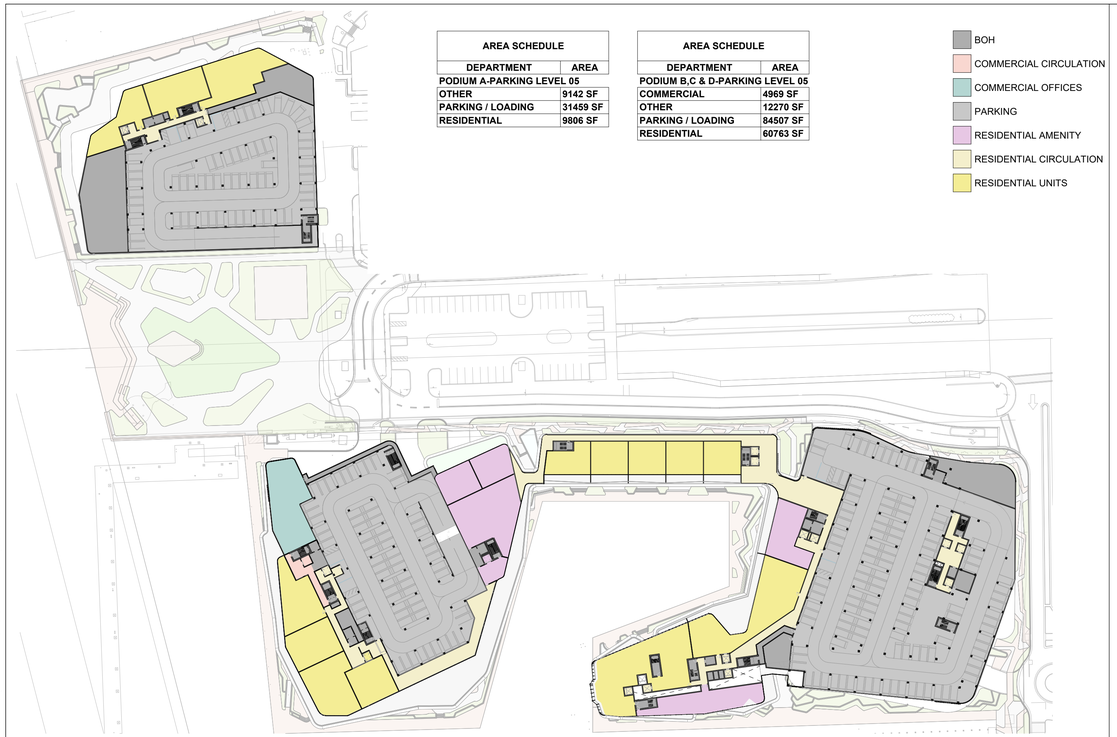


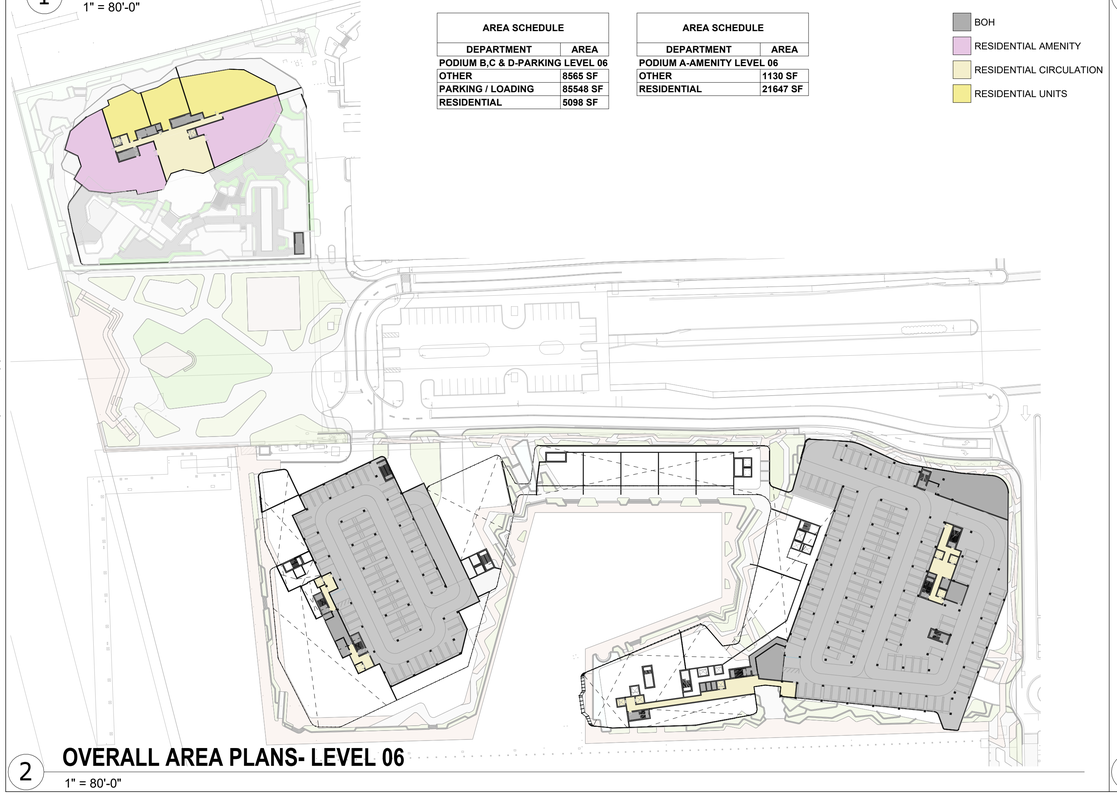
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-PARKING LEVEL 05	
OTHER	9142 SF
PARKING / LOADING	31459 SF
RESIDENTIAL	9806 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-PARKING LEVEL 05	
COMMERCIAL	4969 SF
OTHER	12270 SF
PARKING / LOADING	84507 SF
RESIDENTIAL	60763 SF

- BOH
- COMMERCIAL CIRCULATION
- COMMERCIAL OFFICES
- PARKING
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS

1 OVERALL AREA PLANS- LEVEL 05

1" = 80'-0"



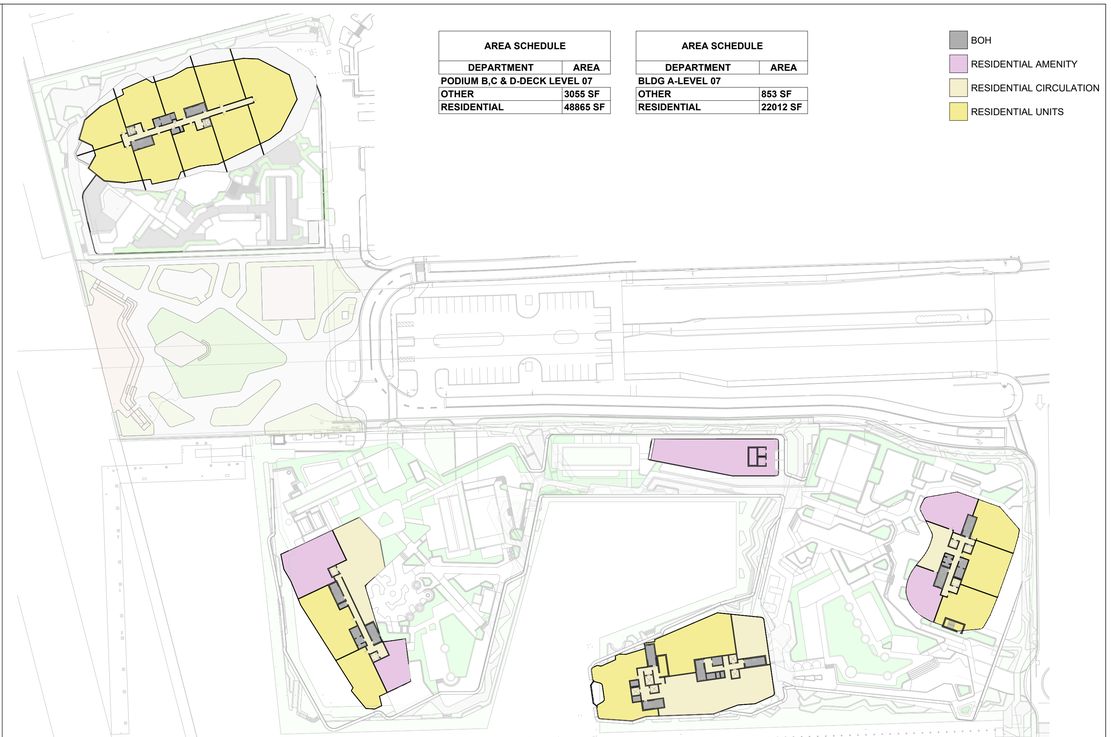
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-PARKING LEVEL 06	
OTHER	8565 SF
PARKING / LOADING	85548 SF
RESIDENTIAL	5098 SF

AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM A-AMENITY LEVEL 06	
OTHER	1130 SF
RESIDENTIAL	21647 SF

- BOH
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS

2 OVERALL AREA PLANS- LEVEL 06

1" = 80'-0"



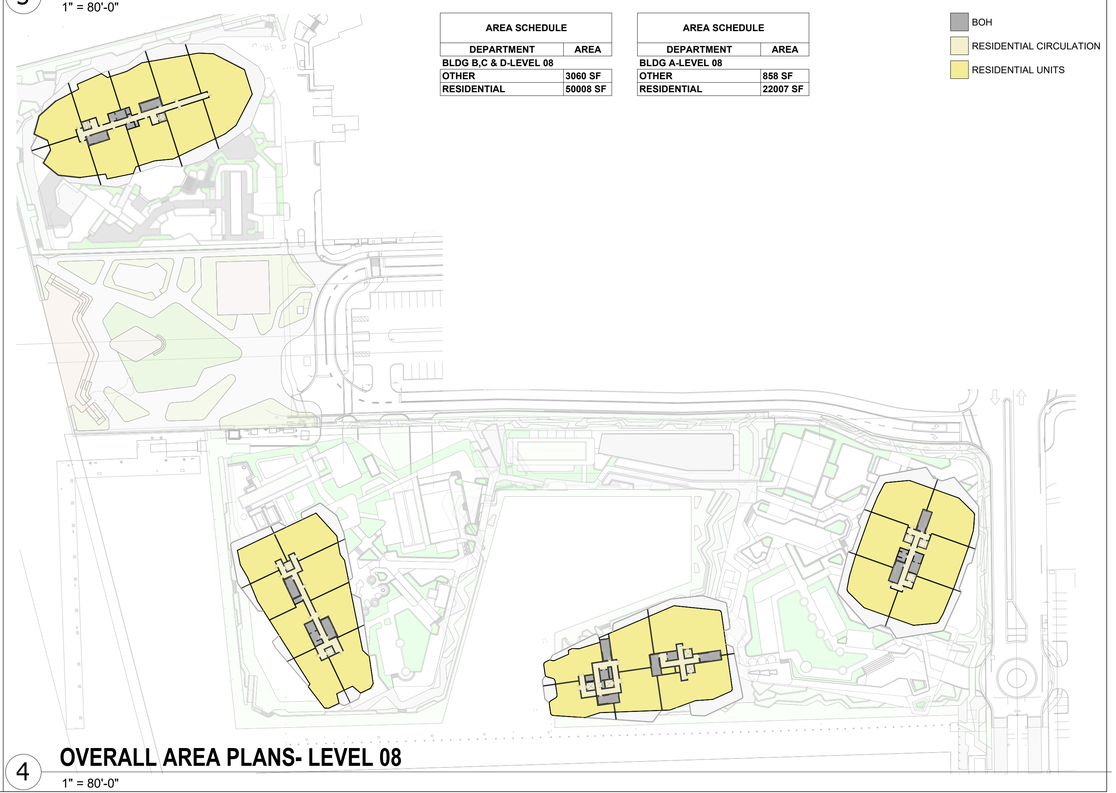
AREA SCHEDULE	
DEPARTMENT	AREA
PODIUM B,C & D-DECK LEVEL 07	
OTHER	3055 SF
RESIDENTIAL	48865 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 07	
OTHER	853 SF
RESIDENTIAL	22012 SF

- BOH
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS

3 OVERALL AREA PLANS- LEVEL 07

1" = 80'-0"



AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 08	
OTHER	3060 SF
RESIDENTIAL	50008 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 08	
OTHER	858 SF
RESIDENTIAL	22007 SF

- BOH
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNITS

4 OVERALL AREA PLANS- LEVEL 08

1" = 80'-0"

10

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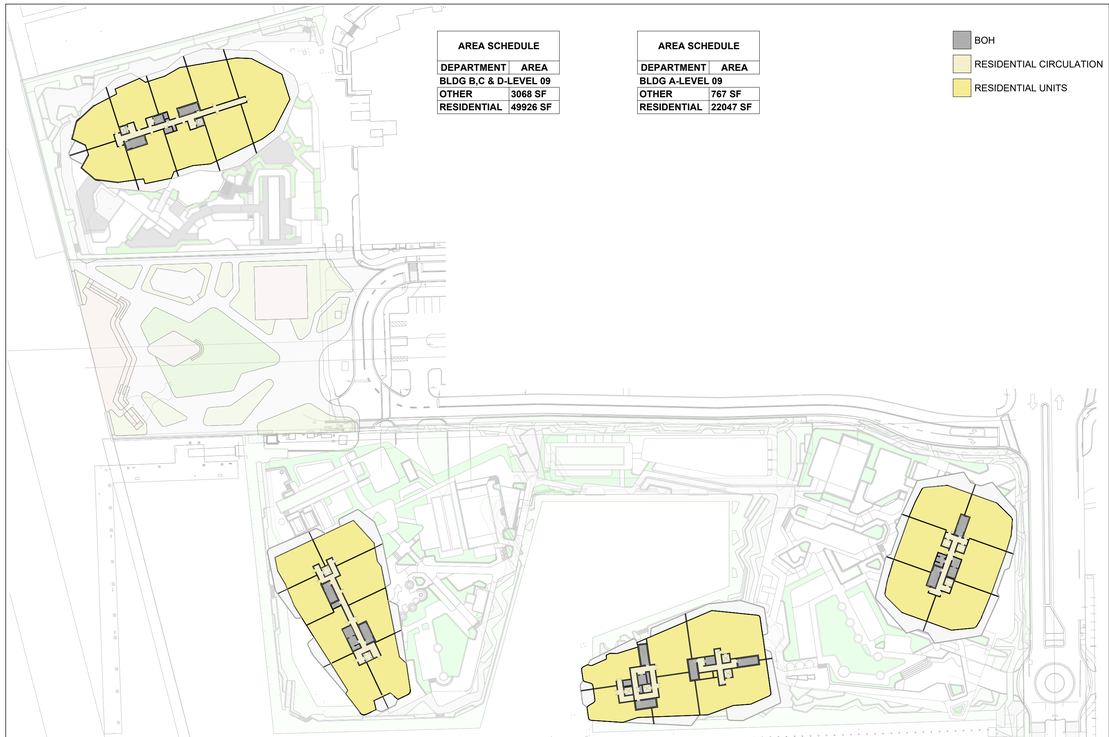
AREA PLANS - PODIUM OVERALL

Project No. **000.000**

Sheet No.

A0-02



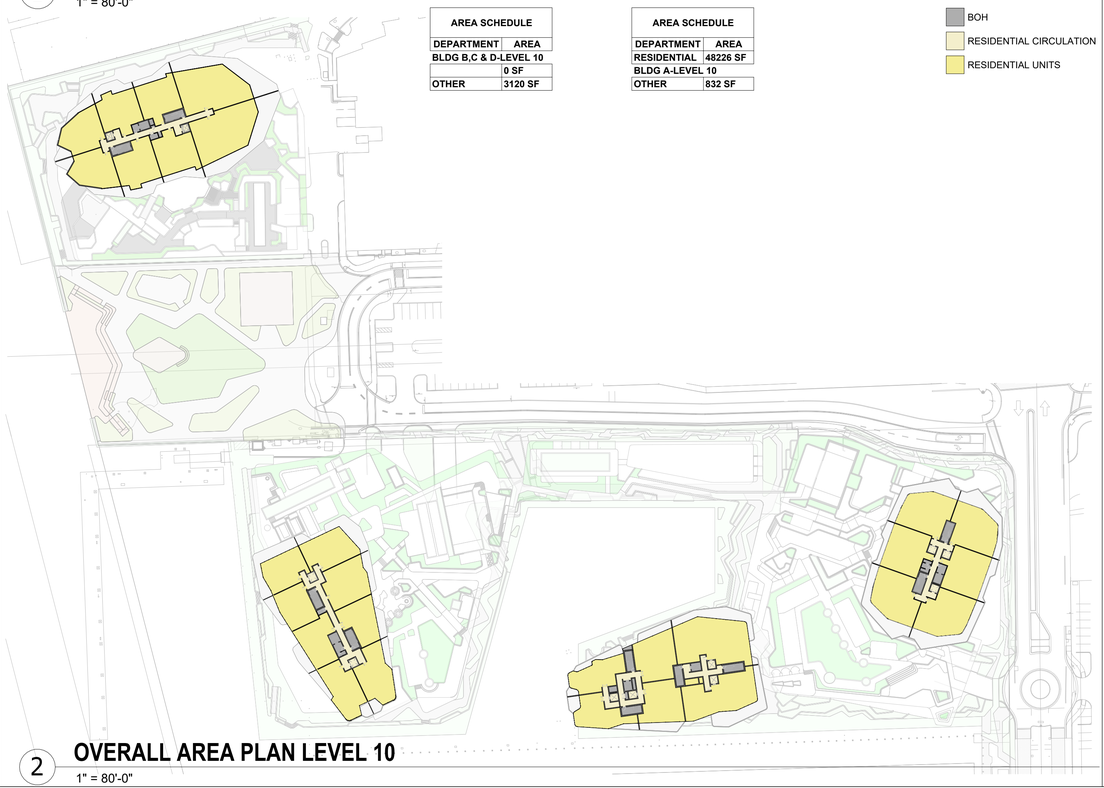
AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 09	
OTHER	3068 SF
RESIDENTIAL	49926 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 09	
OTHER	767 SF
RESIDENTIAL	22047 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

1 OVERALL AREA PLAN LEVEL 09

1" = 80'-0"



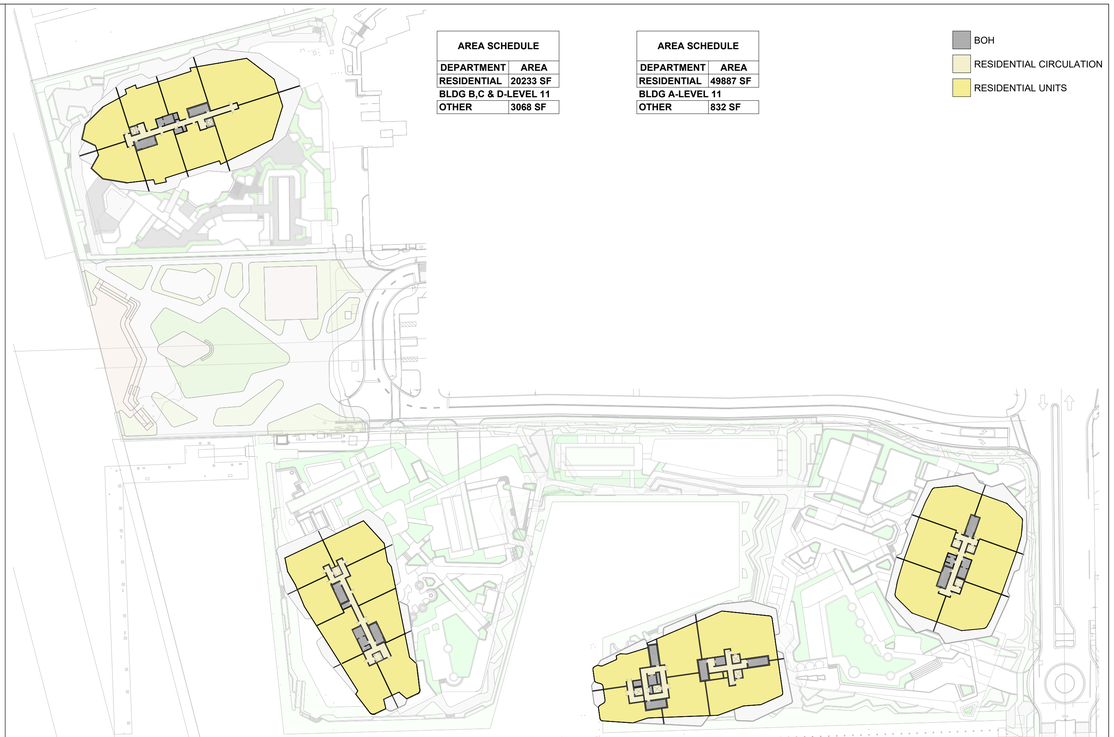
AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 10	
	0 SF
OTHER	3120 SF

AREA SCHEDULE	
DEPARTMENT	AREA
RESIDENTIAL	48226 SF
BLDG A-LEVEL 10	
OTHER	832 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

2 OVERALL AREA PLAN LEVEL 10

1" = 80'-0"



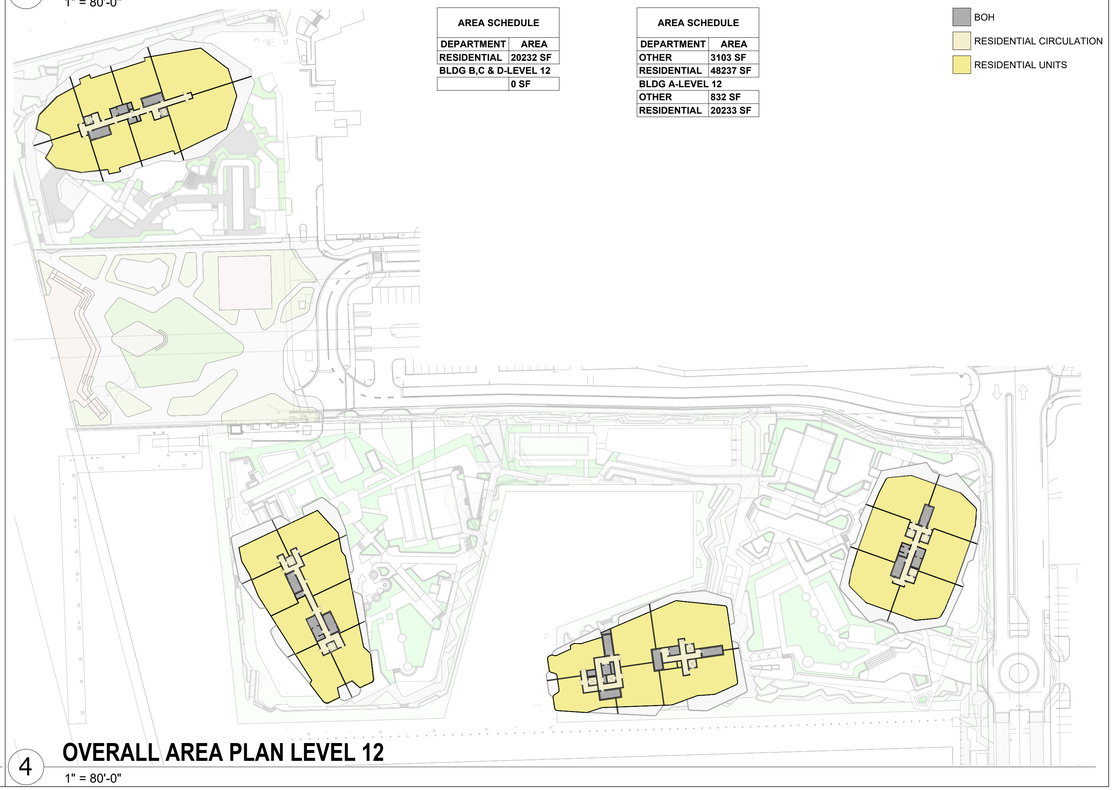
AREA SCHEDULE	
DEPARTMENT	AREA
RESIDENTIAL	20233 SF
BLDG B,C & D-LEVEL 11	
OTHER	3068 SF

AREA SCHEDULE	
DEPARTMENT	AREA
RESIDENTIAL	49887 SF
BLDG A-LEVEL 11	
OTHER	832 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

3 OVERALL AREA PLAN LEVEL 11

1" = 80'-0"



AREA SCHEDULE	
DEPARTMENT	AREA
RESIDENTIAL	20232 SF
BLDG B,C & D-LEVEL 12	
	0 SF

AREA SCHEDULE	
DEPARTMENT	AREA
OTHER	3103 SF
RESIDENTIAL	48237 SF
BLDG A-LEVEL 12	
OTHER	832 SF
RESIDENTIAL	20233 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

4 OVERALL AREA PLAN LEVEL 12

1" = 80'-0"

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AREA PLANS - BLDGS OVERALL

Project No. **000.000**

Sheet No.

A0-03

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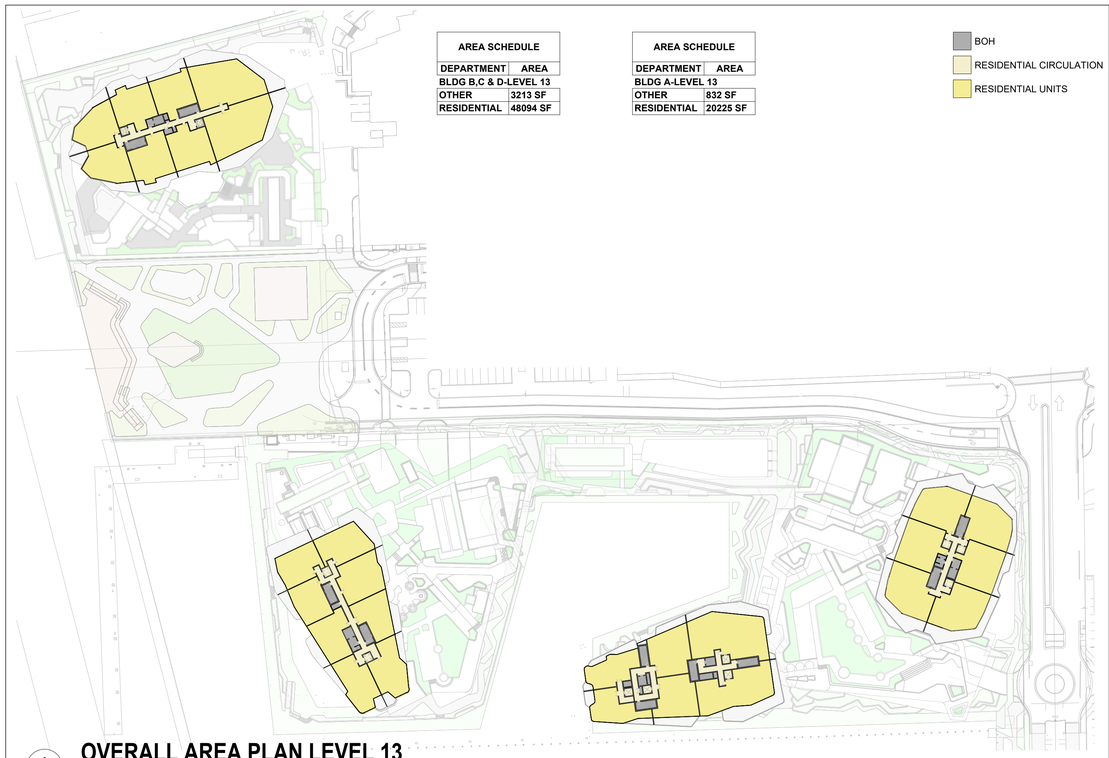
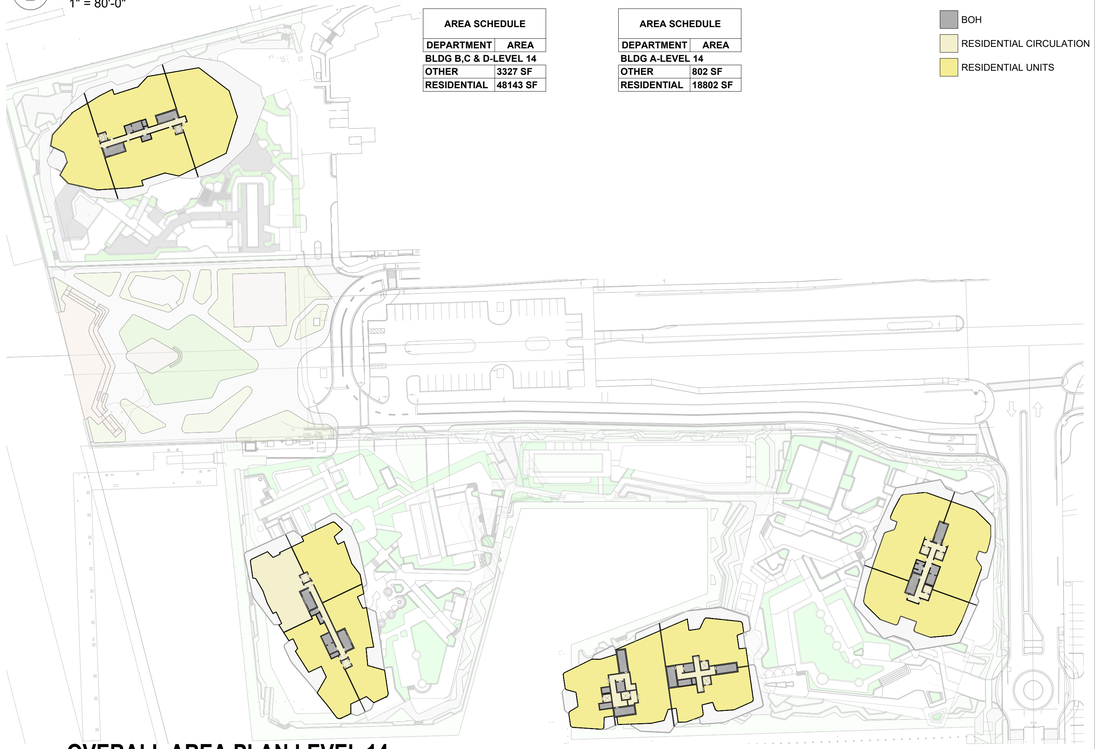


AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 13	
OTHER	3213 SF
RESIDENTIAL	48094 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 13	
OTHER	832 SF
RESIDENTIAL	20225 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

1 **OVERALL AREA PLAN LEVEL 13**
1" = 80'-0"



AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 14	
OTHER	3327 SF
RESIDENTIAL	48143 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 14	
OTHER	802 SF
RESIDENTIAL	18802 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

3 **OVERALL AREA PLAN LEVEL 14**
1" = 80'-0"

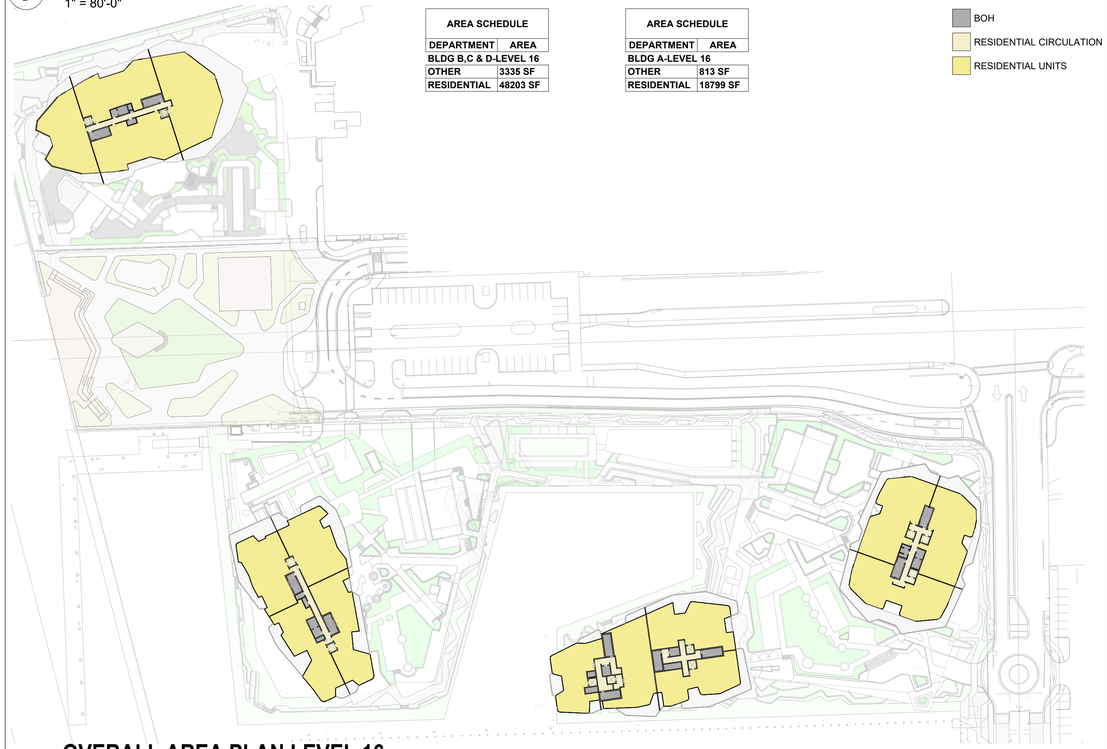


AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 15	
OTHER	3325 SF
RESIDENTIAL	48236 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 15	
OTHER	802 SF
RESIDENTIAL	18802 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

5 **OVERALL AREA PLAN LEVEL 15**
1" = 80'-0"



AREA SCHEDULE	
DEPARTMENT	AREA
BLDG B,C & D-LEVEL 16	
OTHER	3335 SF
RESIDENTIAL	48203 SF

AREA SCHEDULE	
DEPARTMENT	AREA
BLDG A-LEVEL 16	
OTHER	813 SF
RESIDENTIAL	18799 SF

BOH
RESIDENTIAL CIRCULATION
RESIDENTIAL UNITS

7 **OVERALL AREA PLAN LEVEL 16**
1" = 80'-0"

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AREA PLANS - BLDGS OVERALL

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A0-04

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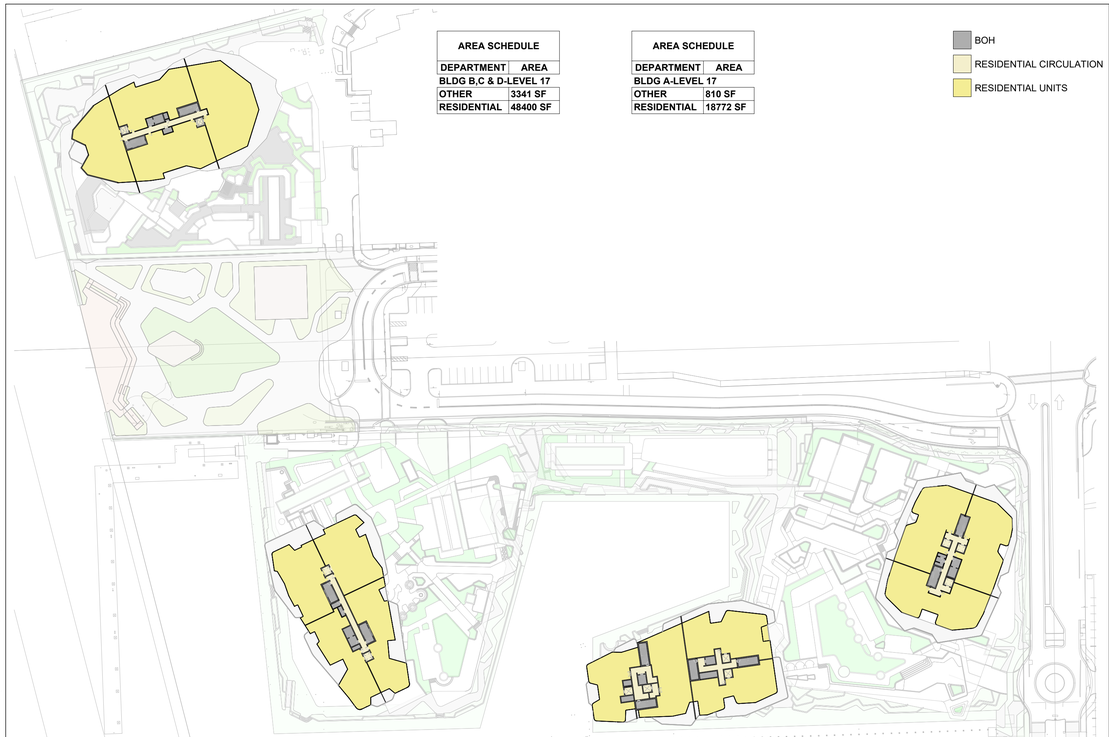
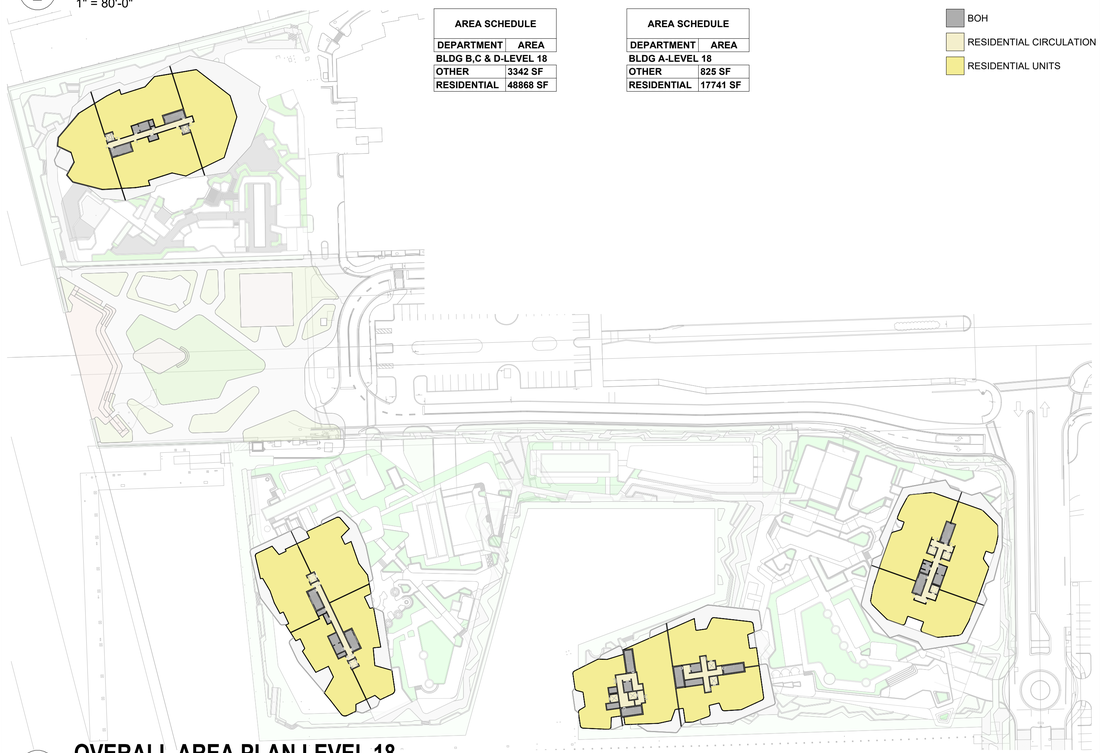
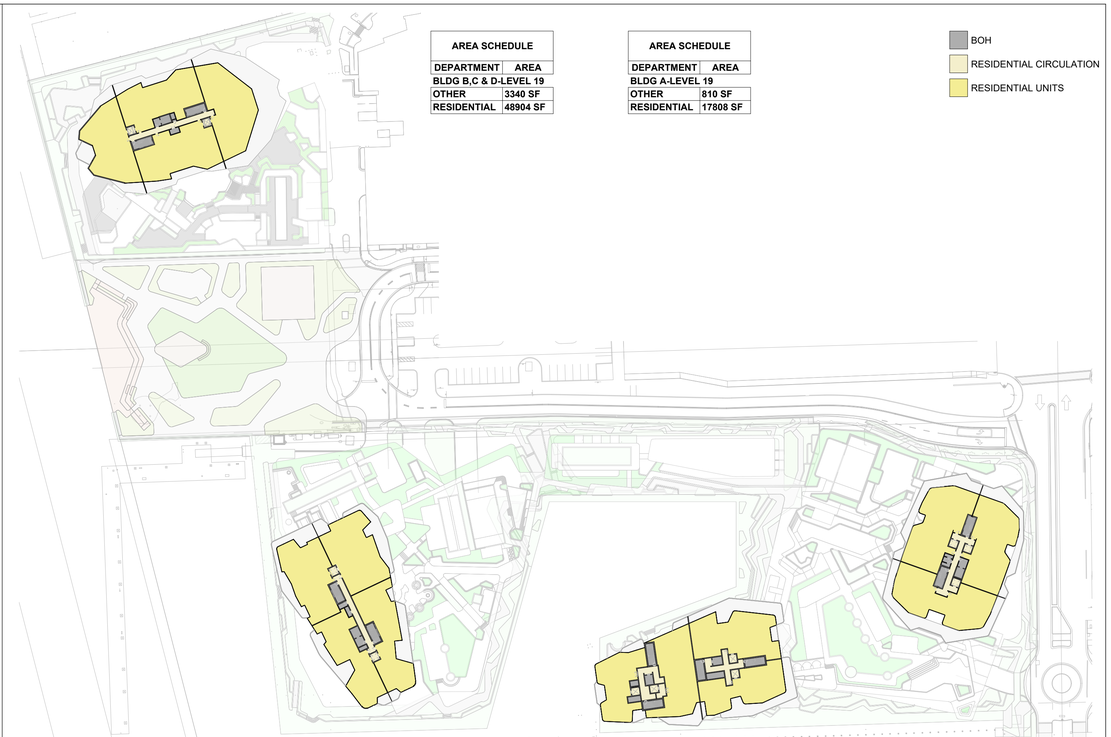


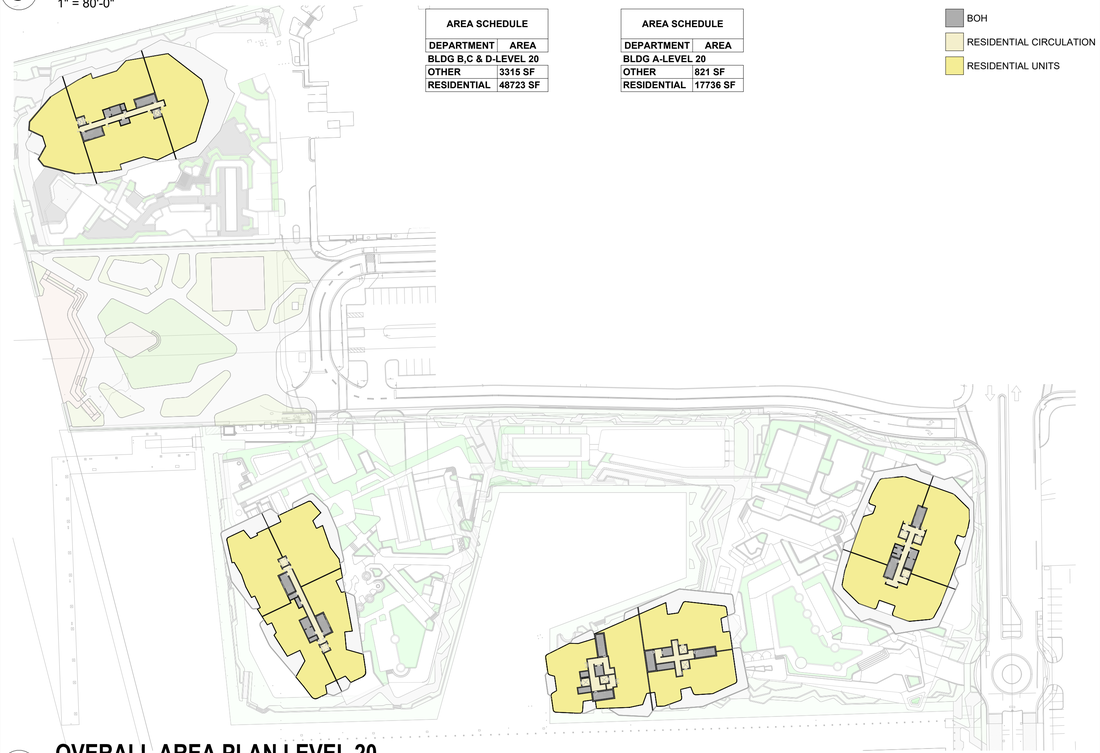
1 **OVERALL AREA PLAN LEVEL 17**
1" = 80'-0"



3 **OVERALL AREA PLAN LEVEL 18**
1" = 80'-0"



5 **OVERALL AREA PLAN LEVEL 19**
1" = 80'-0"



7 **OVERALL AREA PLAN LEVEL 20**
1" = 80'-0"

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AREA PLANS - BLDGS OVERALL

Project No. **000.000**

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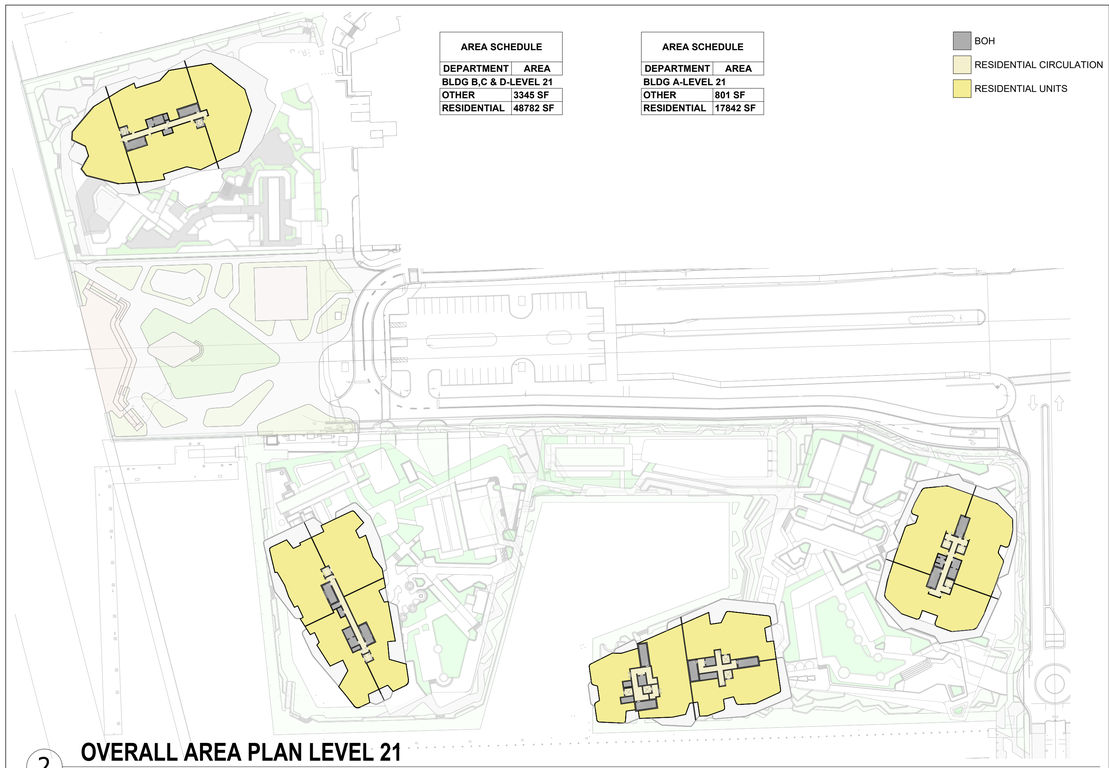
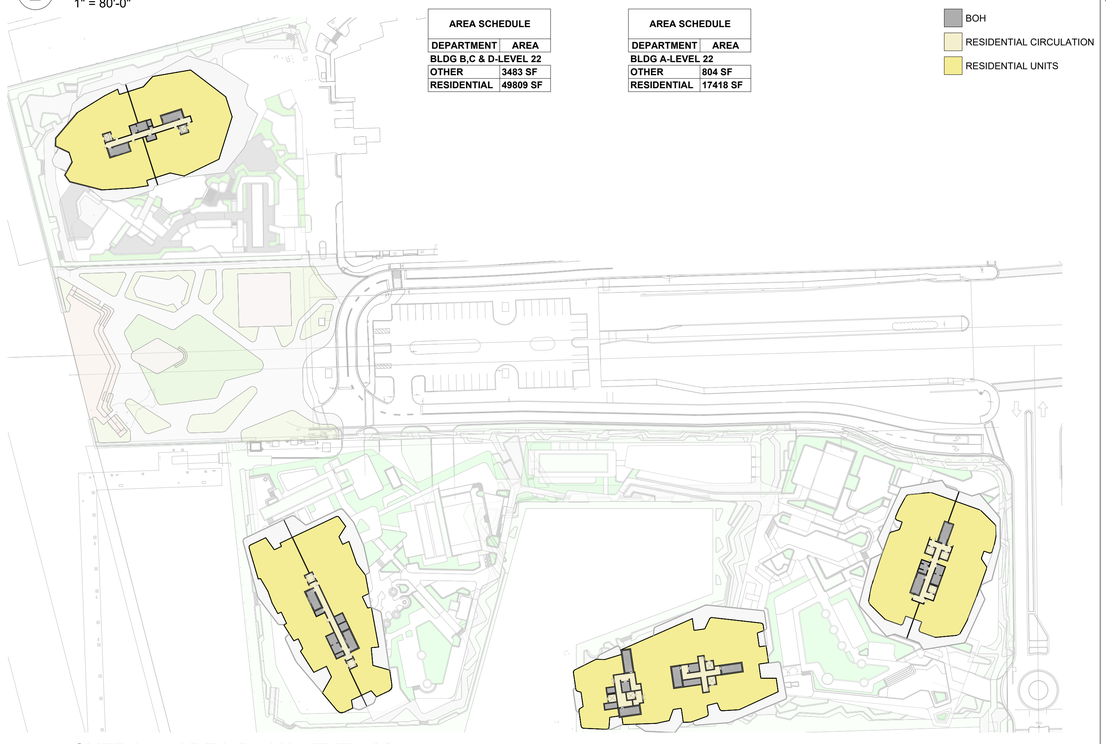


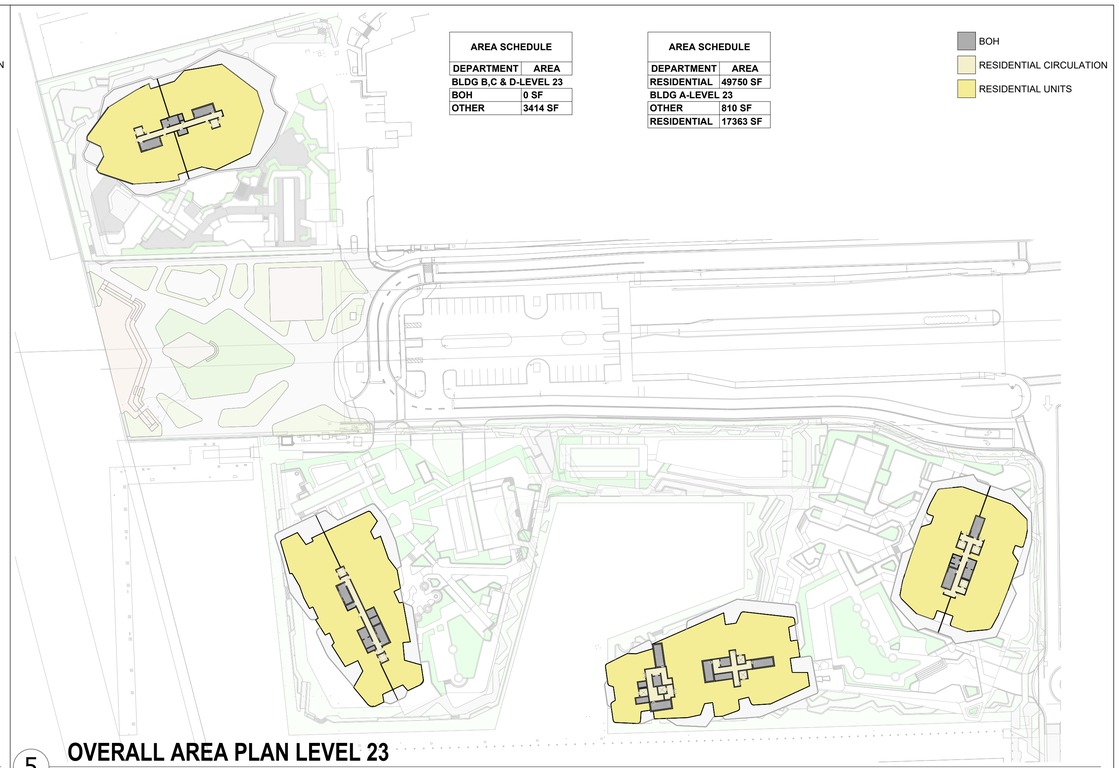
2 **OVERALL AREA PLAN LEVEL 21**

1" = 80'-0"



3 **OVERALL AREA PLAN LEVEL 22**

1" = 80'-0"



5 **OVERALL AREA PLAN LEVEL 23**

1" = 80'-0"

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AREA PLANS - BLDGS OVERALL

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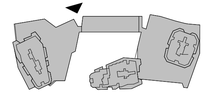
Pedestrian entryway leading to the marina area from 17th Street service road.

1 **A1-110 PEDESTRIAN RENDER 01**

BLDG A

BLDG B BLDG C BLDG D



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PEDESTRIAN RENDER

Sheet No.

A1-101

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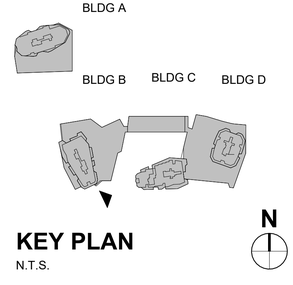
View from the marina promenade overlooking the marina and the public realm along the marina edge.

1 **A1-102 PEDESTRIAN RENDER 02**



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Project No. **000.000**

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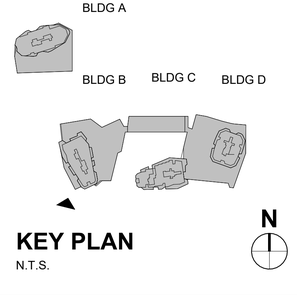
View from the water looking towards Residence B and retail promenade.

1 **A1-103 PEDESTRIAN RENDER 03**



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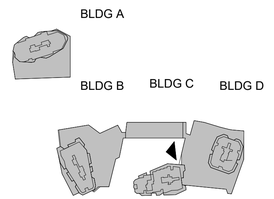
View looking towards Residences B & C from the inner marina retail area.

1 **A1-104 PEDESTRIAN RENDER 04**



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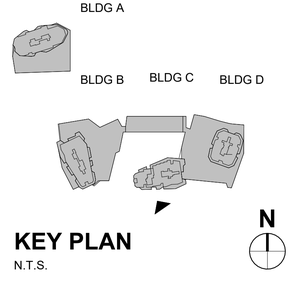
View from neighborhood across the canal of Residences B & C and marina entry.

1 **A1-105 PEDESTRIAN RENDER 05**



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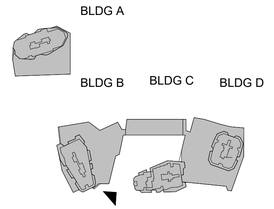
Promenade view of Residence A.

1 **A1-106 PEDESTRIAN RENDER 06**



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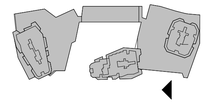
Promenade view along canal edge and dock adjacent to Residence D.

1 **A1-107 PEDESTRIAN RENDER 07**

BLDG A

BLDG B BLDG C BLDG D



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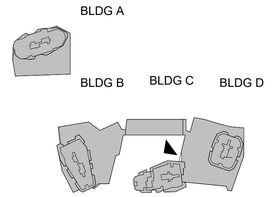
Residence C retail and waterfront view.

1 **A1-108 PEDESTRIAN RENDER 08**



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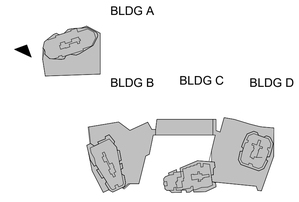
Residence A promenade view looking towards Pelican Landing and marina.

1 **A1-109 PEDESTRIAN RENDER 09**



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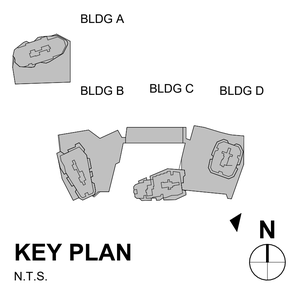
View from Inlet Drive looking at Residence C drop-off and promenade.

1 **A1-110 PEDESTRIAN RENDER 10**



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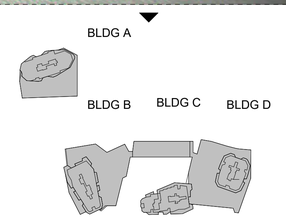
Aerial view from north showing Pier 66 in context.

1 **A1-201 CONTEXT RENDER 01**



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CONTEXT RENDER

Project No. **000.000**

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A1-201

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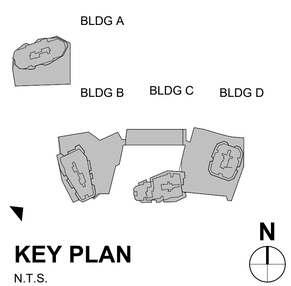
Aerial view from south west showing Residence A, B, & C in context.

1 **A1-202 CONTEXT RENDER 02**



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Sheet Title **CONTEXT RENDER**

Project No. **000.000**

Sheet No. **A1-202**

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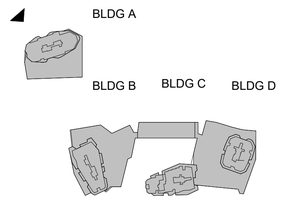
Aerial view from north west showing Residence A in context.

1 **A1-203 CONTEXT RENDER 03**



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Sheet Title **CONTEXT RENDER**

Project No. **000.000**

Sheet No.
A1-203

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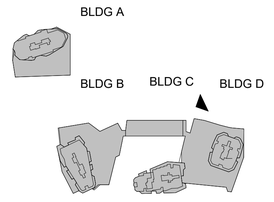
Semi aerial view from Phase 01 Pier 66 showing Residences B, C, & D.

1 **A1-204 CONTEXT RENDER 04**



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CONTEXT RENDER

Project No. **000.000**

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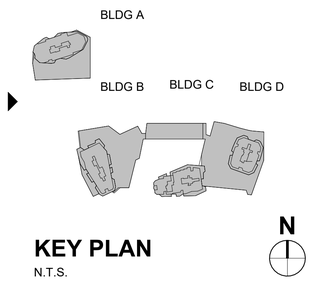
Aerial view from across 17th street causeway bridge to the east, showing Residence A & B.

1 **A1-205 CONTEXT RENDER 05**



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Sheet Title **CONTEXT RENDER**

Project No. **000.000**

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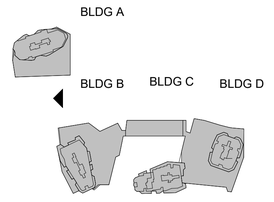
Aerial view from the east showing grocer, Residence D, B, & A in context.

1 **A1-206 CONTEXT RENDER 06**



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CONTEXT RENDER

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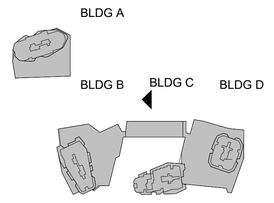
Proposal for public realm under 17th street causeway bridge. [not part of project scope]

1 **A1-301 PARK RENDER 01**



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Sheet Title **PARK RENDER**

Project No. **000.000**

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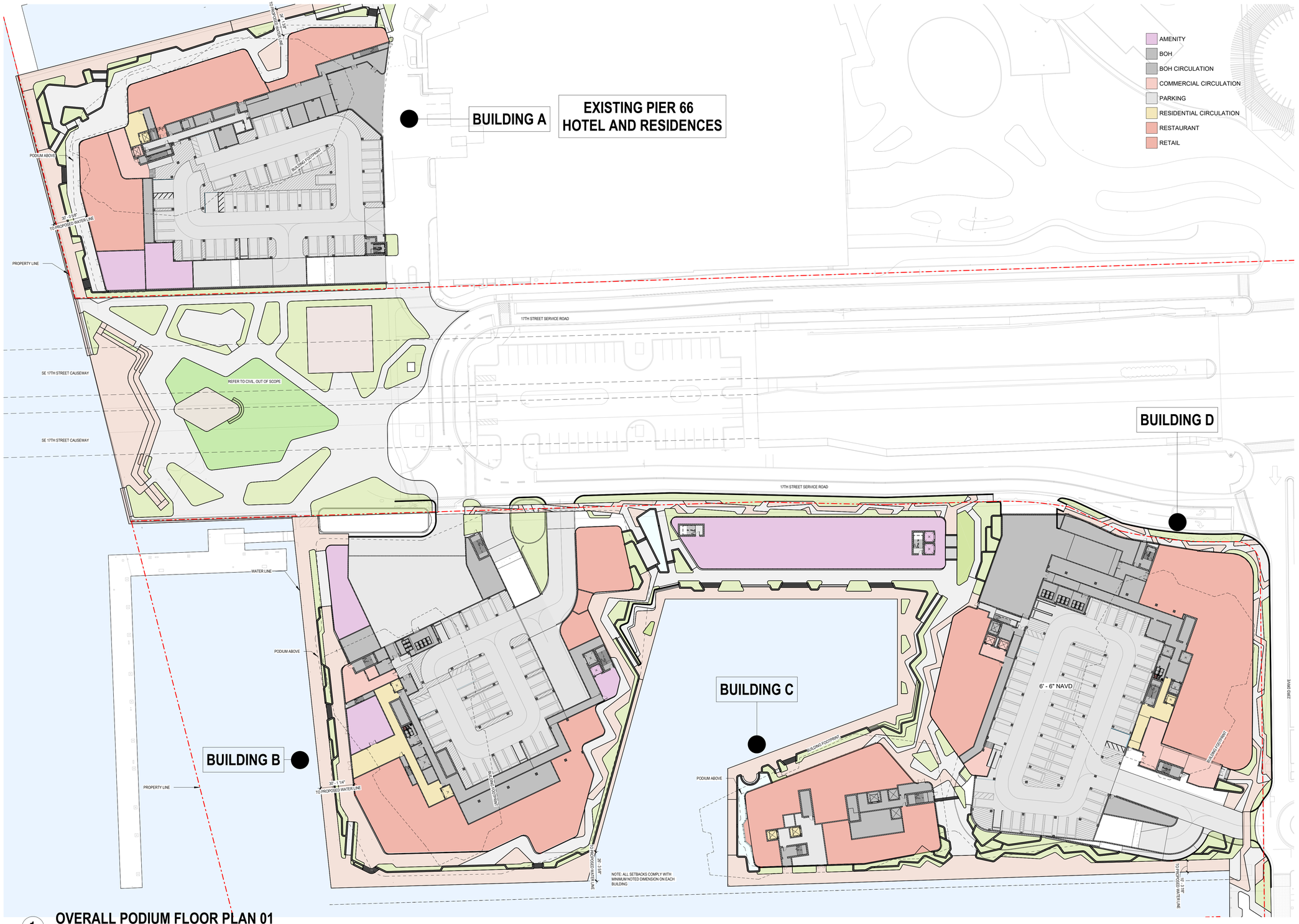

1 **OVERALL PODIUM FLOOR PLAN 01**

1" = 40'-0"

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OVERALL PLAN LEVEL 1

Project No. **000.000**

Sheet No.

A2-001

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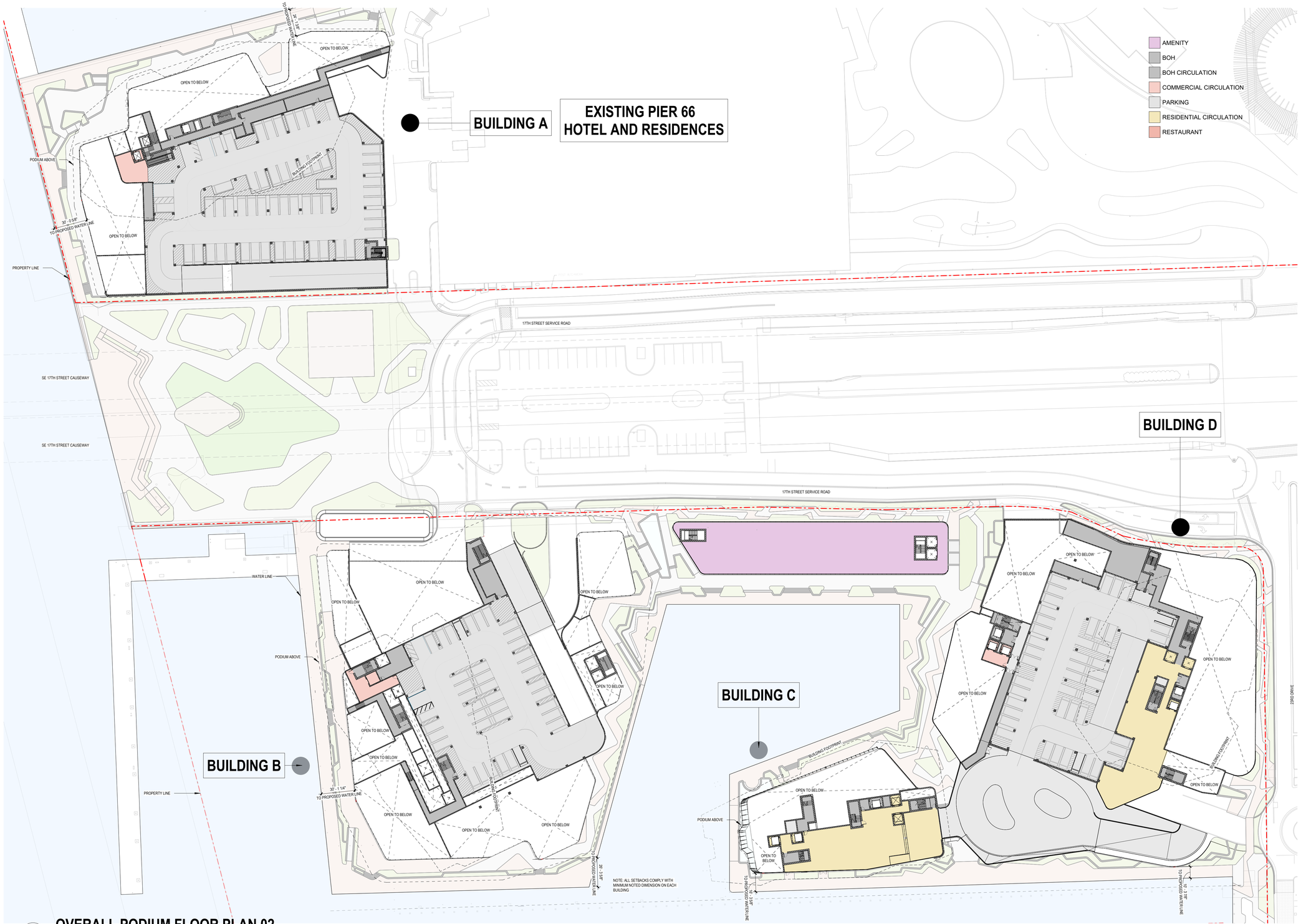

1 **OVERALL PODIUM FLOOR PLAN 02**

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OVERALL PLAN LEVEL 2

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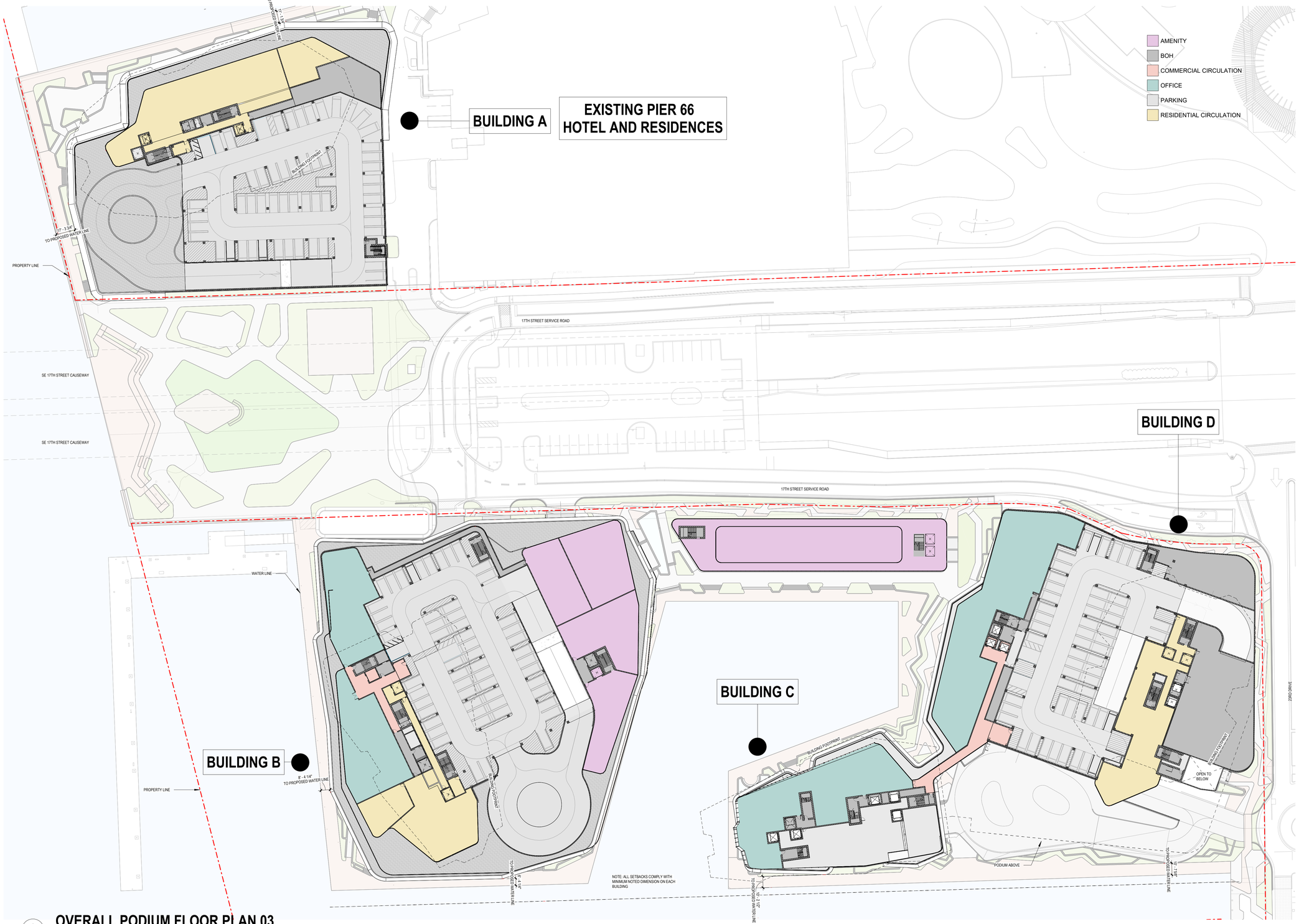

1 **OVERALL PODIUM FLOOR PLAN 03**

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OVERALL PLAN LEVEL 3

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A2-003

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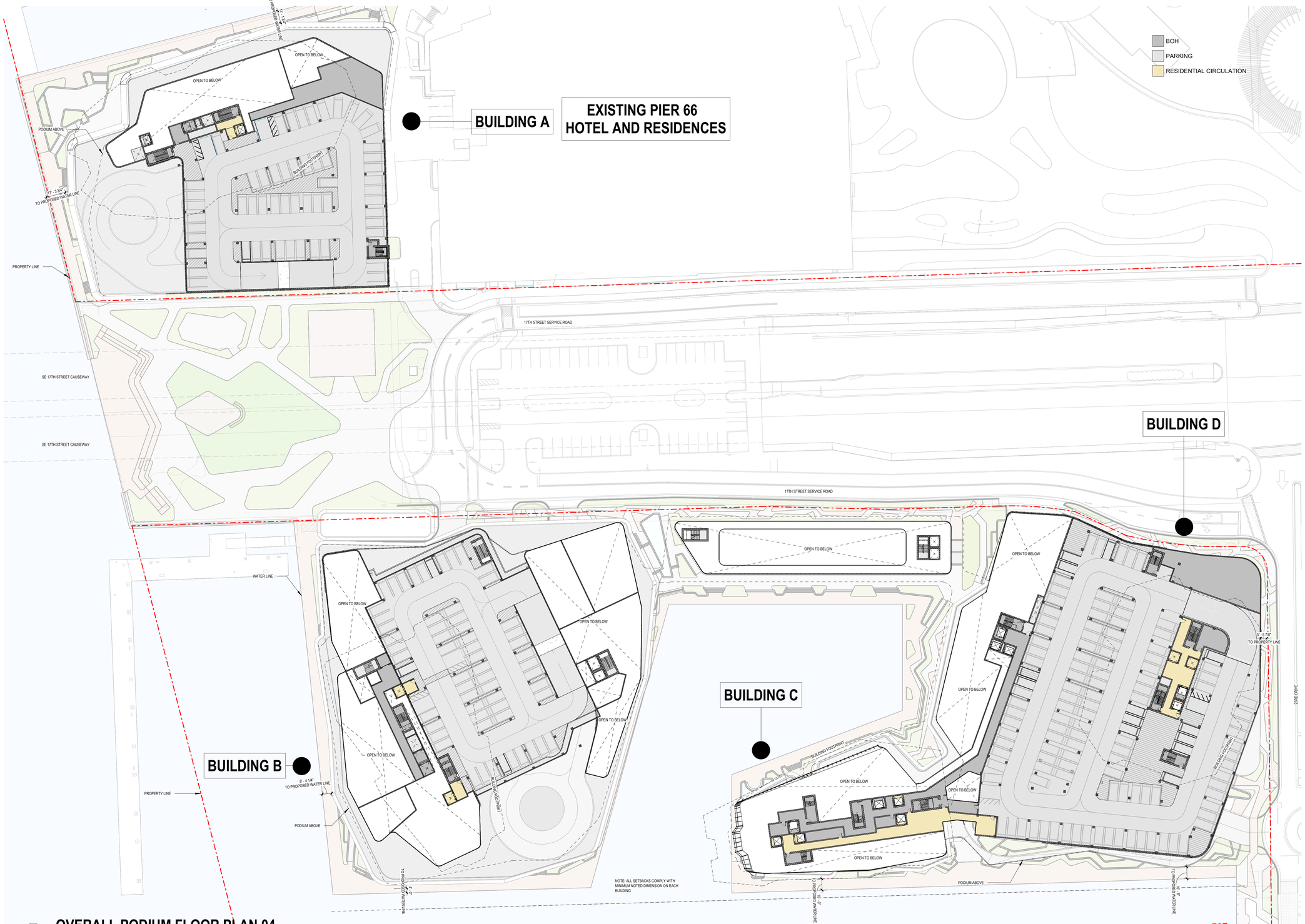

1 **OVERALL PODIUM FLOOR PLAN 04**
1" = 40'-0"

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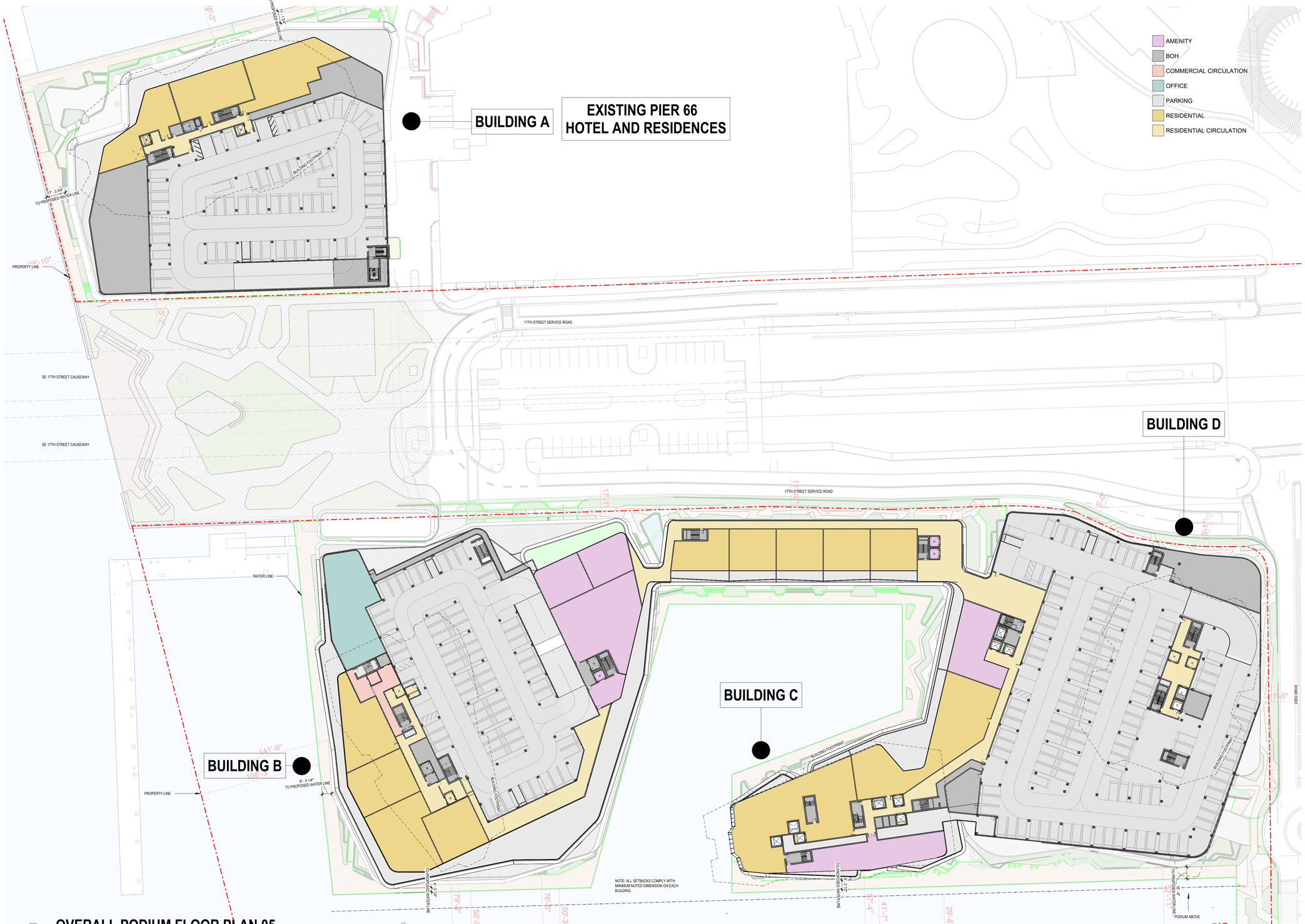
Sheet Title
OVERALL PLAN LEVEL 4

Project No. **000.000**

Sheet No.
A2-004



1 **OVERALL PODIUM FLOOR PLAN 05**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 5

Project No. **000.000**

Sheet No.

A2-005

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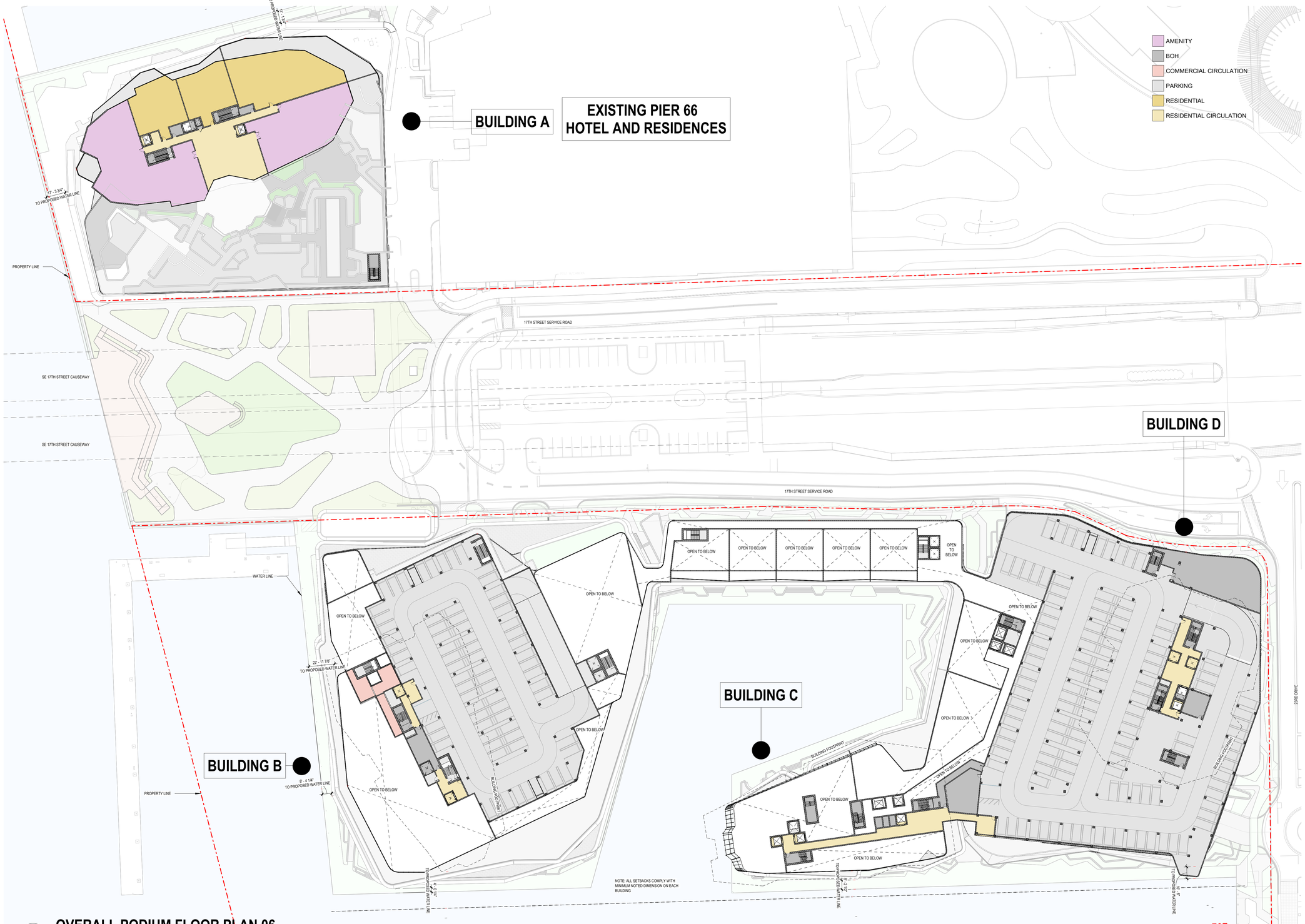

1 **OVERALL PODIUM FLOOR PLAN 06**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 6

Project No. **000.000**

Sheet No.

A2-006

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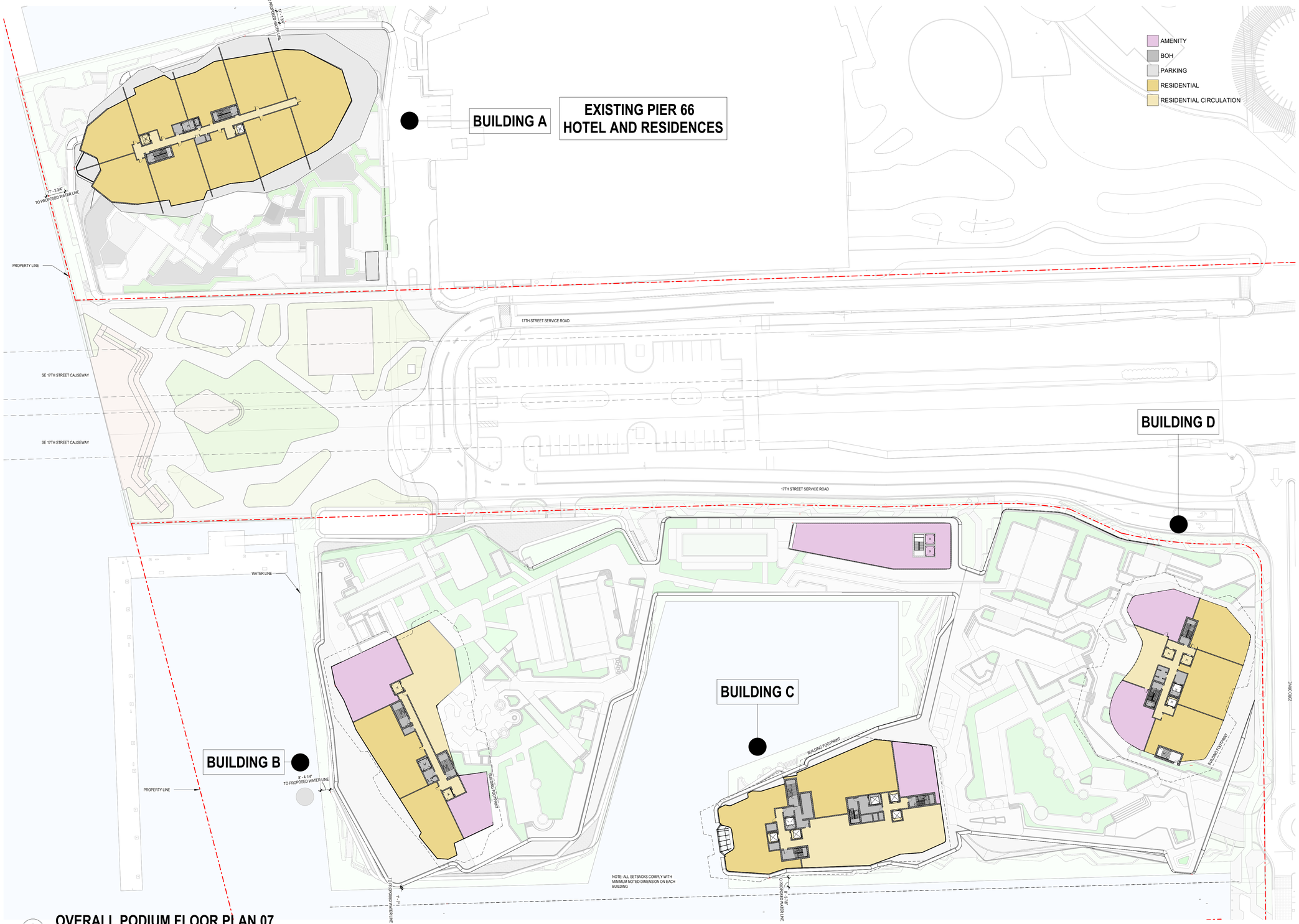

1 **OVERALL PODIUM FLOOR PLAN 07**
1" = 40'-0"

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Sheet Title
OVERALL PLAN LEVEL 7

Project No. **000.000**

Sheet No.
A2-007

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1 **OVERALL PODIUM FLOOR PLAN 08**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 8

Project No. **000.000**

Sheet No.

A2-008

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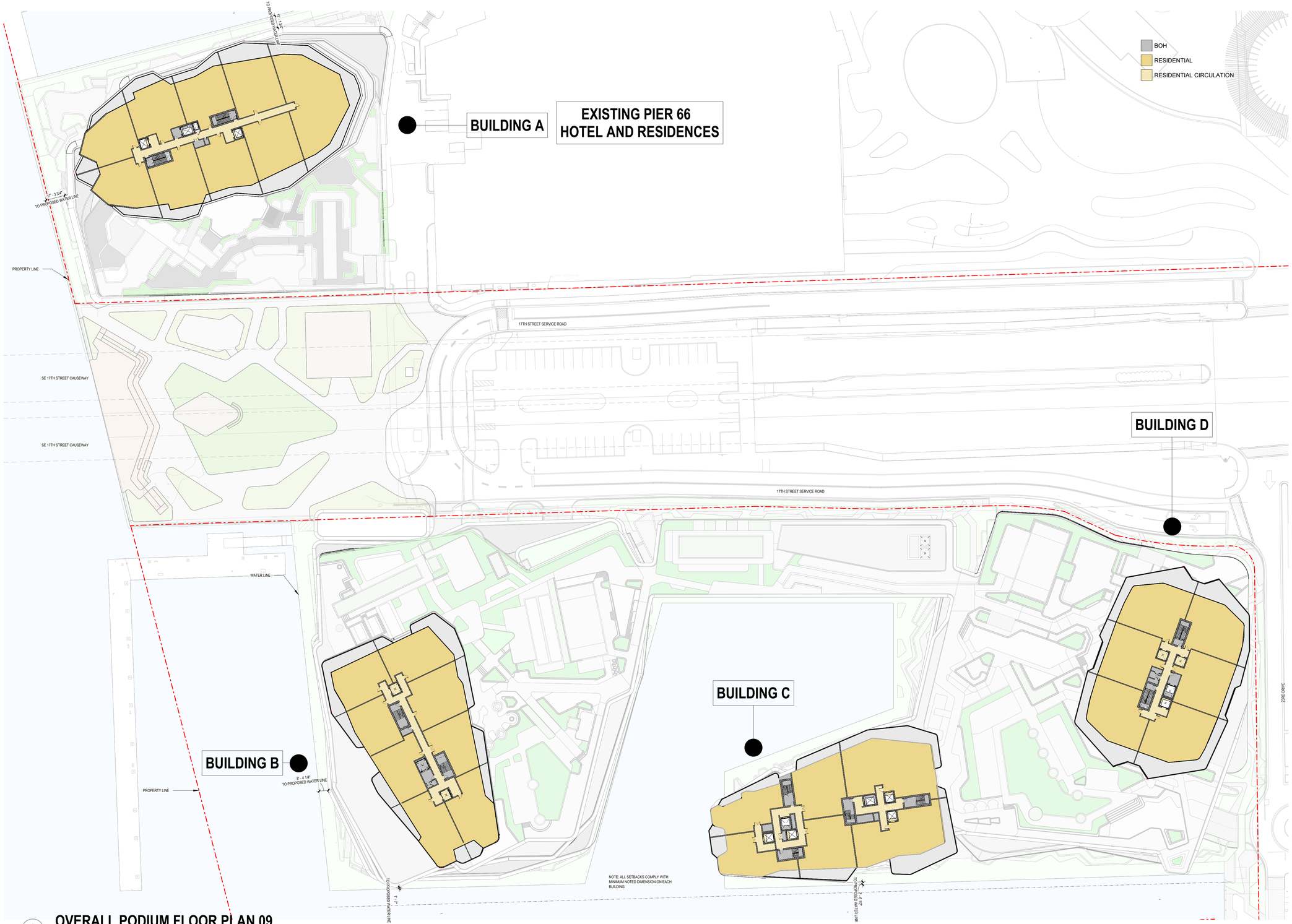

1 **OVERALL PODIUM FLOOR PLAN 09**
1" = 40'-0"

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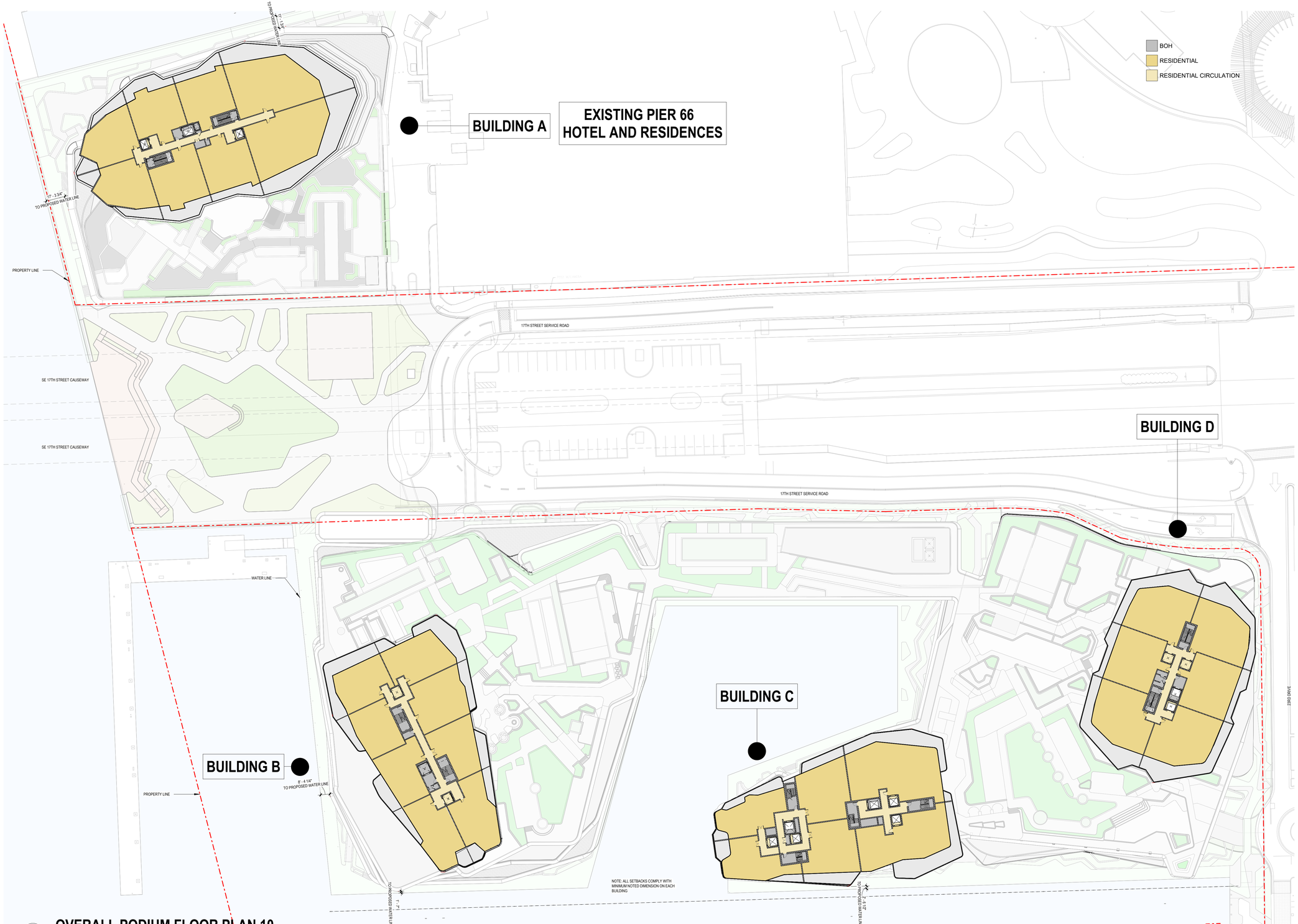
Sheet Title

OVERALL PLAN LEVEL 9

Project No. **000.000**

Sheet No.

A2-009



1 **OVERALL PODIUM FLOOR PLAN 10**
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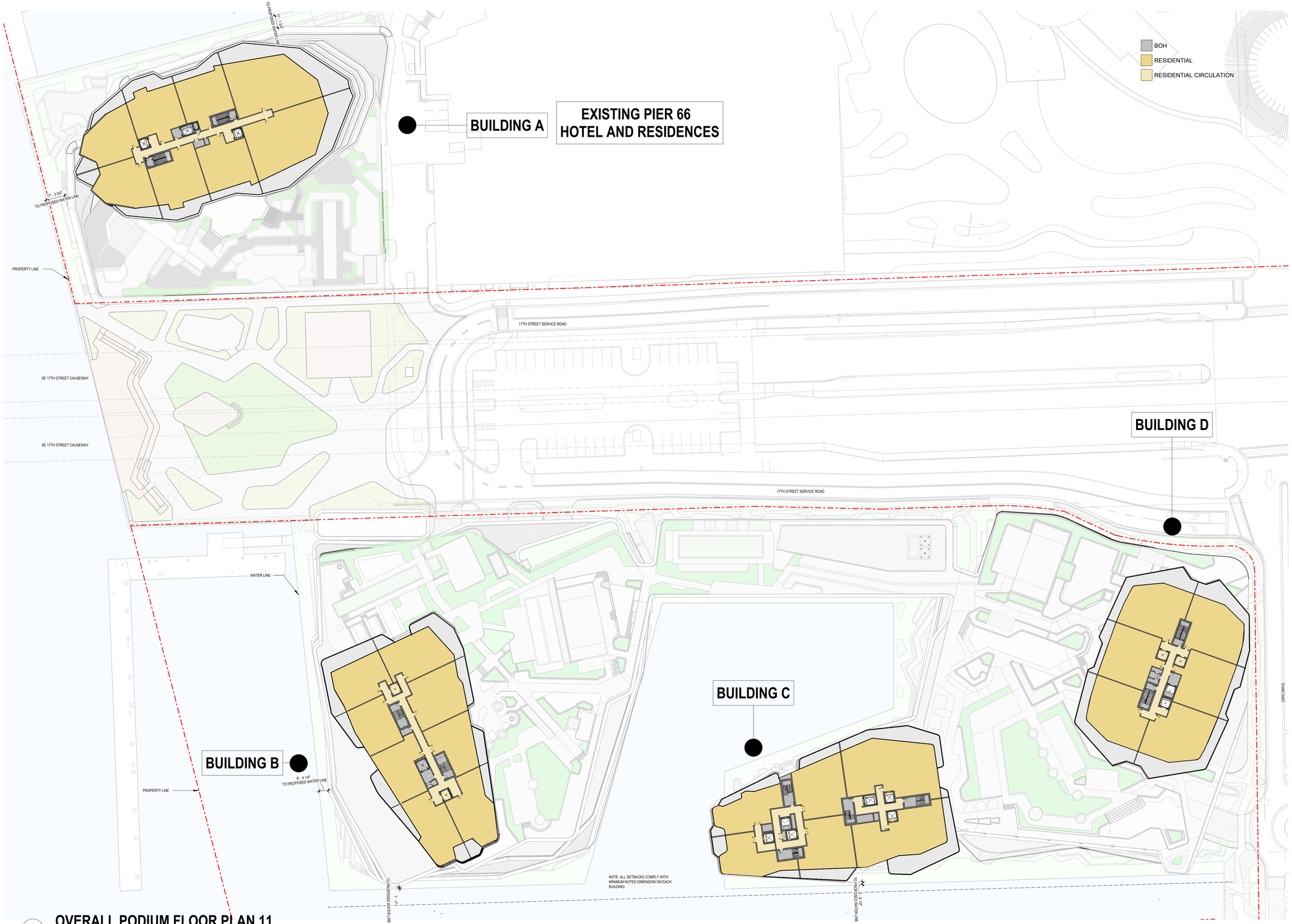
Sheet Title

OVERALL PLAN LEVEL 10

Project No. **000.000**

Sheet No.

A2-010



1 **OVERALL PODIUM FLOOR PLAN 11**

1" = 40'-0"

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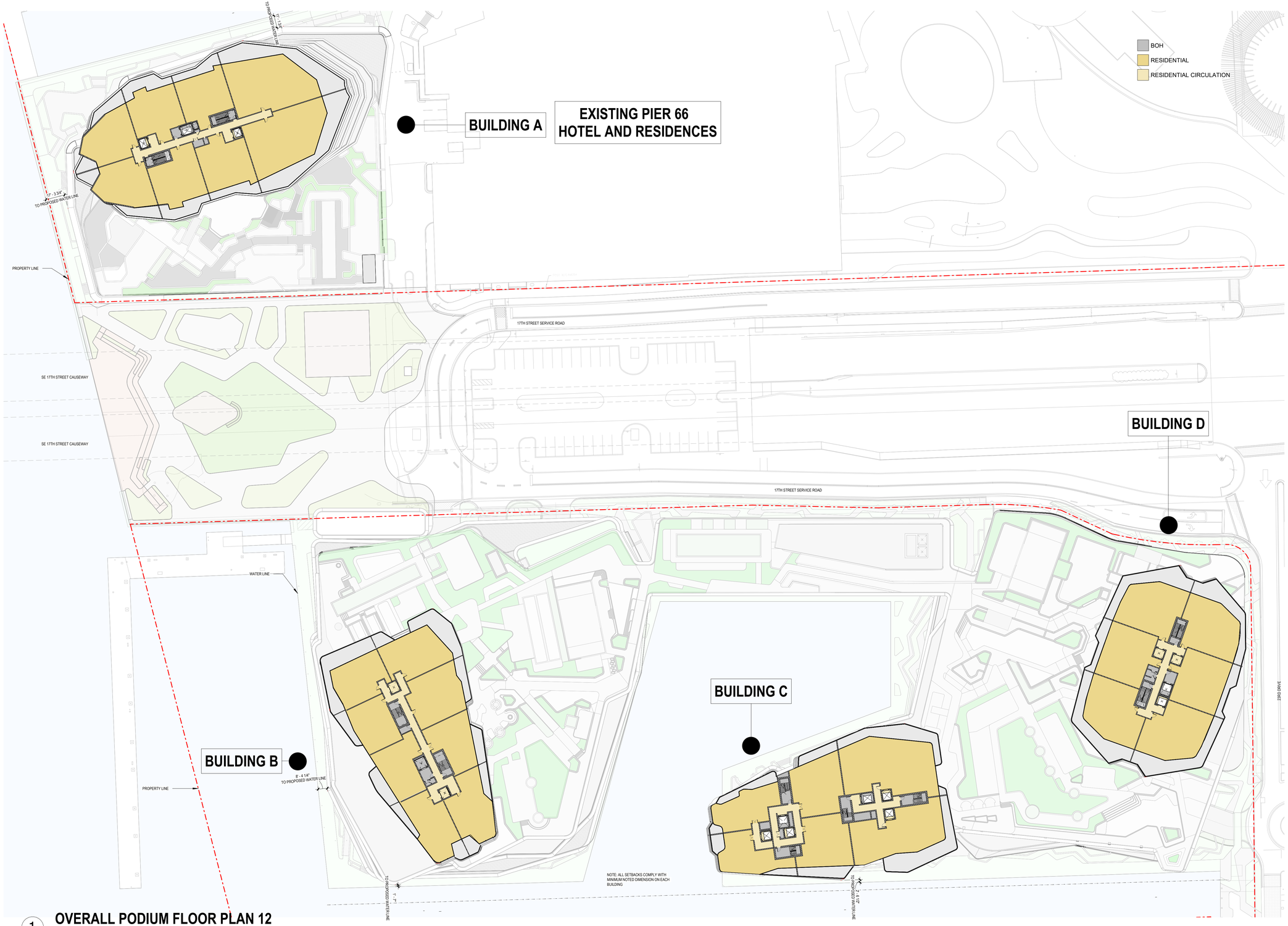
OVERALL PLAN LEVEL 11

Project No. **000.000**

Sheet No.

A2-011



1 **OVERALL PODIUM FLOOR PLAN 12**

1" = 40'-0"

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OVERALL PLAN LEVEL 12

Project No. **000.000**

Sheet No.

A2-012

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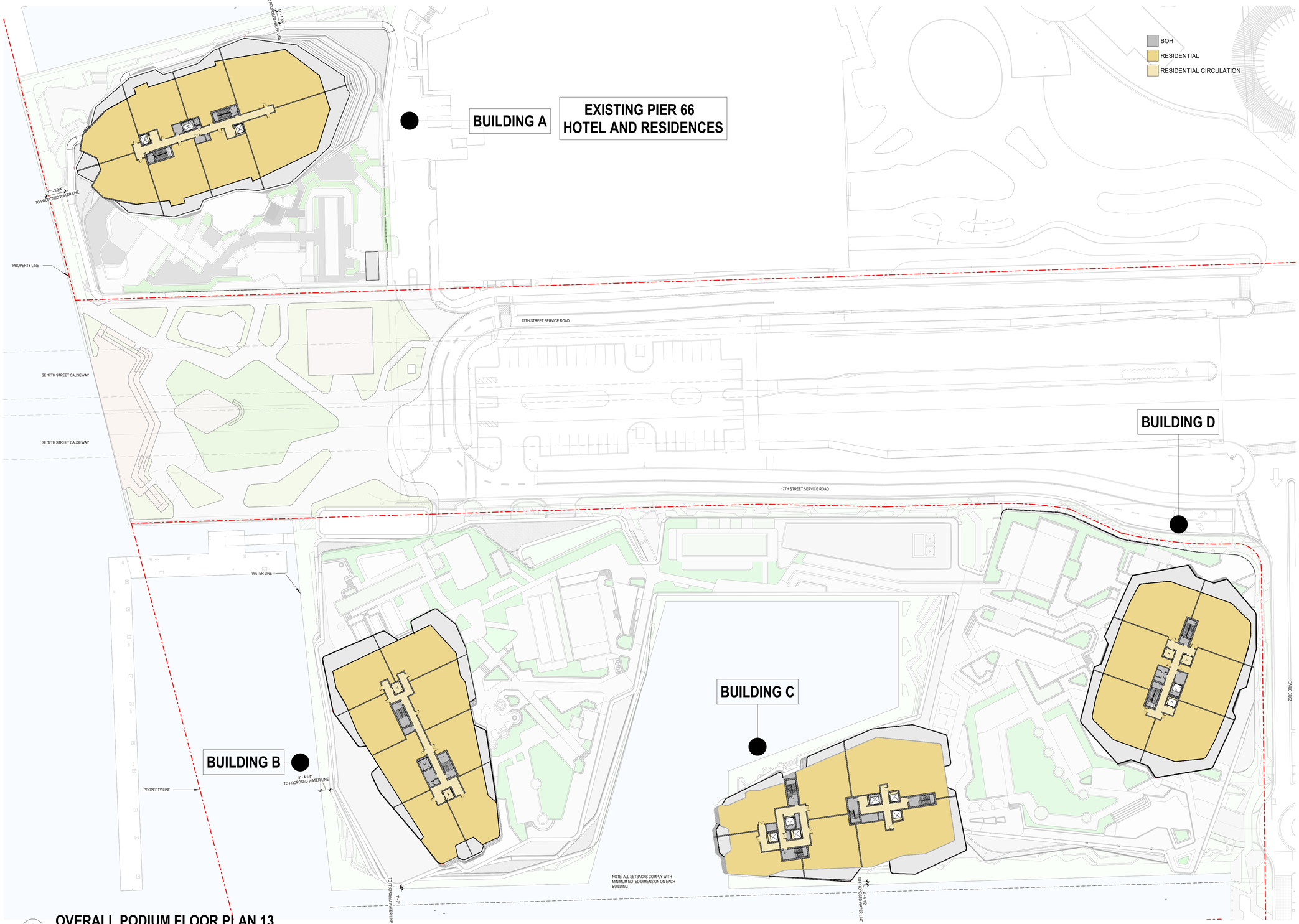

1 **OVERALL PODIUM FLOOR PLAN 13**
1" = 40'-0"

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OVERALL PLAN LEVEL 13

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1 **OVERALL PODIUM FLOOR PLAN 14**

1" = 40'-0"

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OVERALL PLAN LEVEL 14

Project No. **000.000**

Sheet No.

A2-014

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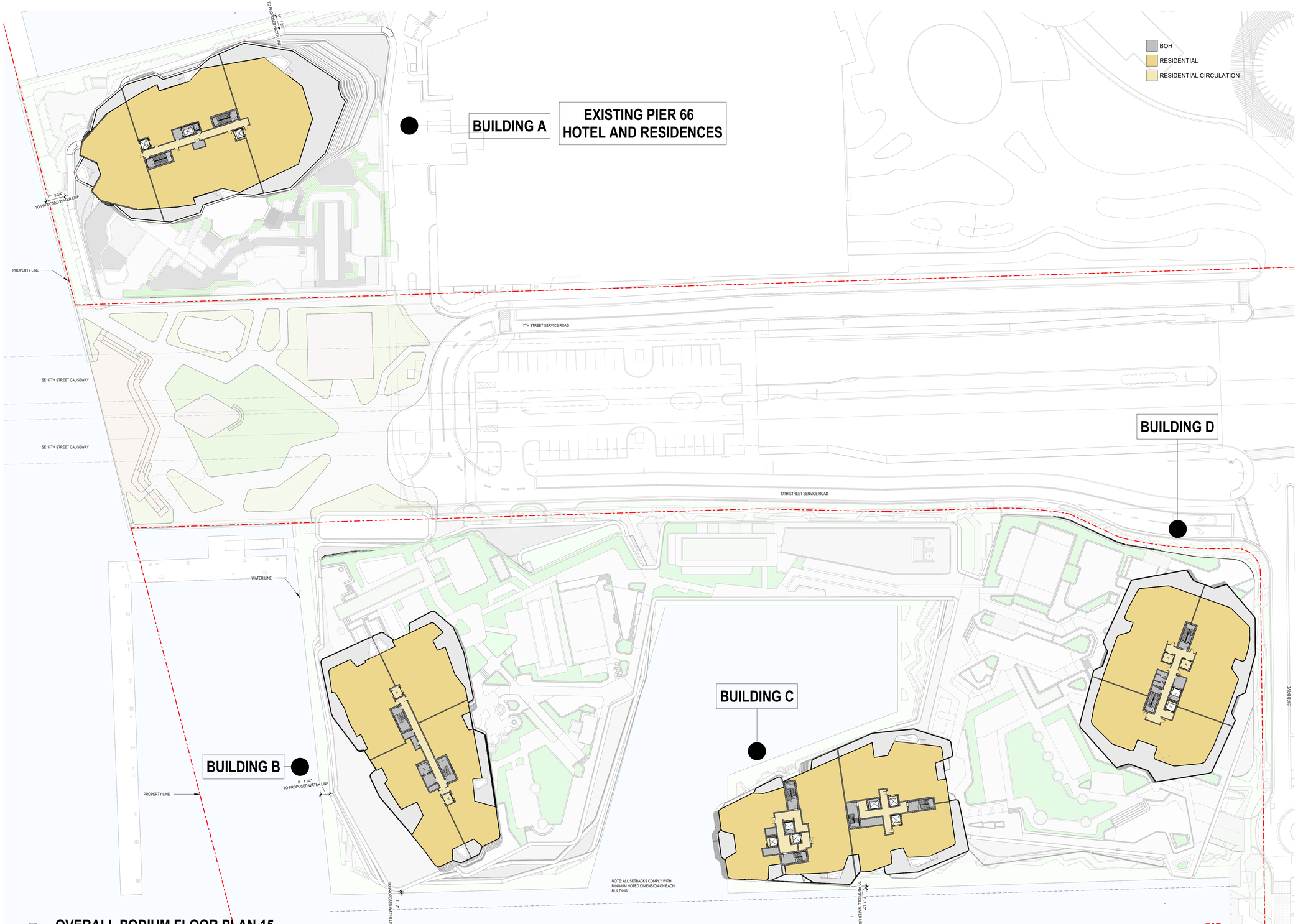

1 **OVERALL PODIUM FLOOR PLAN 15**

1" = 40'-0"

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OVERALL PLAN LEVEL 15

Project No. **000.000**

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A2-015

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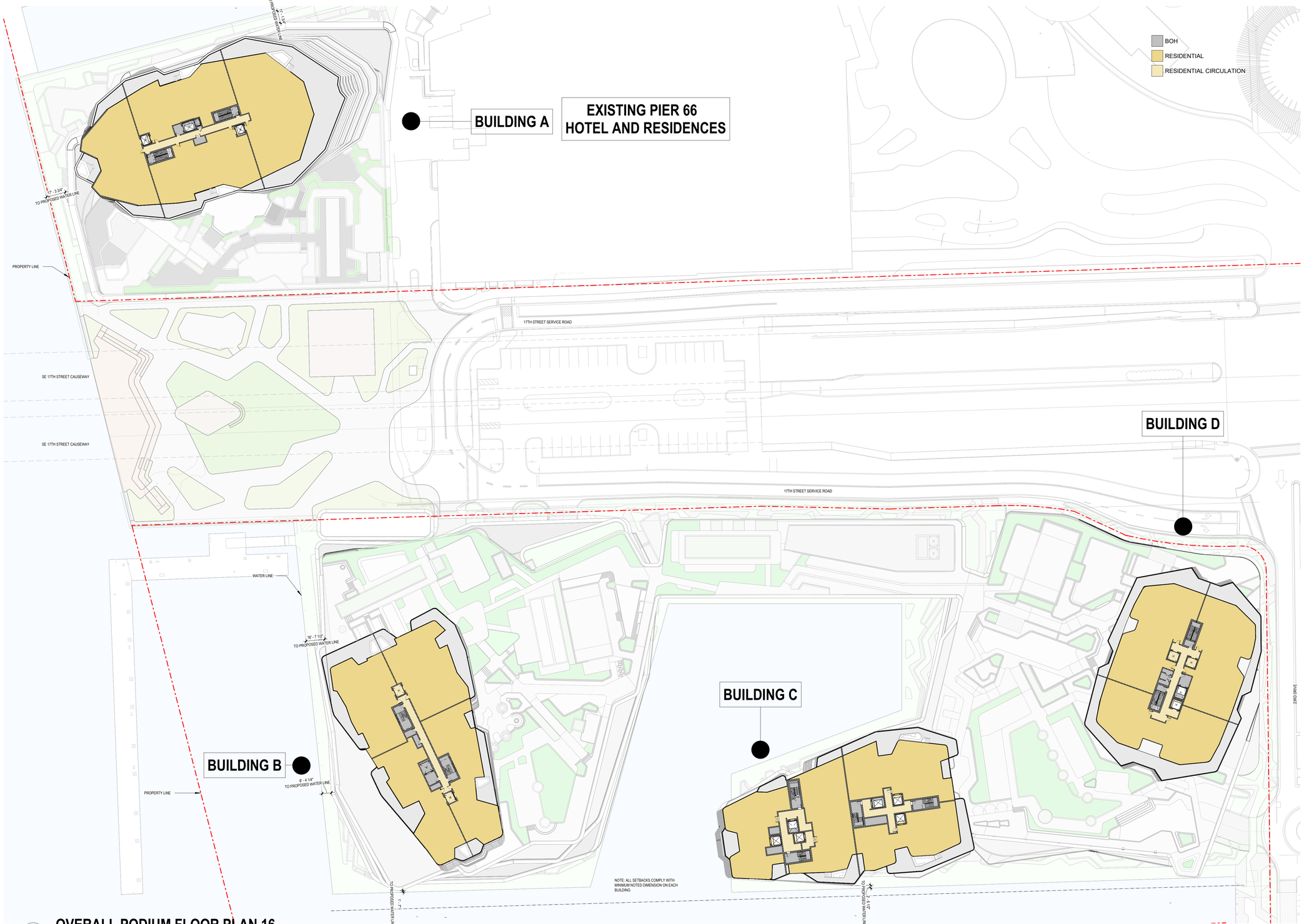

1 **OVERALL PODIUM FLOOR PLAN 16**

1" = 40'-0"

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OVERALL PLAN LEVEL 16

Project No. **000.000**

Sheet No.

A2-016

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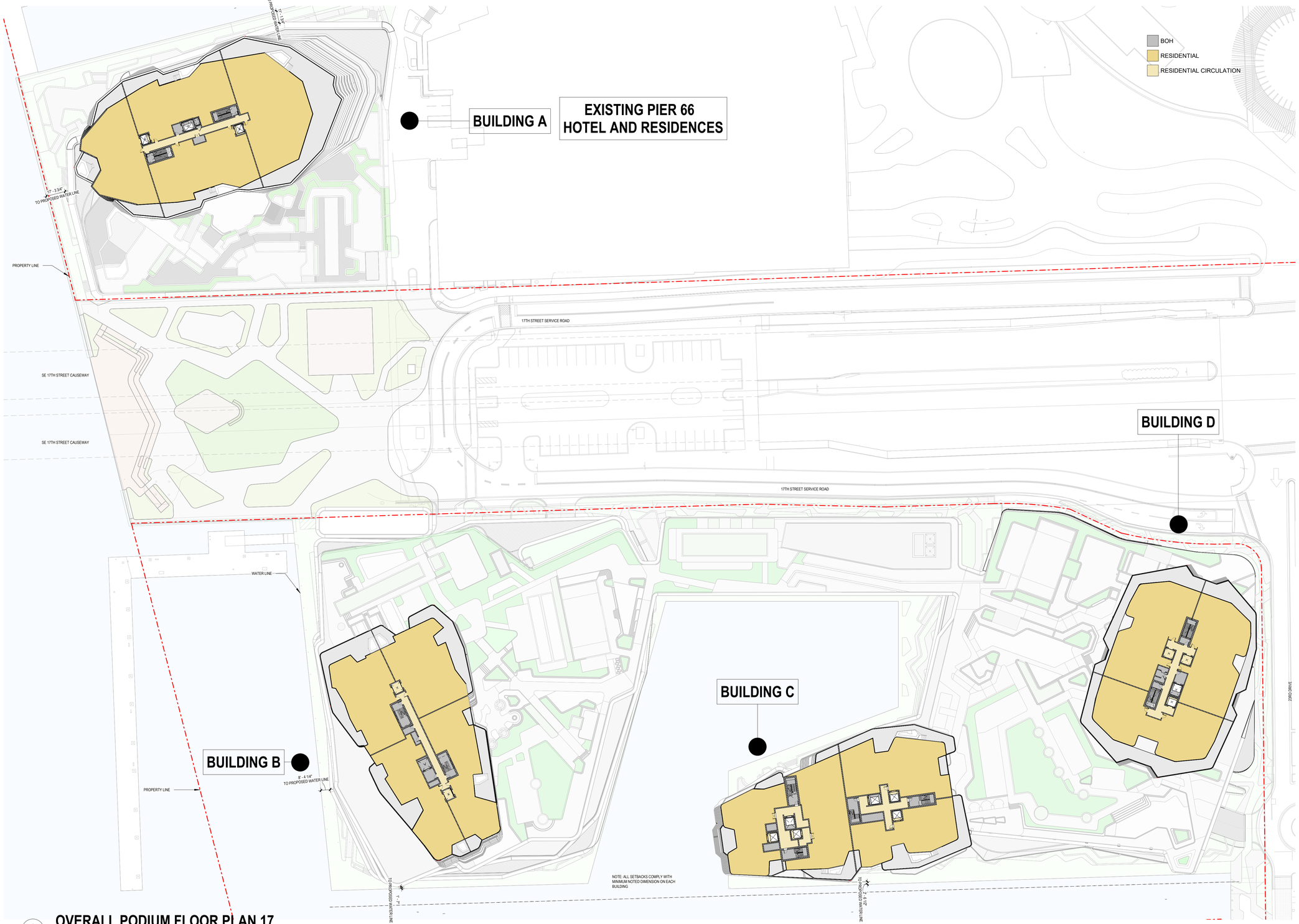

1 **OVERALL PODIUM FLOOR PLAN 17**
1" = 40'-0"

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OVERALL PLAN LEVEL 17

Project No. **000.000**

Sheet No.

A2-017

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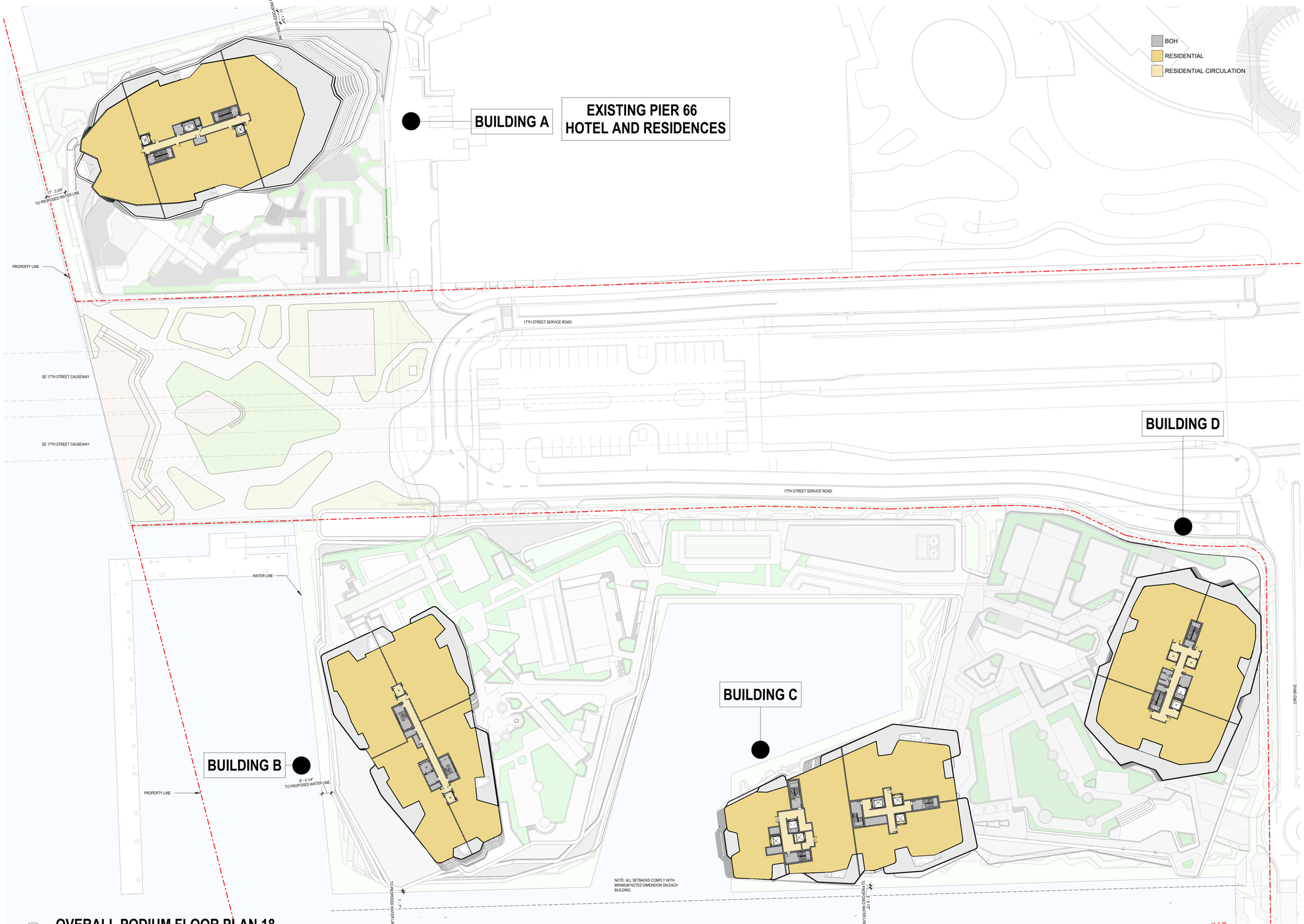

1 **OVERALL PODIUM FLOOR PLAN 18**

1" = 40'-0"

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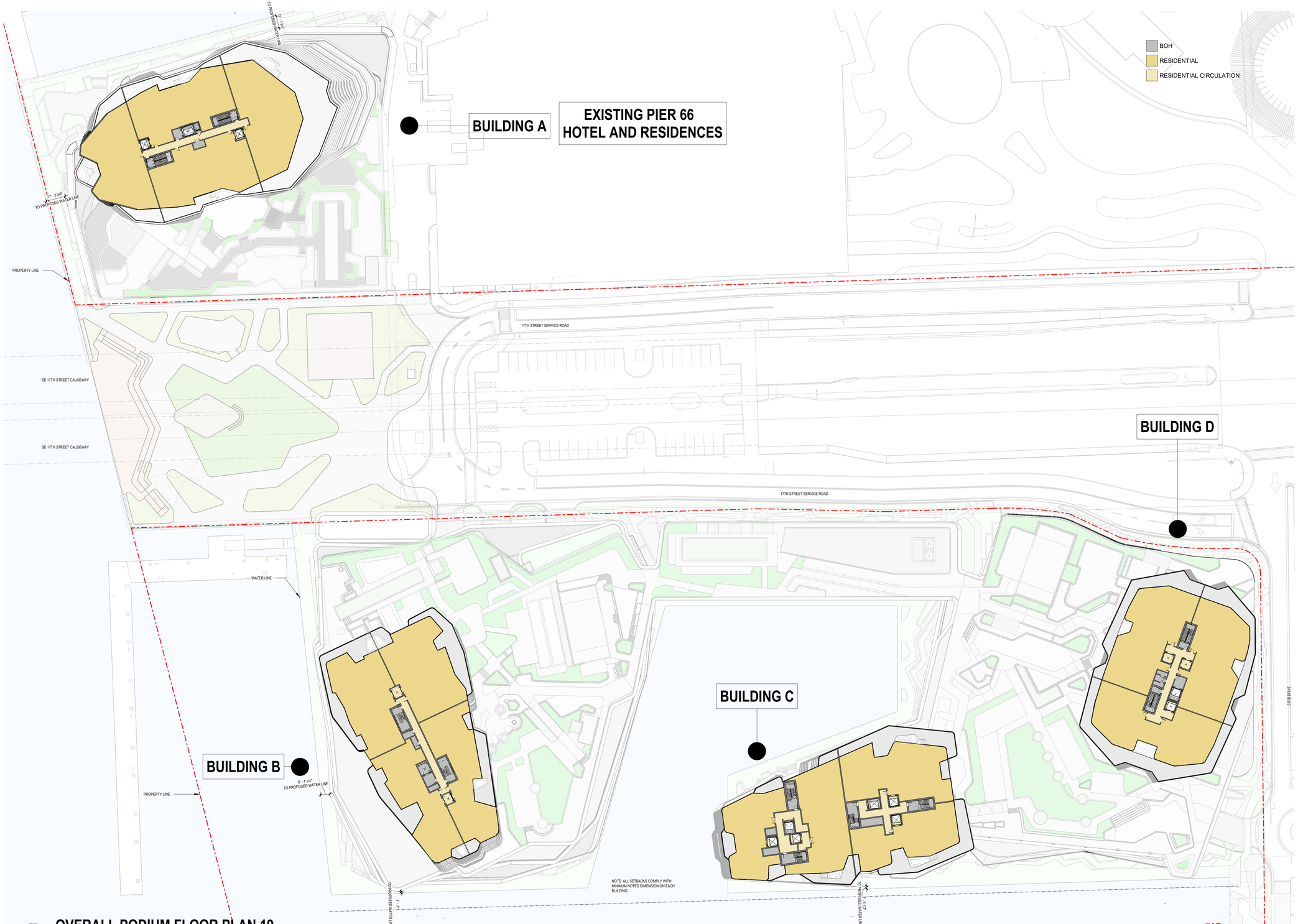
OVERALL PLAN LEVEL 18

Project No. **000.000**

Sheet No.

A2-018



1 **OVERALL PODIUM FLOOR PLAN 19**

1" = 40'-0"

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OVERALL PLAN LEVEL 19

Project No. **000.000**

Sheet No.

A2-019

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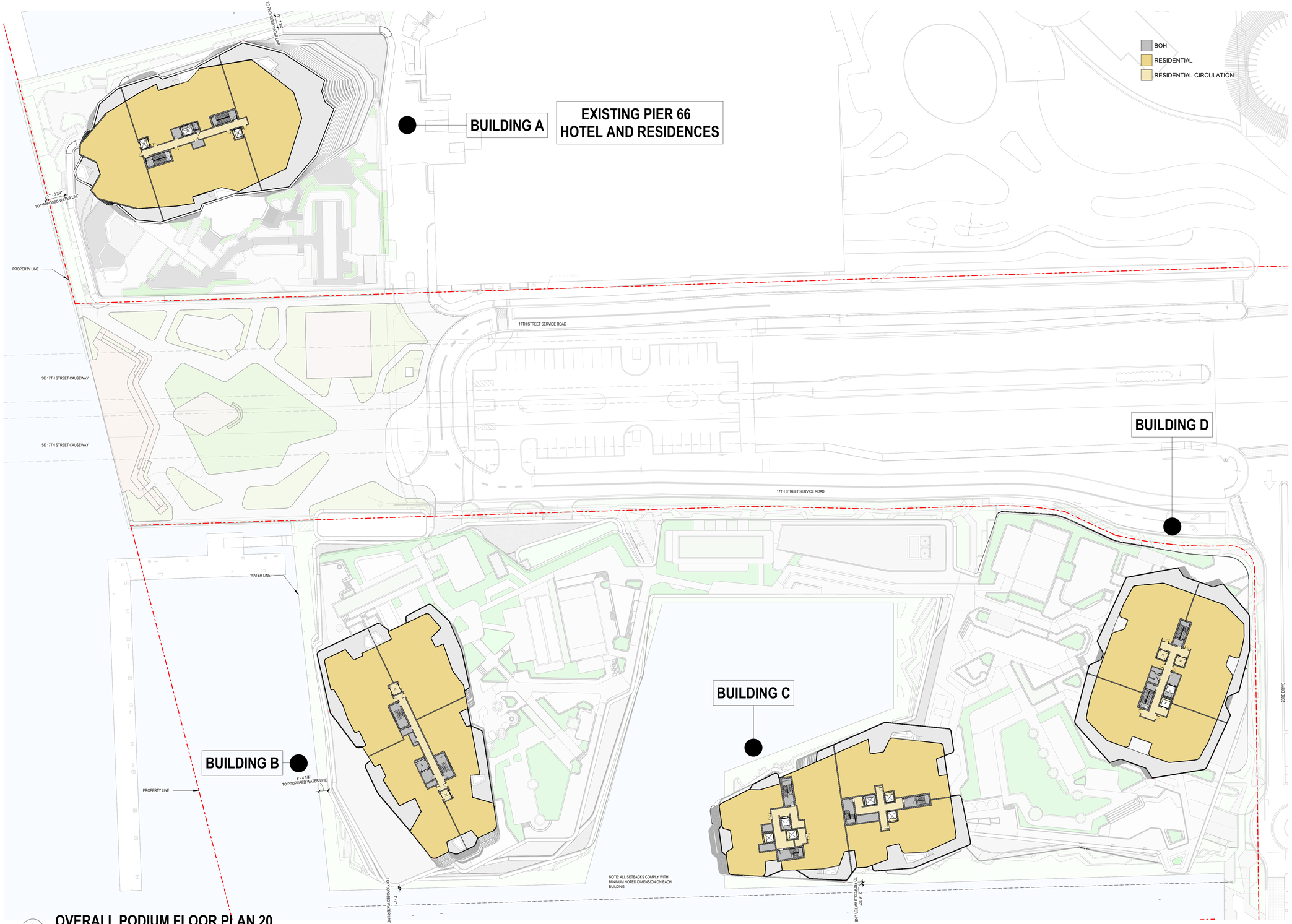

1 **OVERALL PODIUM FLOOR PLAN 20**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 20

Project No. **000.000**

Sheet No.

A2-020

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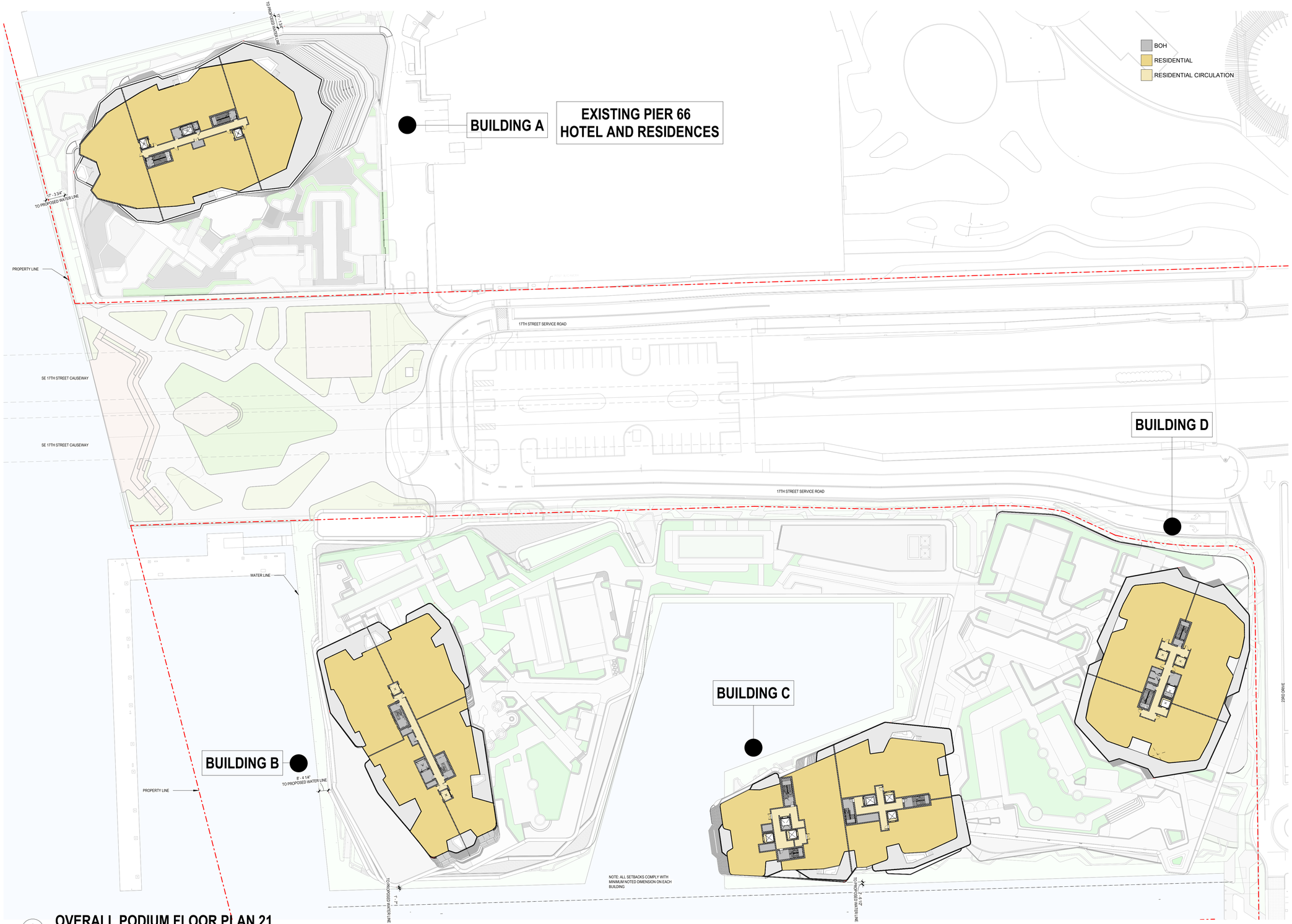

1 **OVERALL PODIUM FLOOR PLAN 21**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 21

Project No. **000.000**

Sheet No.

A2-021

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1 **OVERALL PODIUM FLOOR PLAN 22**

1" = 40'-0"

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No.	Description	Date

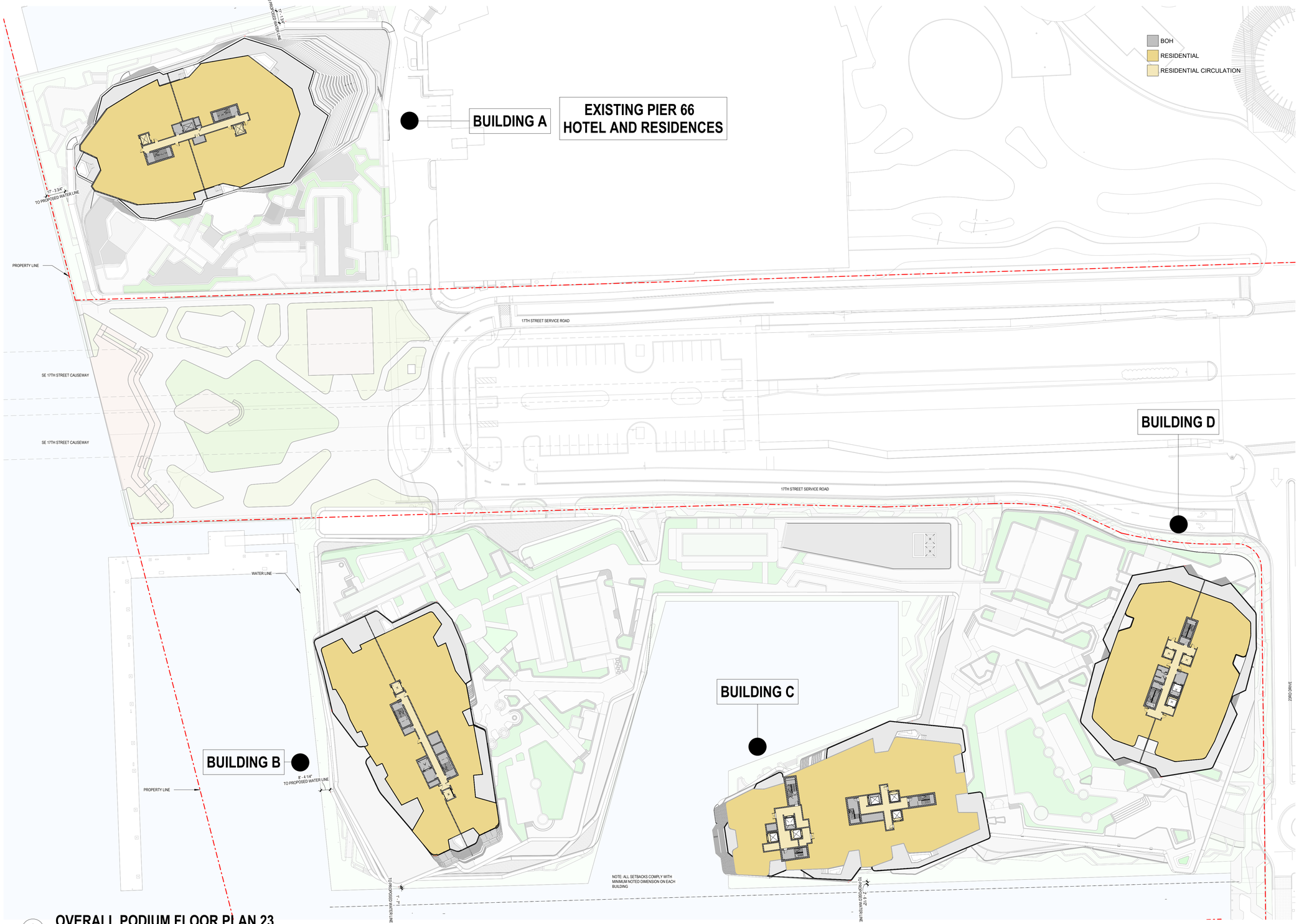
Sheet Title

OVERALL PLAN
LEVEL 22

Project No. **000.000**

Sheet No.

A2-022



1 **OVERALL PODIUM FLOOR PLAN 23**

1" = 40'-0"

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Sheet Title

OVERALL PLAN LEVEL 23

Project No. **000.000**

Sheet No.

A2-023

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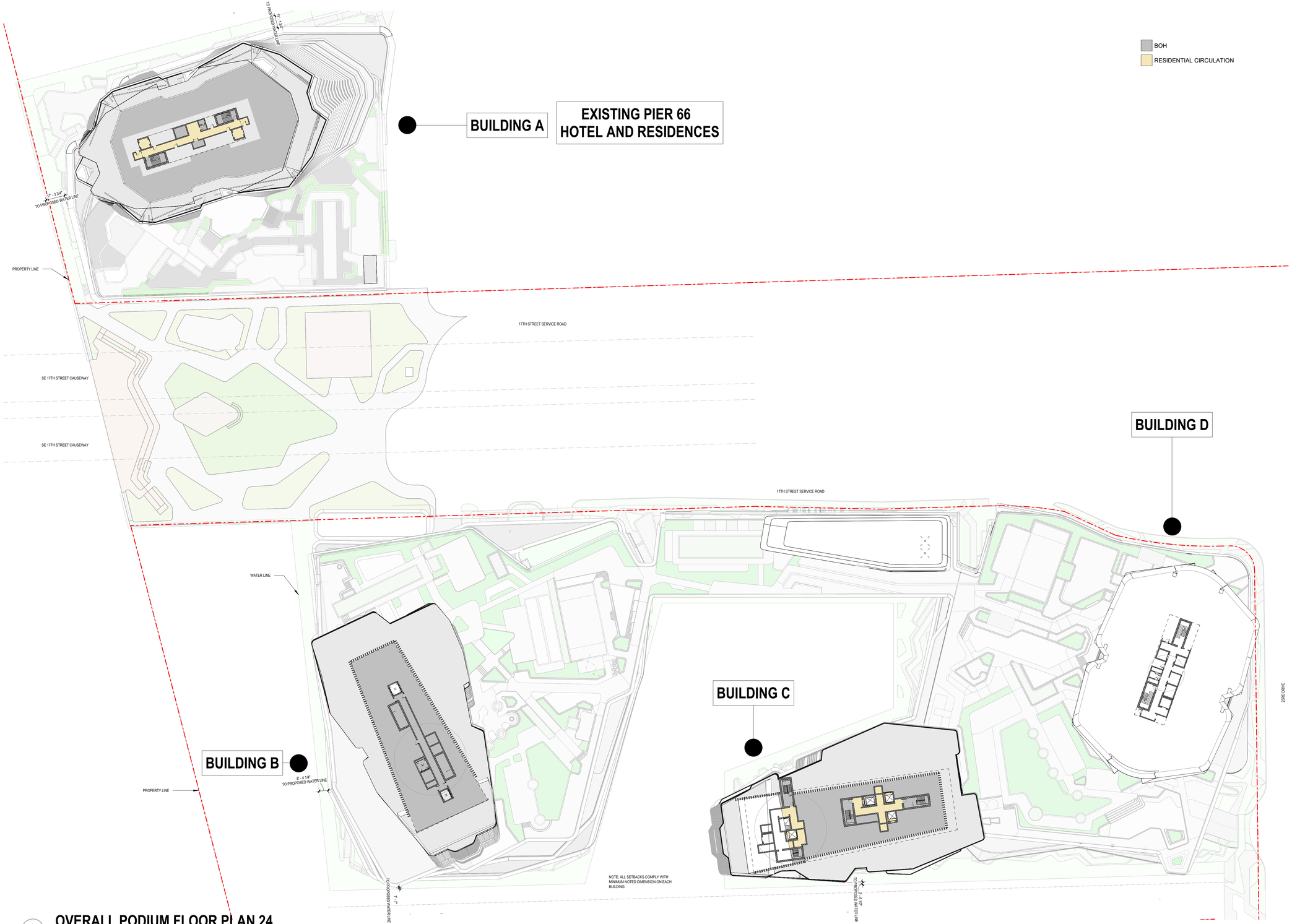

1 **OVERALL PODIUM FLOOR PLAN 24**
1" = 40'-0"

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No.	Description	Date

Sheet Title

OVERALL PLAN ROOF LEVEL

Project No. **000.000**

Sheet No.

A2-024

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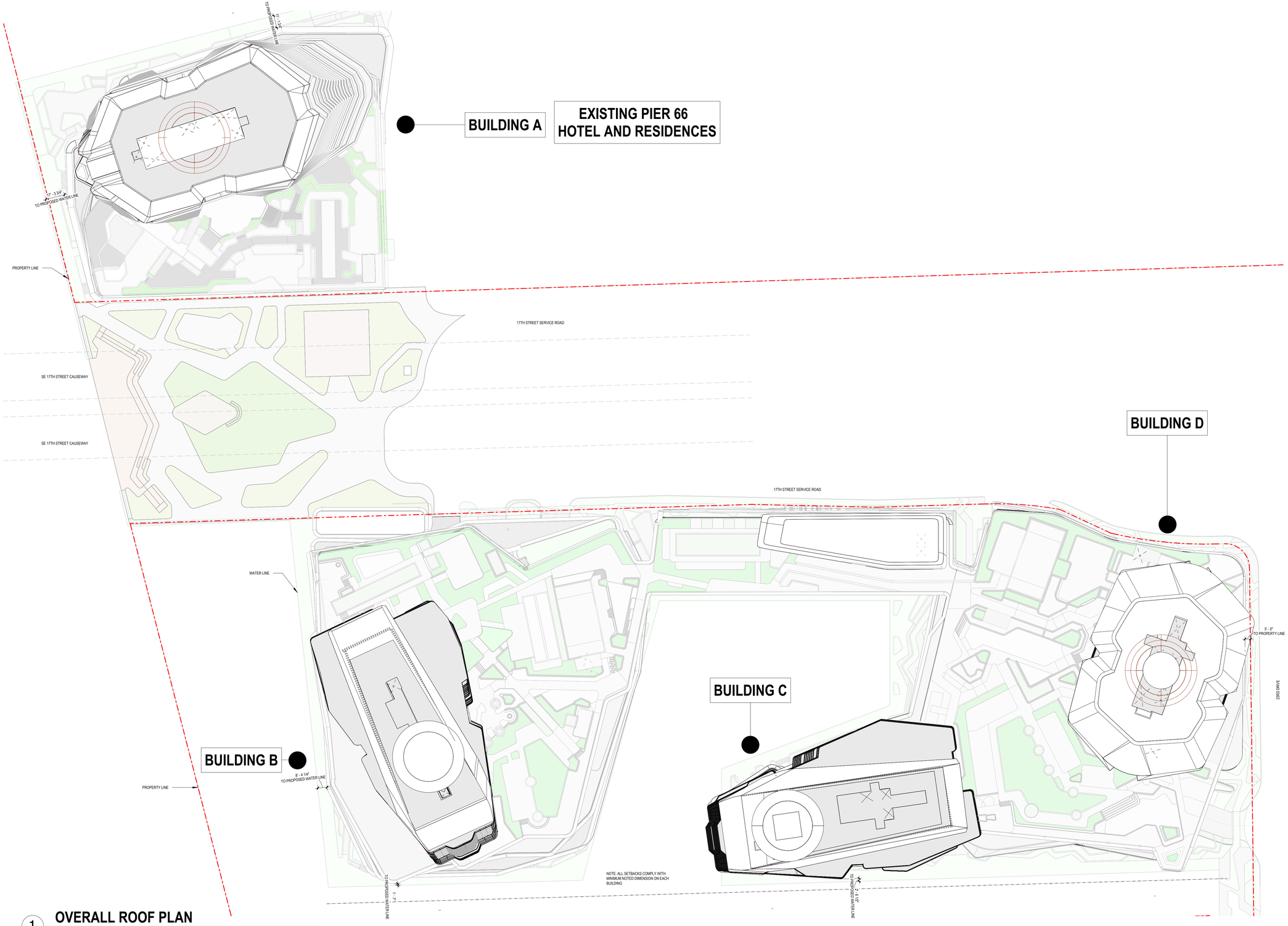

1 **OVERALL ROOF PLAN**
1" = 40'-0"

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No.	Description	Date

Sheet Title
OVERALL PLAN
UPPER ROOF LEVEL

Project No. **000.000**

Sheet No.
A2-025

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1 PODIUM A-PARKING LEVEL 01

1" = 20'-0"

KEY PLAN

N.T.S.

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Sheet Title

ENLARGED BLDG A LEVEL 01

Project No. **000.000**

Sheet No.

A3-001

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1 PODIUM A-PARKING LEVEL 02

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG A LEVEL 02

Project No. **000.000**

Sheet No.

A3-002

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1 **PODIUM A-PARKING LEVEL 03**

1" = 20'-0"

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Sheet Title

ENLARGED BLDG A LEVEL 03

Project No. **000.000**

Sheet No.

A3-003

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1 **PODIUM A-PARKING LEVEL 04**
1" = 20'-0"

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Sheet Title **ENLARGED BLDG A LEVEL 04**

Project No. **000.000**

Sheet No. **A3-004**



1 **PODIUM A-PARKING LEVEL 05**
1" = 20'-0"

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No.	Description	Date

Sheet Title
ENLARGED BLDG A LEVEL 05

Project No. **000.000**

Sheet No.
A3-005

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1 **PODIUM A-PARKING LEVEL 06**

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG A LEVEL 06

Project No. **000.000**

Sheet No.

A3-006

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1 **BUILDING A-LEVEL 07**
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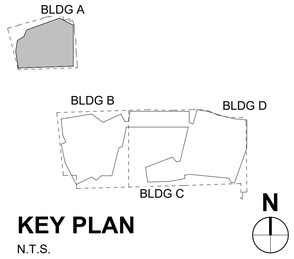

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ENLARGED BLDG A LEVEL 07

Project No. **000.000**

Sheet No.
A3-007

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1 BUILDING A-LEVEL 08

1" = 20'-0"

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ENLARGED BLDG A LEVEL 08

Project No. **000.000**

Sheet No.

A3-008

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1 BUILDING A-LEVEL 09

1" = 20'-0"

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ENLARGED BLDG A LEVEL 09

Project No. **000.000**

Sheet No.

A3-009

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1 BUILDING A-LEVEL 10

1" = 20'-0"

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ENLARGED BLDG A LEVEL 10

Project No. **000.000**

Sheet No.

A3-010

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1 BUILDING A-LEVEL 11

1" = 20'-0"

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ENLARGED BLDG A LEVEL 11

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1 BUILDING A-LEVEL 12

1" = 20'-0"

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ENLARGED BLDG A LEVEL 12

Project No. **000.000**

Sheet No.

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1 **BUILDING A-LEVEL 13**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 13

Project No. **000.000**

Sheet No.

A3-013

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1 **BUILDING A-LEVEL 14**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 14

Project No. **000.000**

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A3-014

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1 **BUILDING A-LEVEL 15**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 15

Project No. **000.000**

Sheet No.
A3-015

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1 BUILDING A-LEVEL 16

1" = 20'-0"

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ENLARGED BLDG A LEVEL 16

Project No. **000.000**

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A3-016

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1 BUILDING A-LEVEL 17

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG A LEVEL 17

Project No. **000.000**

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1 BUILDING A-LEVEL 18

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG A LEVEL 18

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1 BUILDING A-LEVEL 19

1" = 20'-0"

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ENLARGED BLDG A LEVEL 19

Project No. **000.000**

Sheet No.

A3-019

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1 **BUILDING A-LEVEL 20**
1" = 20'-0"

KEY PLAN
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ENLARGED BLDG A LEVEL 20

Project No. **000.000**

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A3-020

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1 **BUILDING A-LEVEL 21**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 21

Project No. **000.000**

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1 **BUILDING A-LEVEL 22**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 22

Project No. **000.000**

Sheet No.

A3-022

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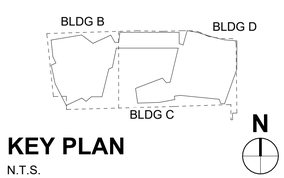

KEY PLAN
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1 **BUILDING A-LEVEL 23**
1" = 20'-0"

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ENLARGED BLDG A LEVEL 23

Project No. **000.000**

Sheet No.

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1 BUILDING A-LEVEL ROOF PLAN

1" = 20'-0"

KEY PLAN

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No.	Description	Date

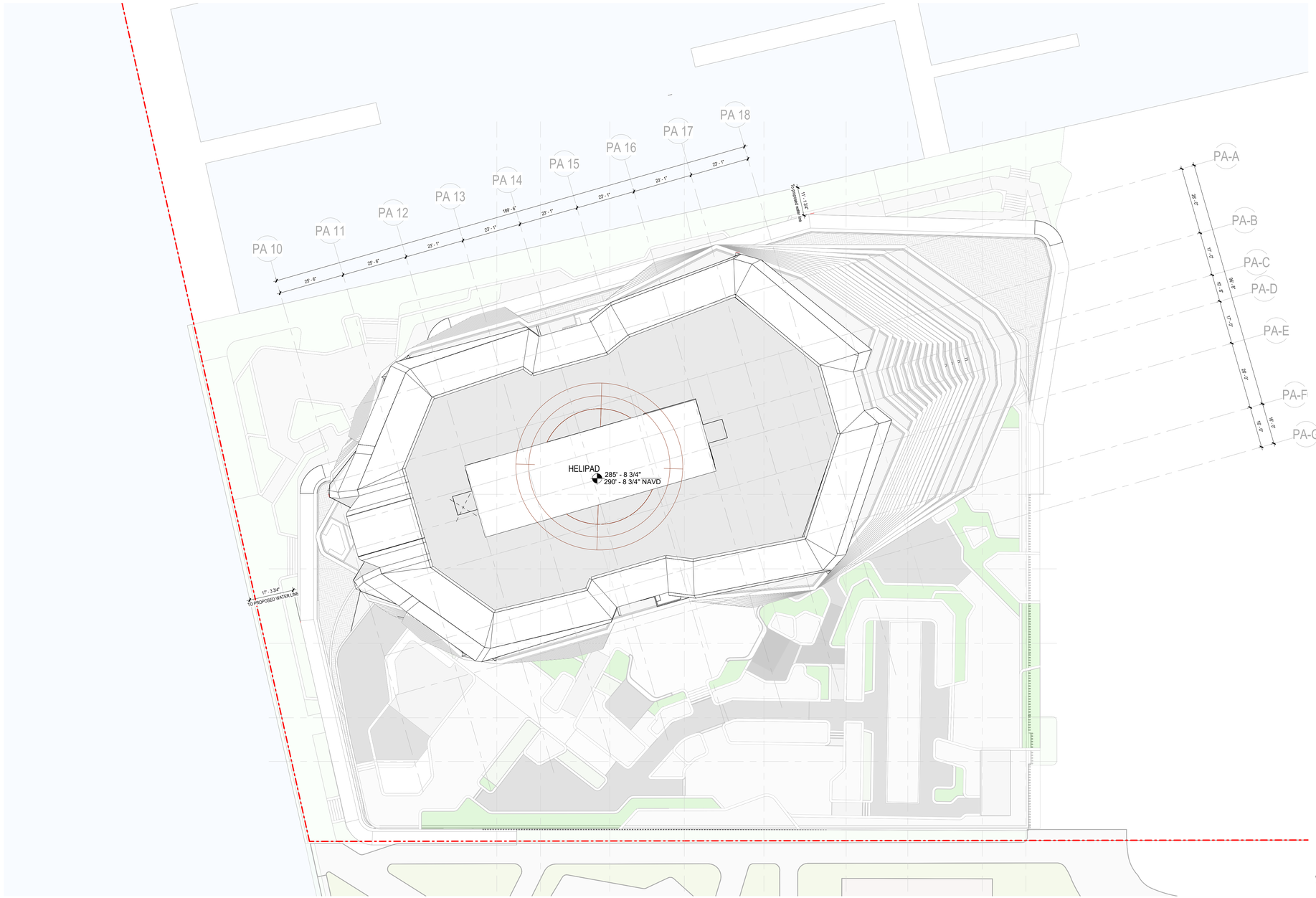
Sheet Title

ENLARGED BLDG A ROOF LEVEL

Project No. **000.000**

Sheet No.

A3-024



1 **BUILDING A - UPPER ROOF LEVEL**

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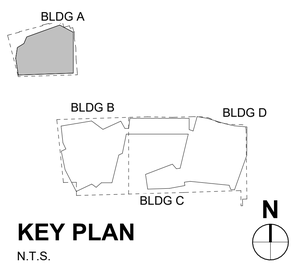

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ENLARGED BLDG A UPPER ROOF LEVEL

Project No. **000.000**

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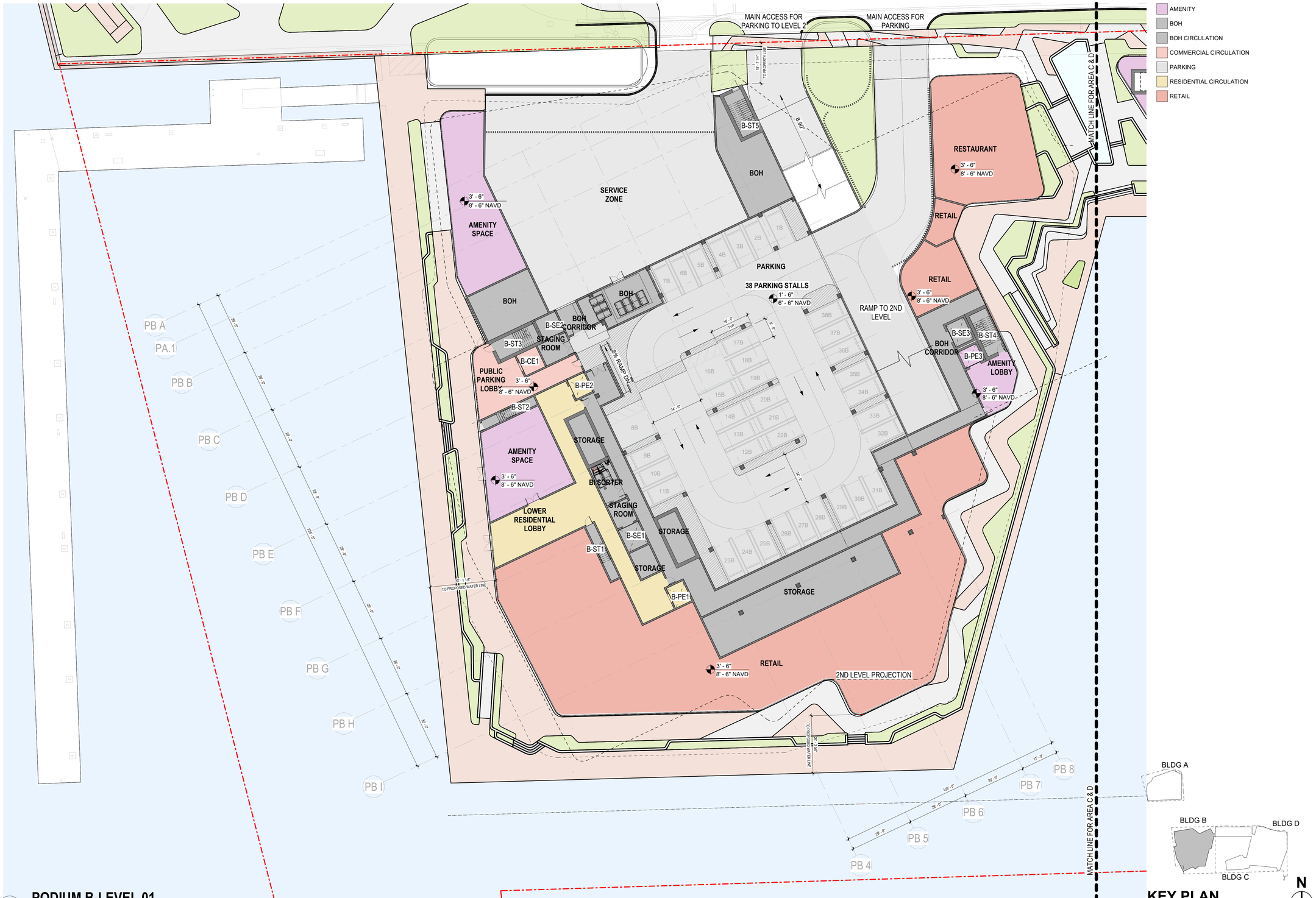

1 **PODIUM B-LEVEL 01**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 01

Project No. **000.000**

Sheet No.

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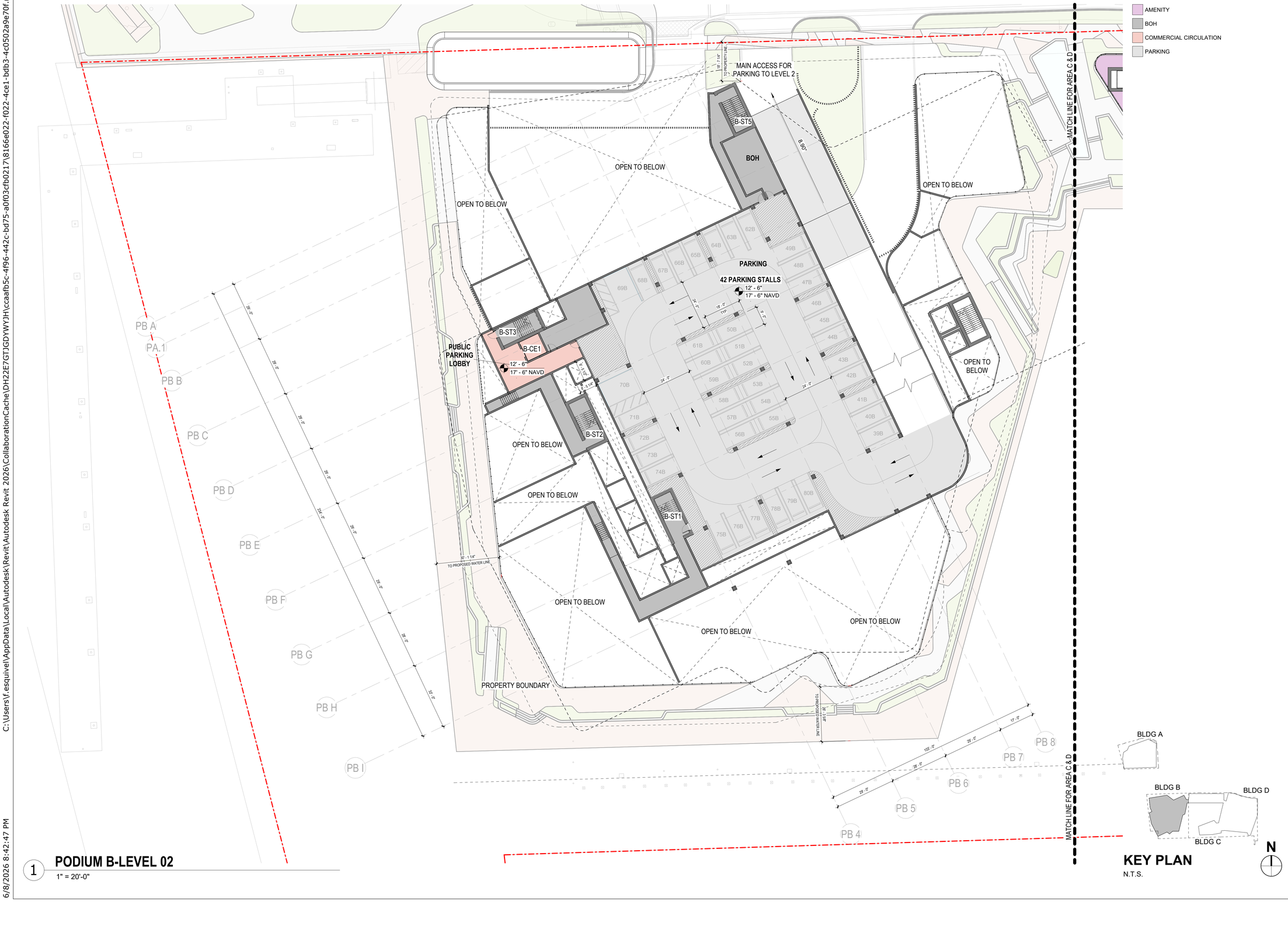

1 **PODIUM B-LEVEL 02**
1" = 20'-0"

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Project No. **000.000**

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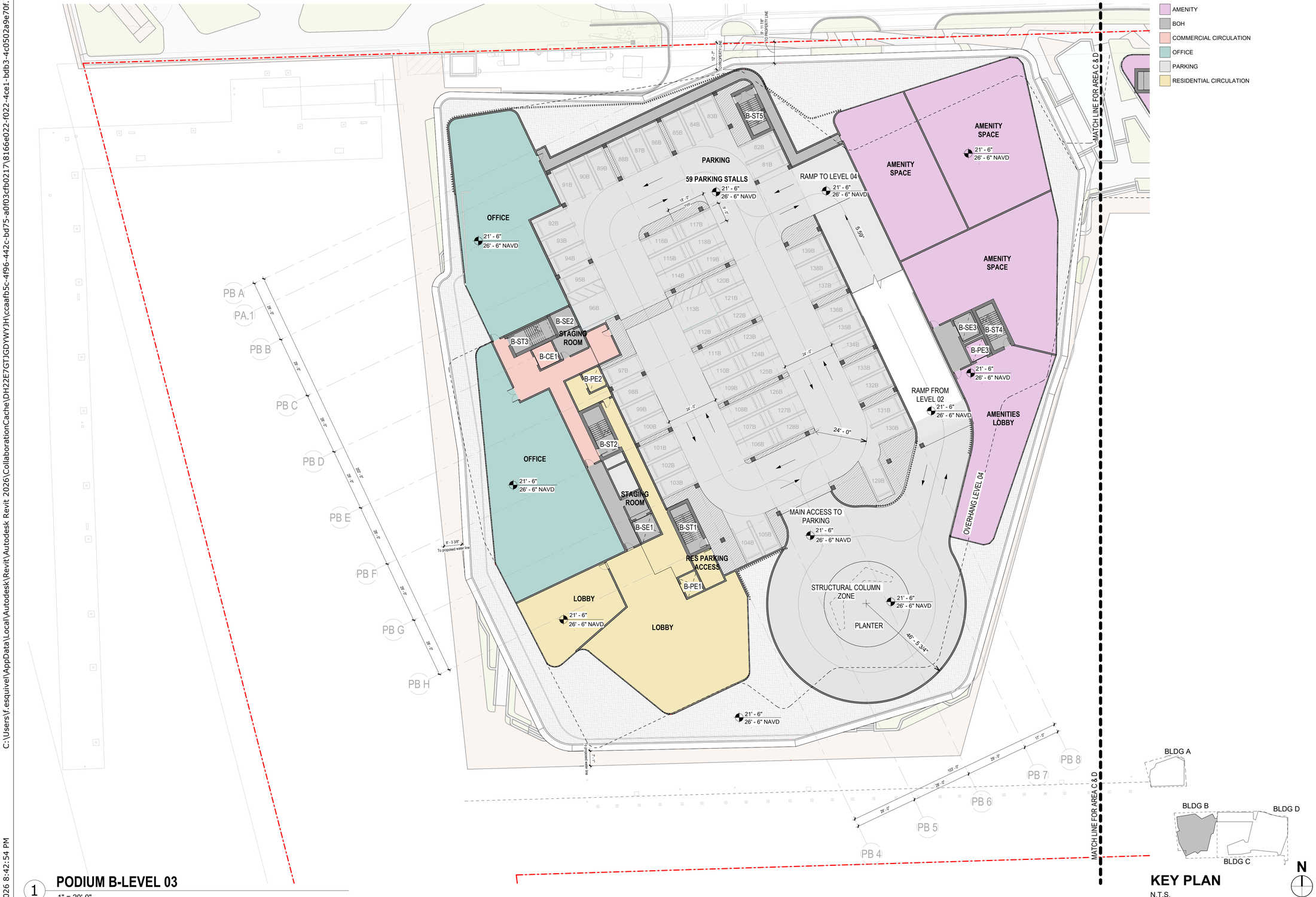

1 **PODIUM B-LEVEL 03**
1" = 20'-0"

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No.	Description	Date

Sheet Title
ENLARGED BLDG B LEVEL 03

Project No. **000.000**

Sheet No.
A3-103

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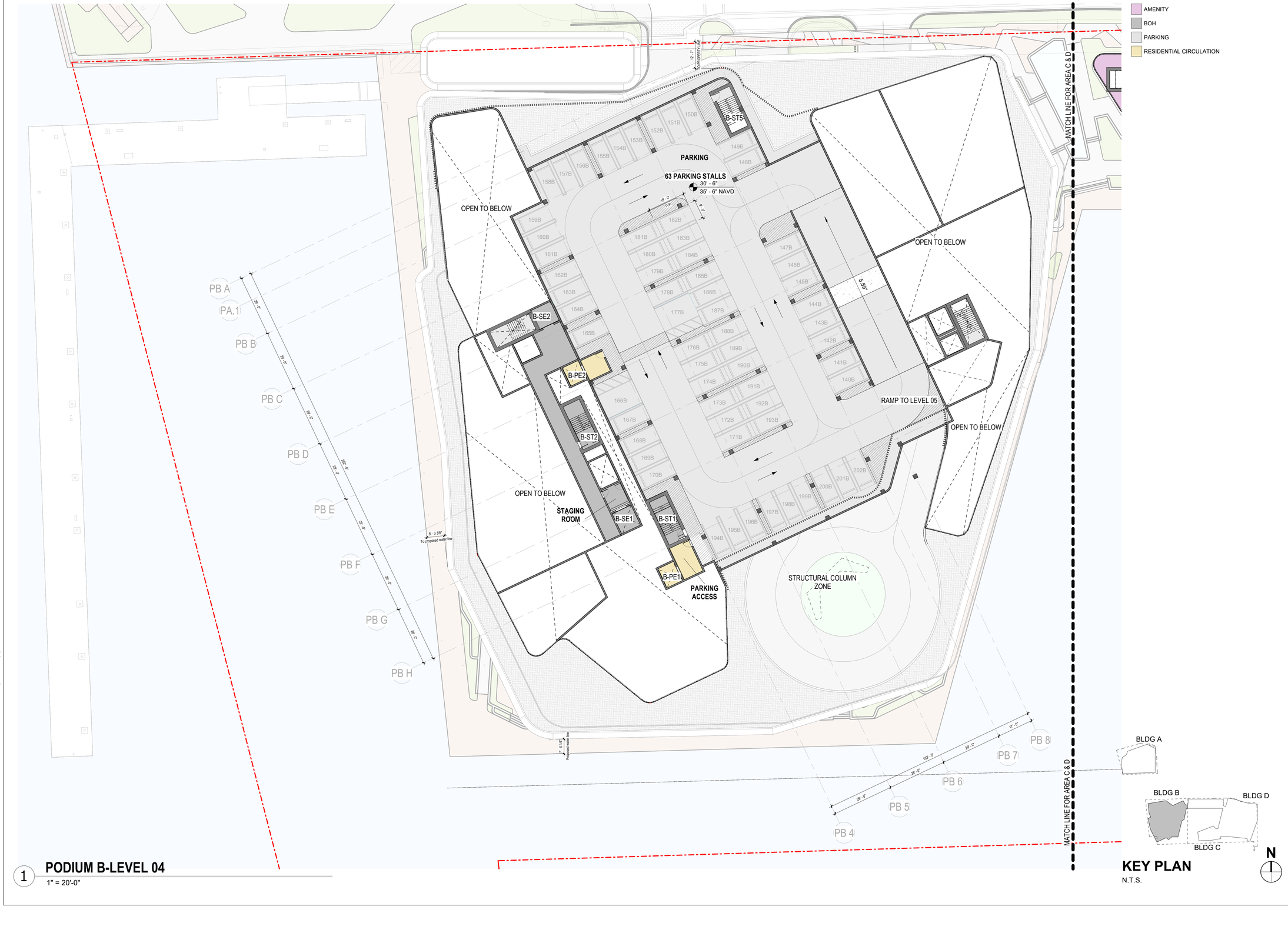

1 **PODIUM B-LEVEL 04**
1" = 20'-0"

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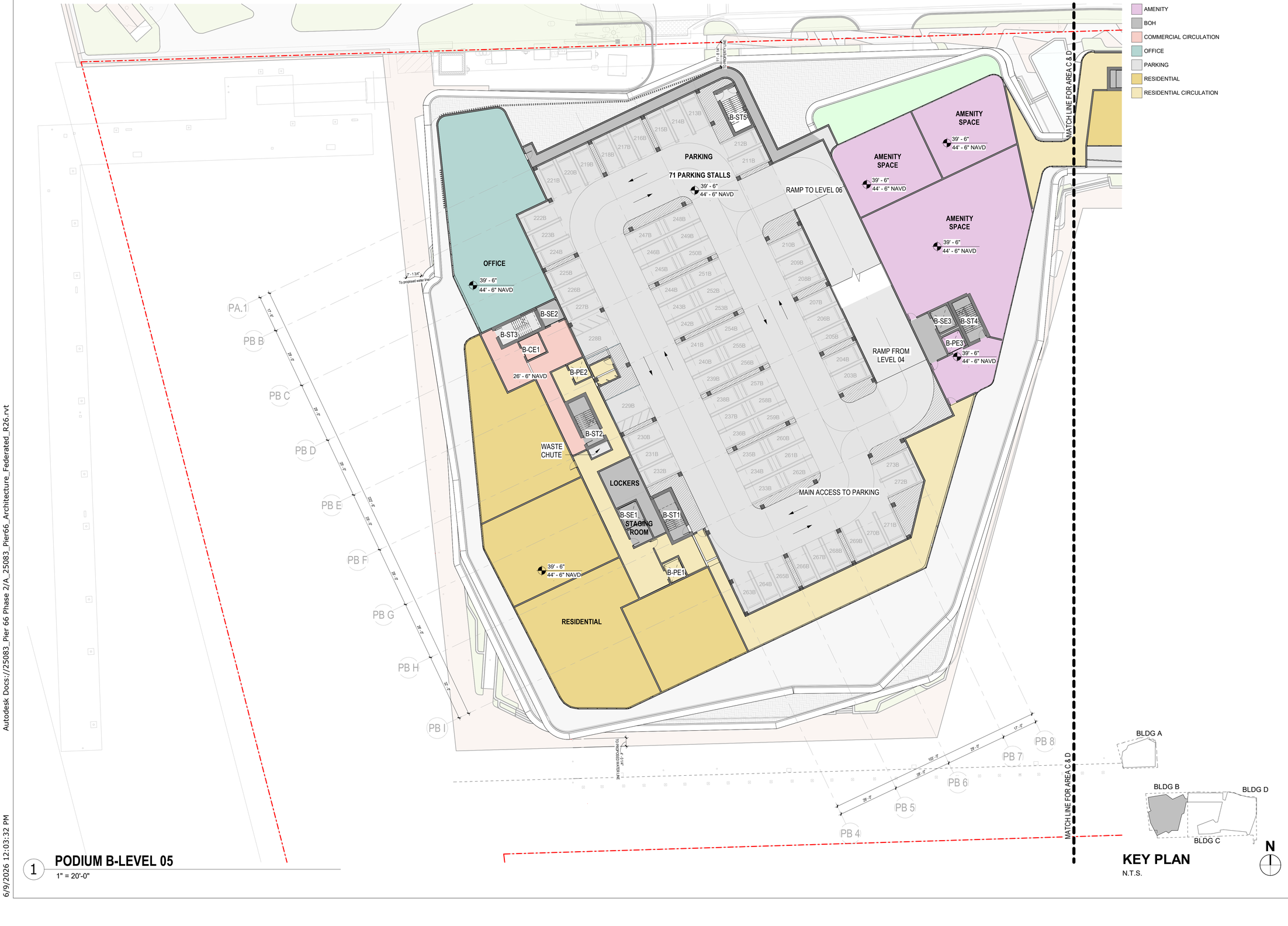
Sheet Title

ENLARGED BLDG B LEVEL 04

Project No. **000.000**

Sheet No.

A3-104



1 **PODIUM B-LEVEL 05**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 05

Project No. **000.000**

Sheet No.

A3-105

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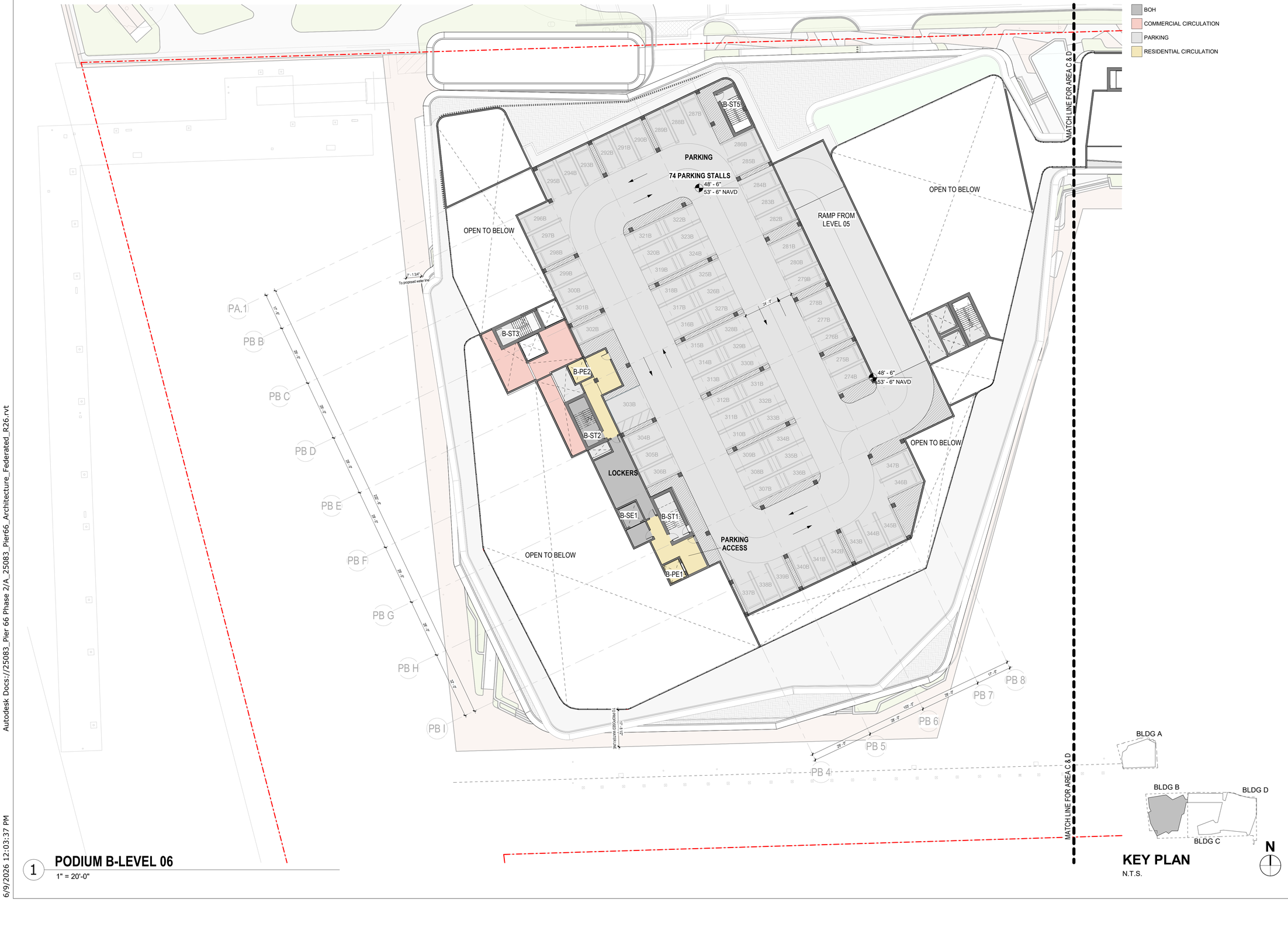

1 **PODIUM B-LEVEL 06**
1" = 20'-0"

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Sheet Title

ENLARGED BLDG B LEVEL 06

Project No. **000.000**

Sheet No.

A3-106

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1 **PODIUM B DECK LEVEL 07**
1" = 20'-0"

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No.	Description	Date

Sheet Title **ENLARGED BLDG B LEVEL 07**

Project No. **000.000**

Sheet No. **A3-107**

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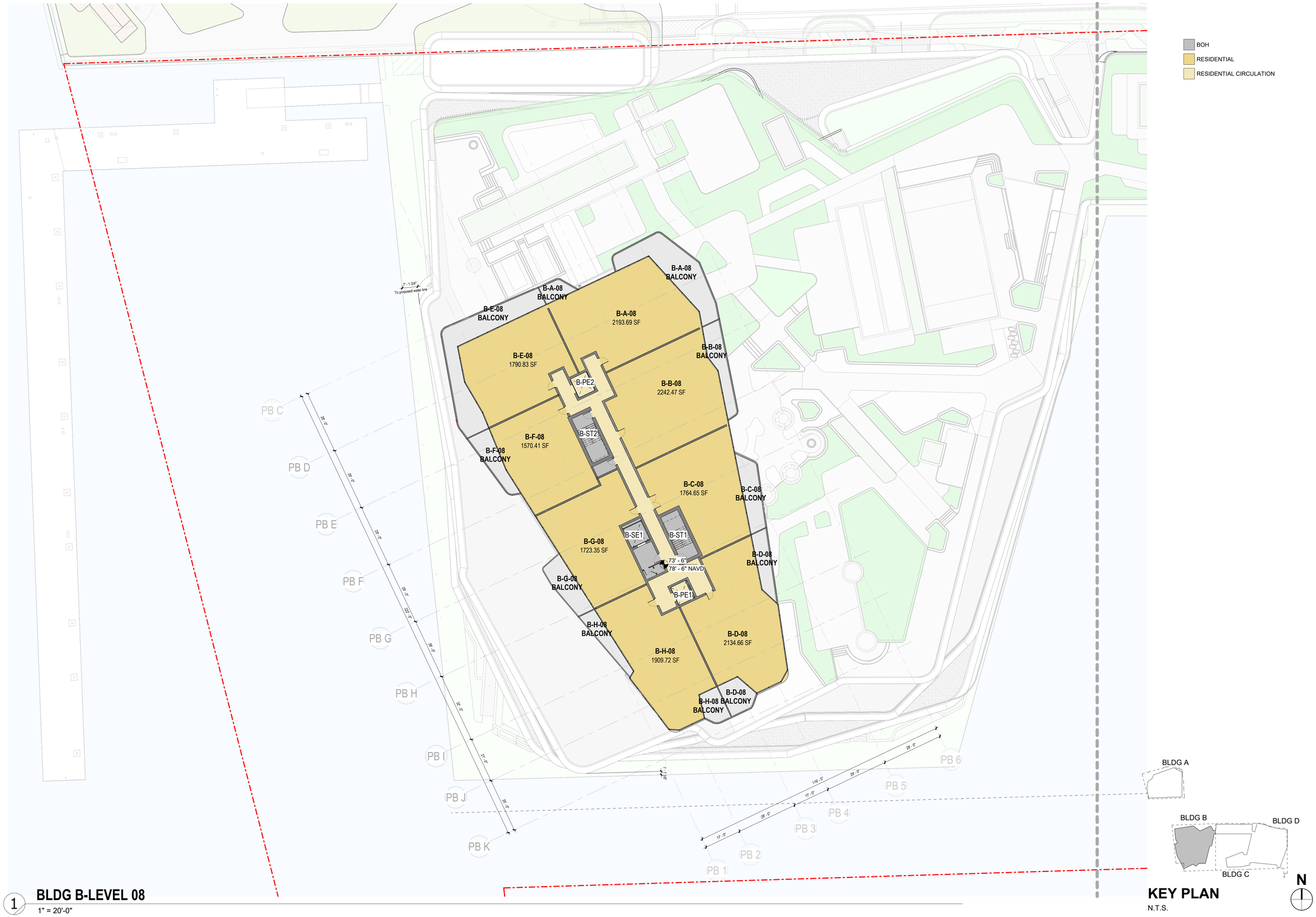

1 **BLDG B-LEVEL 08**
1" = 20'-0"

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Sheet Title

ENLARGED BLDG B LEVEL 08

Project No. **000.000**

Sheet No.

A3-108

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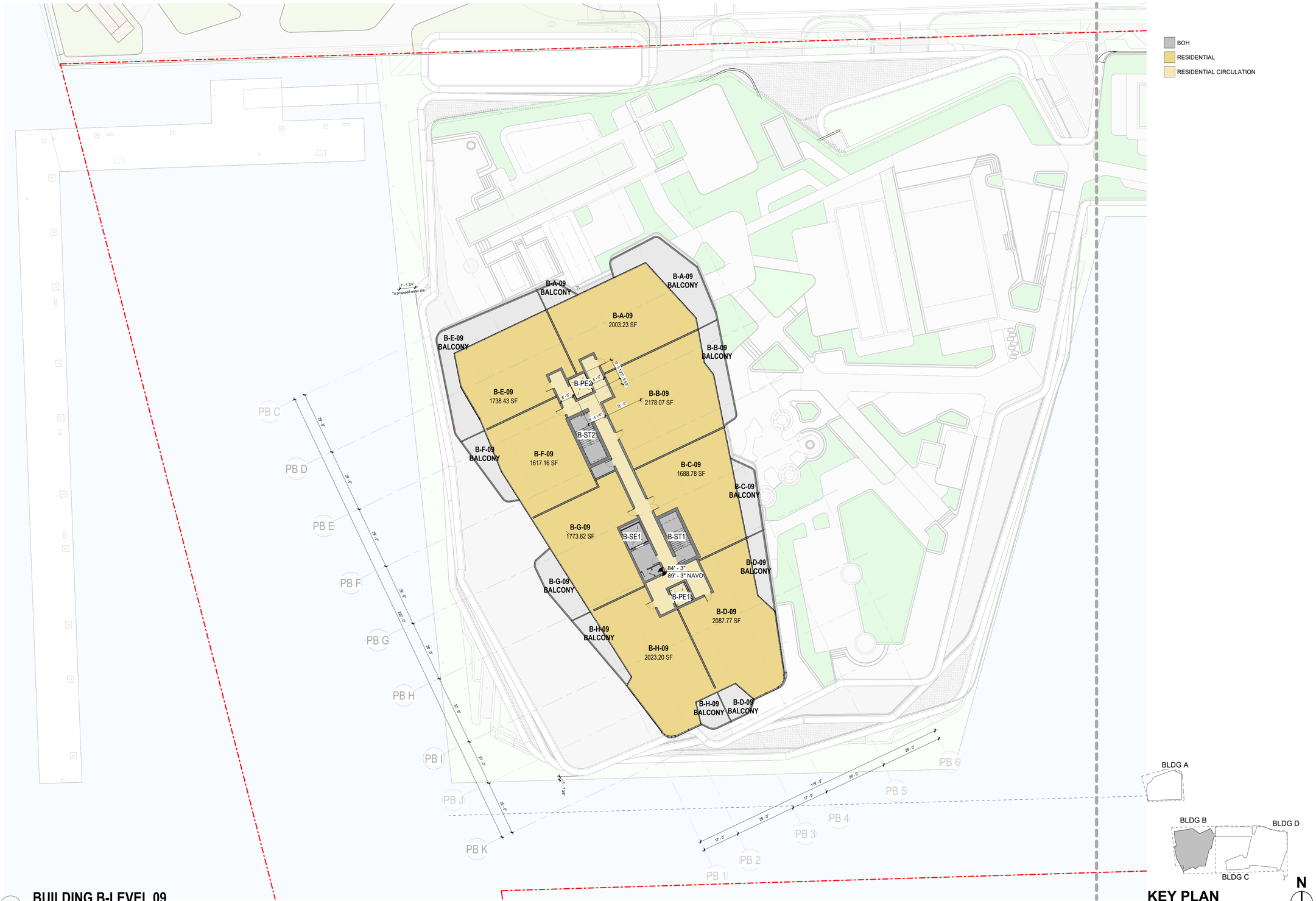

1 **BUILDING B-LEVEL 09**
1" = 20'-0"

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No.	Description	Date

Sheet Title
ENLARGED BLDG B LEVEL 09

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Sheet No.
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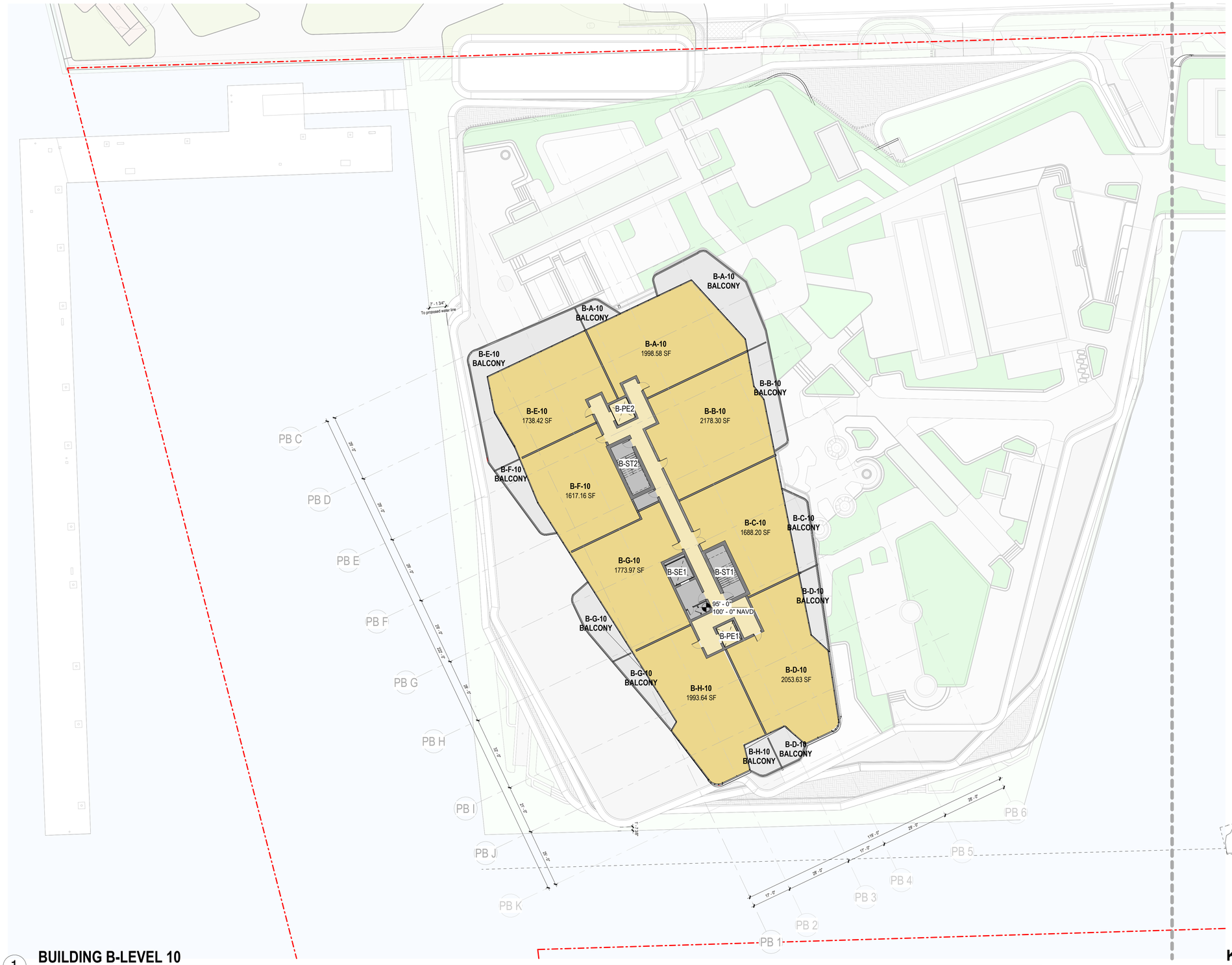

1 **BUILDING B-LEVEL 10**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 10

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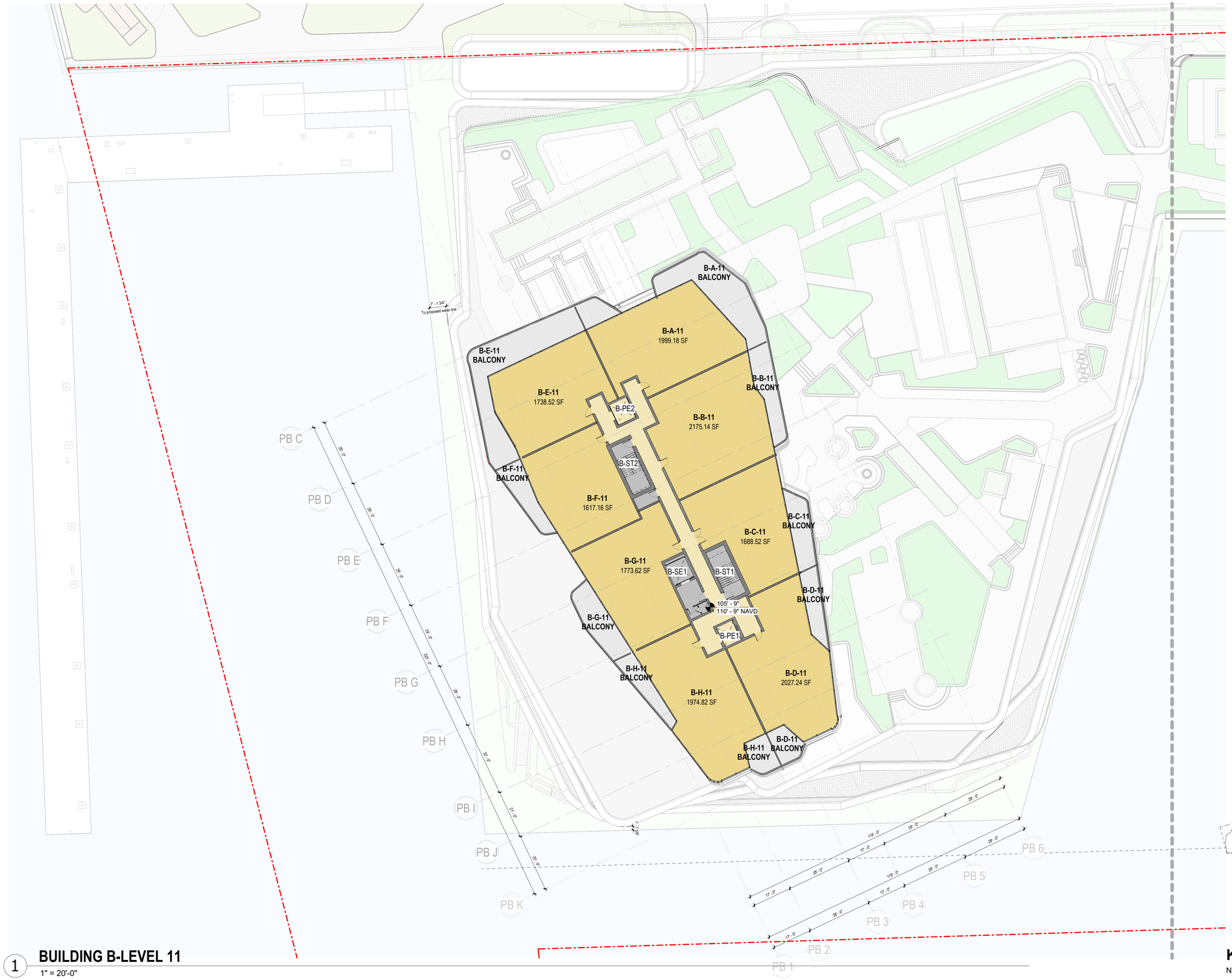

1 **BUILDING B-LEVEL 11**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 11

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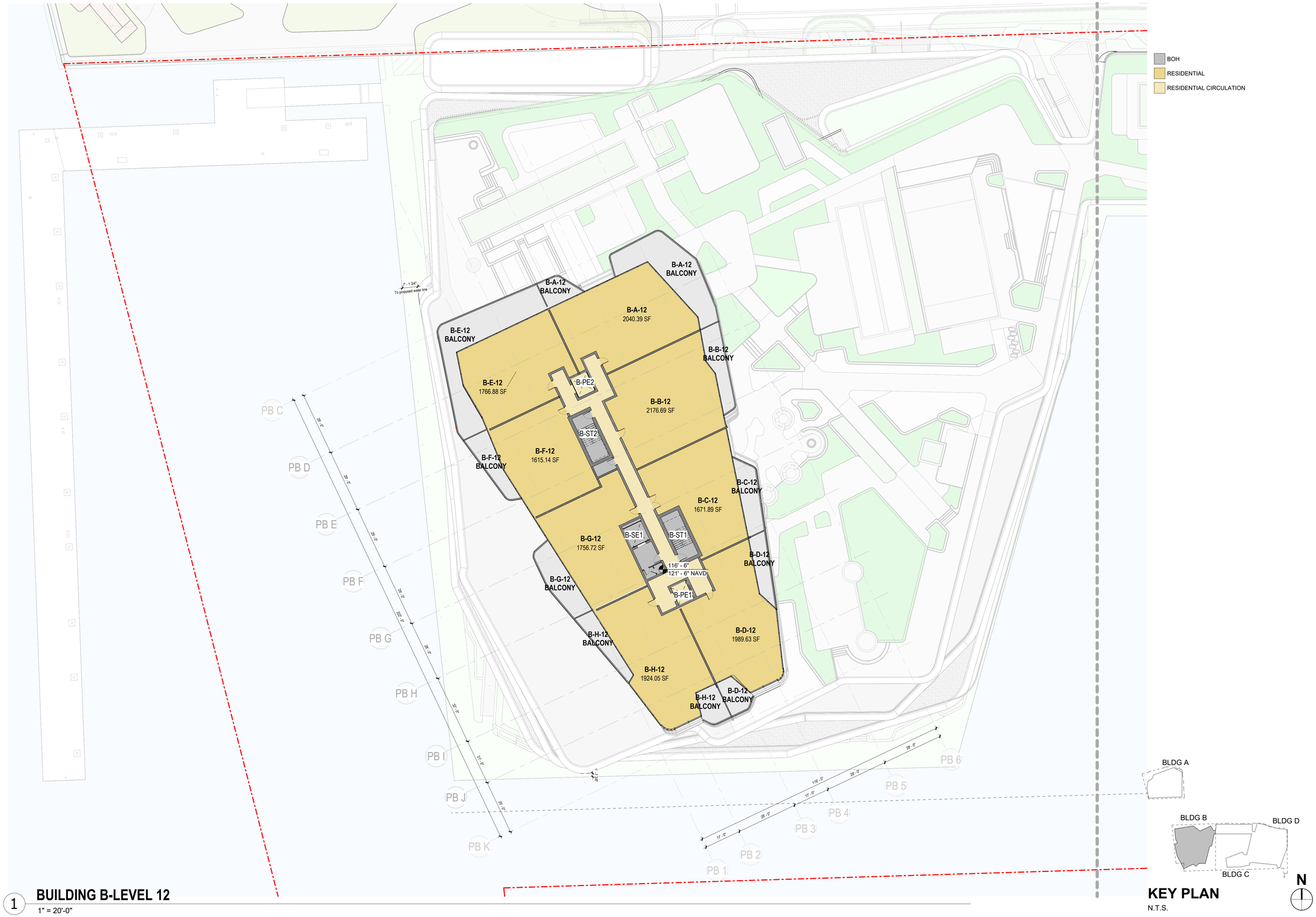

1 **BUILDING B-LEVEL 12**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 12

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A3-112

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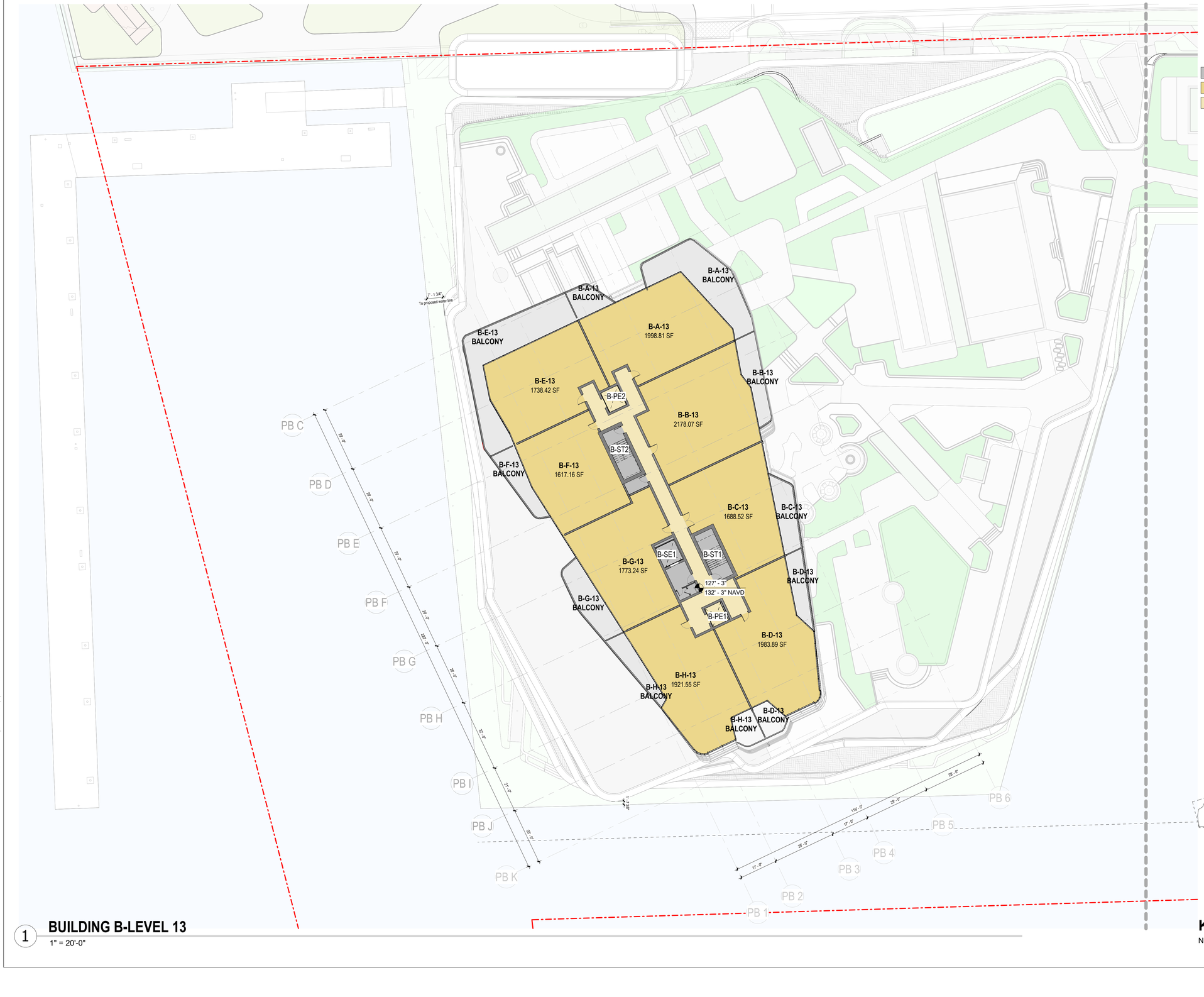

1 **BUILDING B-LEVEL 13**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 13

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A3-113

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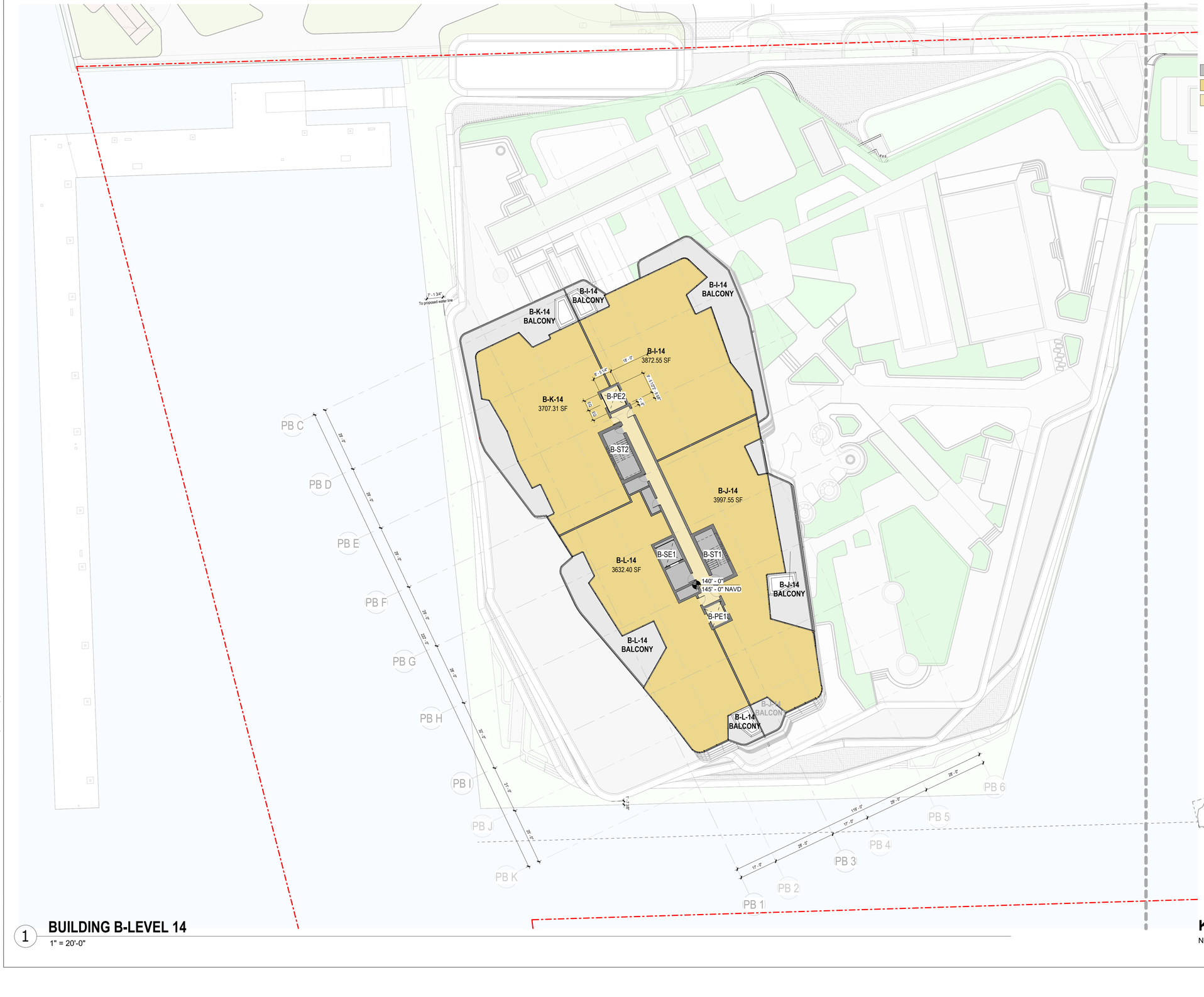

1 **BUILDING B-LEVEL 14**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 14

Project No. **000.000**

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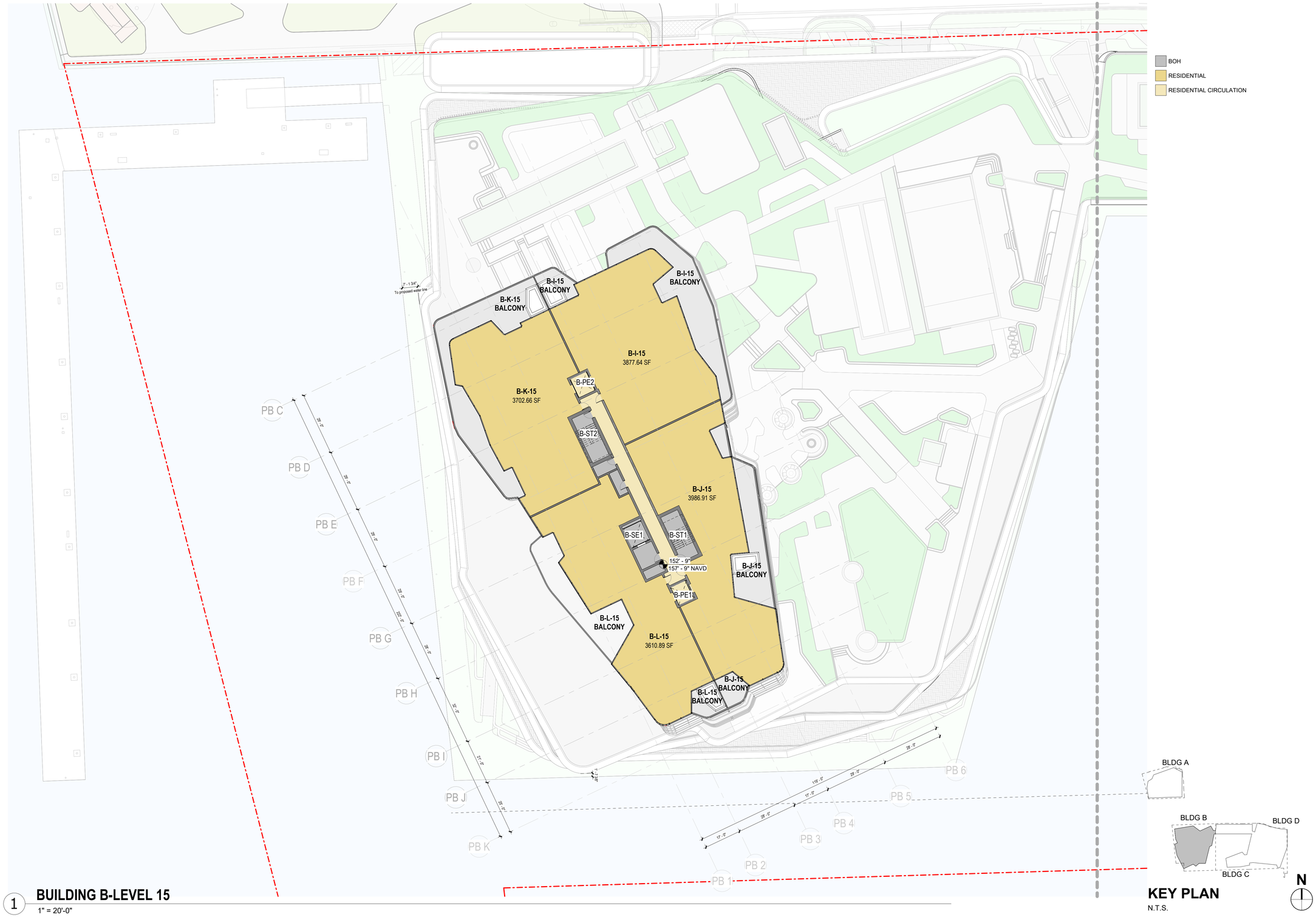
A3-114



1 **BUILDING B-LEVEL 15**

1" = 20'-0"

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ENLARGED BLDG B LEVEL 15

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A3-115

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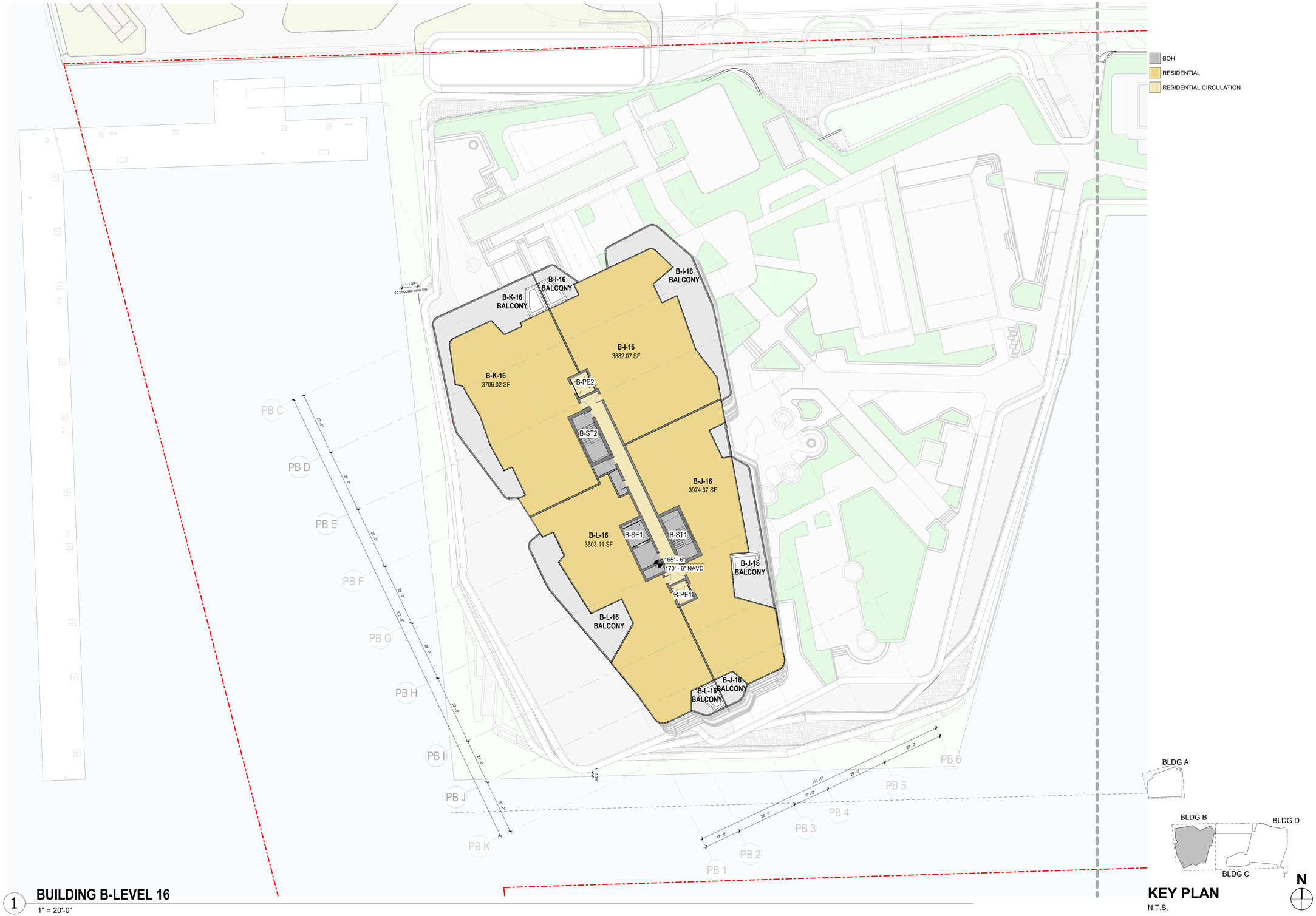

1 **BUILDING B-LEVEL 16**
1" = 20'-0"

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Project No. **000.000**

Sheet No.
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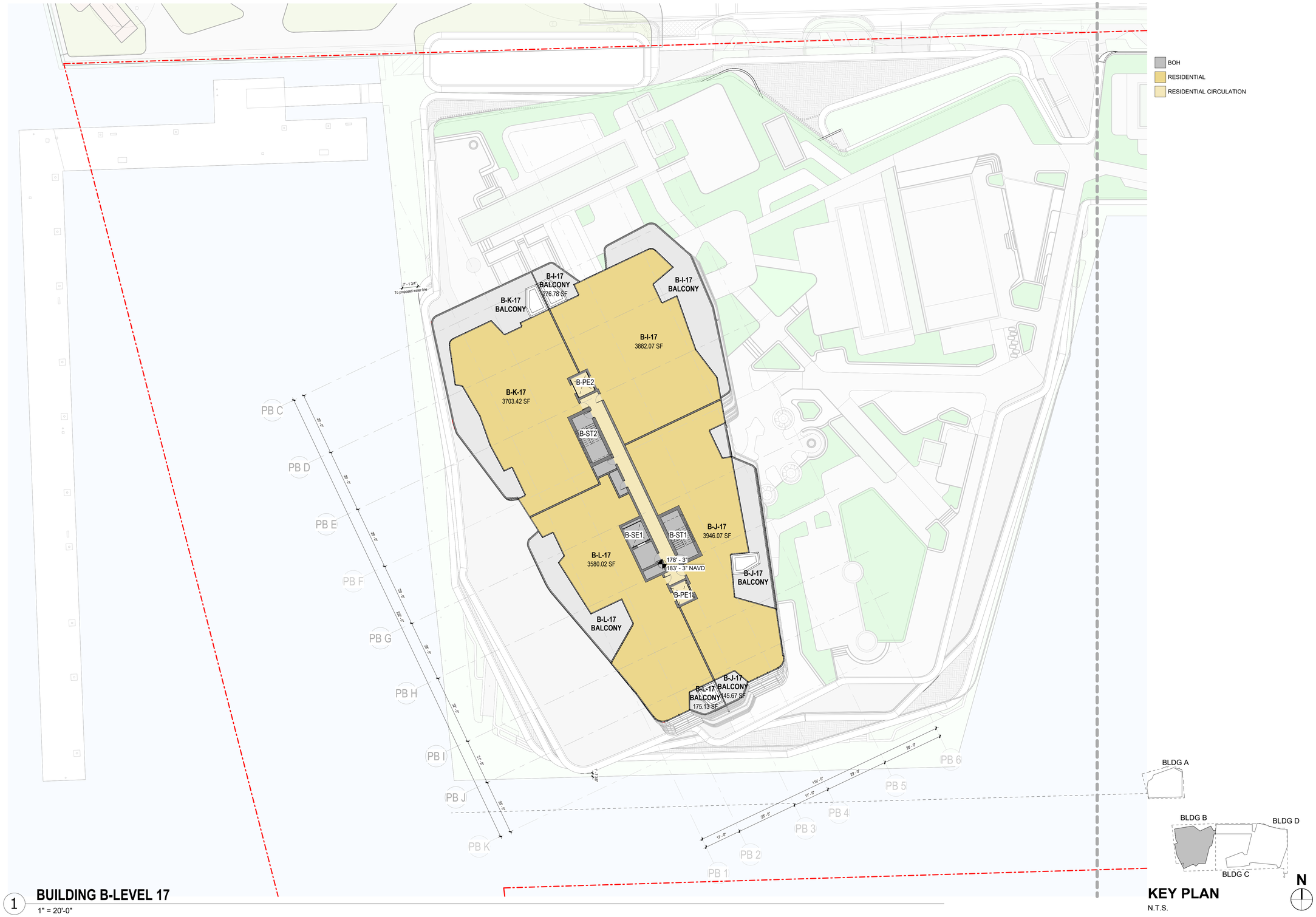

1 **BUILDING B-LEVEL 17**

1" = 20'-0"

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ENLARGED BLDG B LEVEL 17

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A3-117

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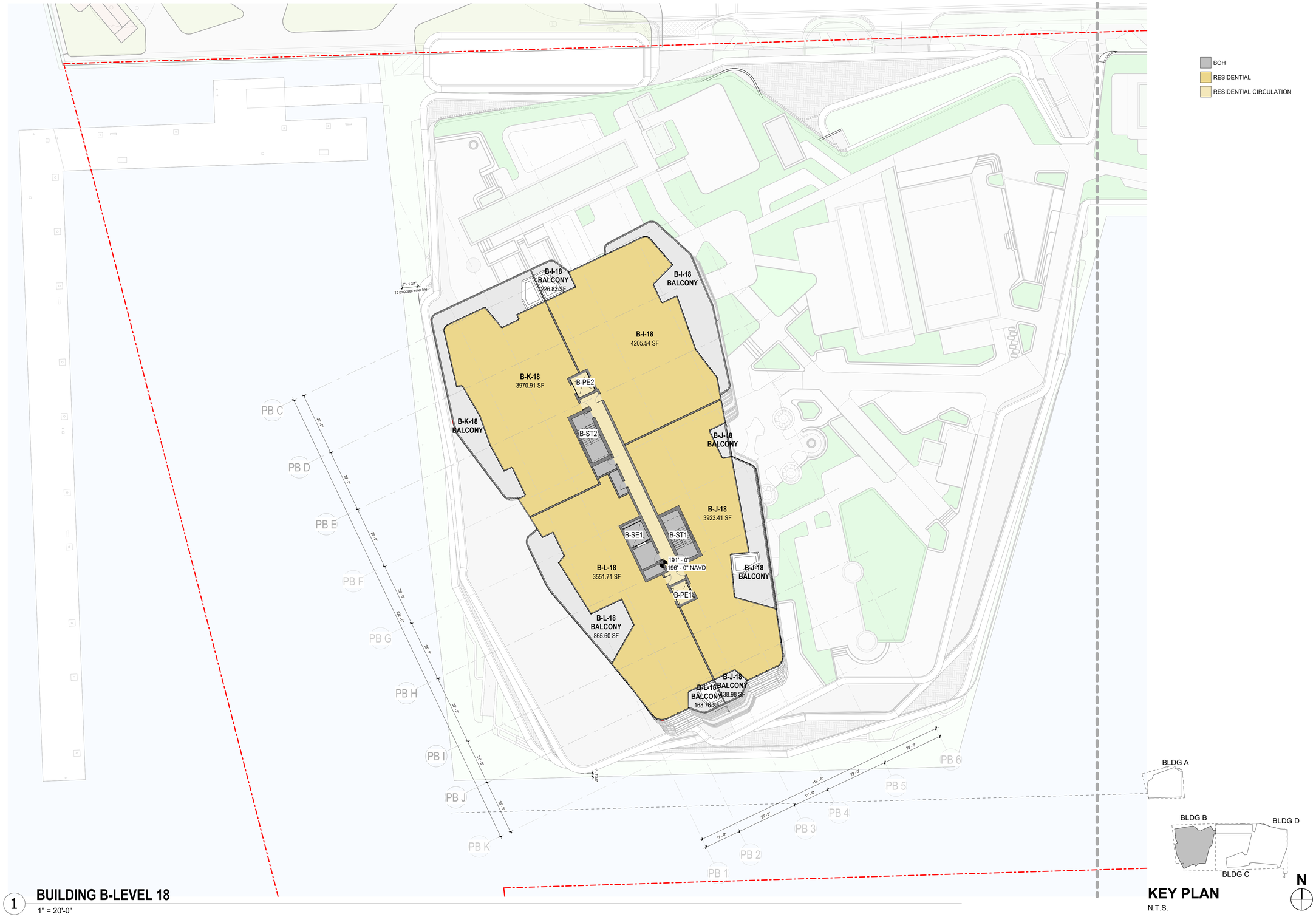

1 **BUILDING B-LEVEL 18**
1" = 20'-0"

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Sheet Title **ENLARGED BLDG B LEVEL 18**

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A3-118

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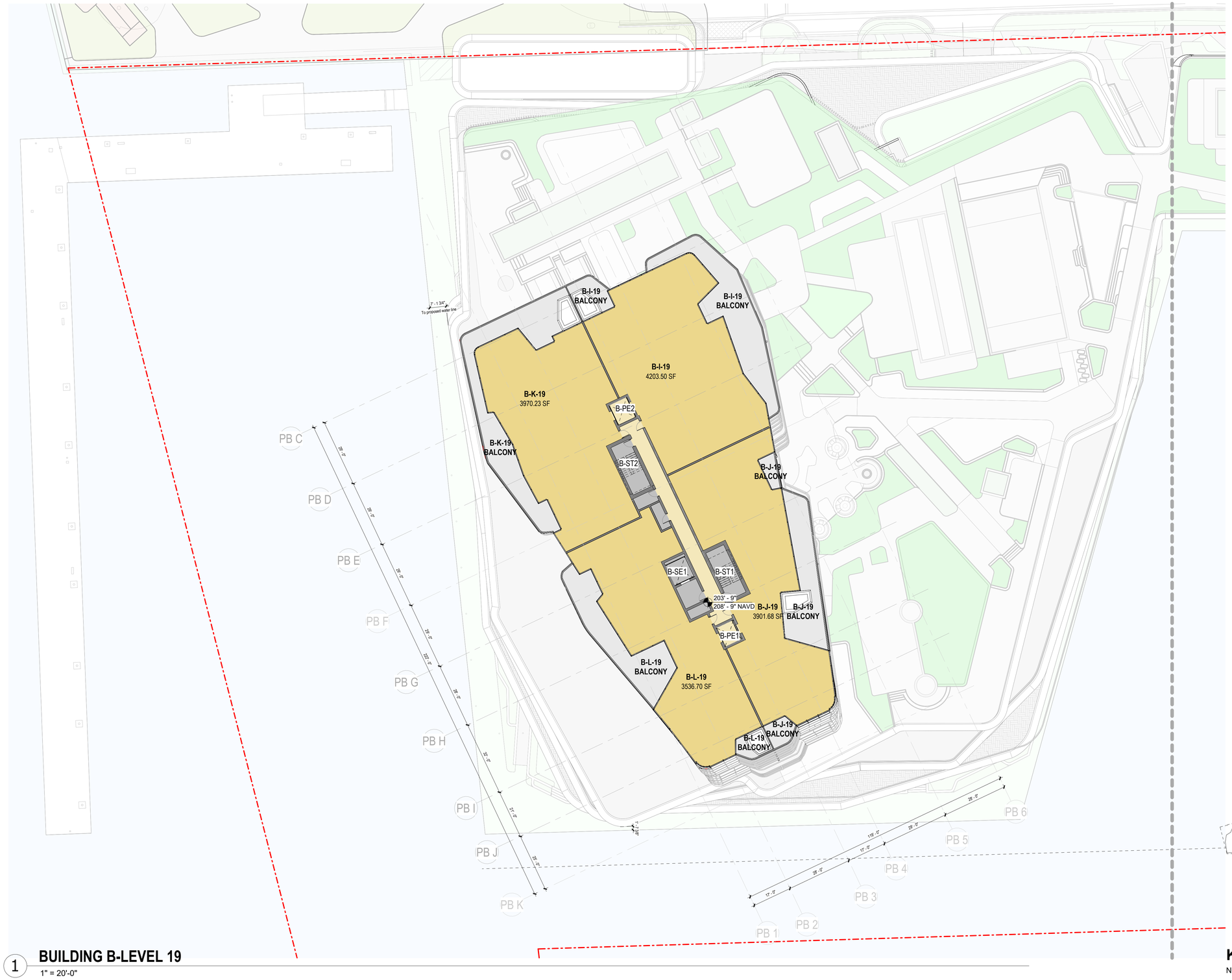

1 **BUILDING B-LEVEL 19**
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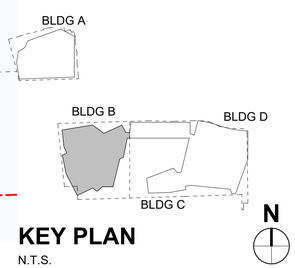

KEY PLAN
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ENLARGED BLDG B LEVEL 19

Project No. **000.000**

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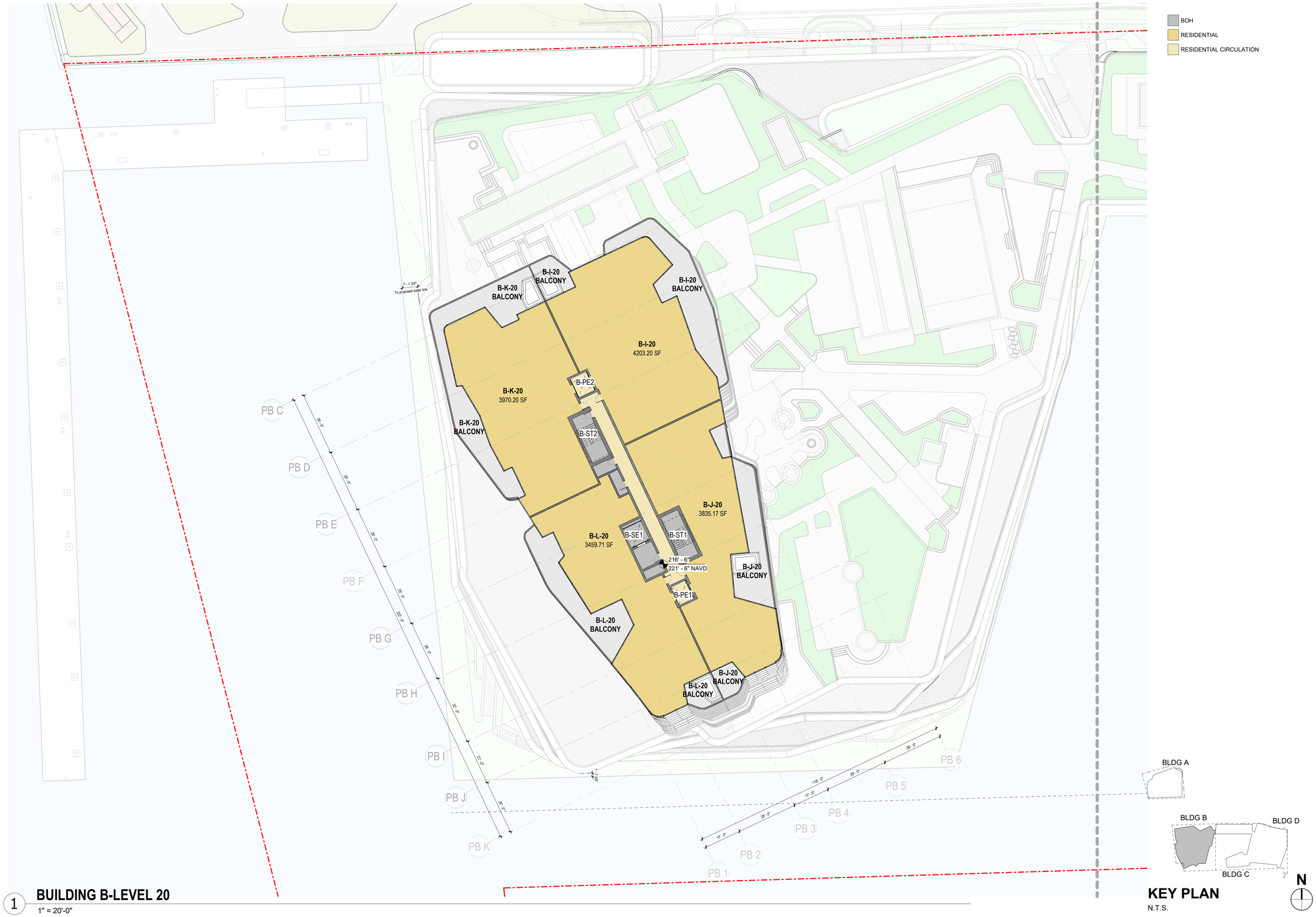

1 **BUILDING B-LEVEL 20**

1" = 20'-0"

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ENLARGED BLDG B LEVEL 20

Project No. **000.000**

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A3-120

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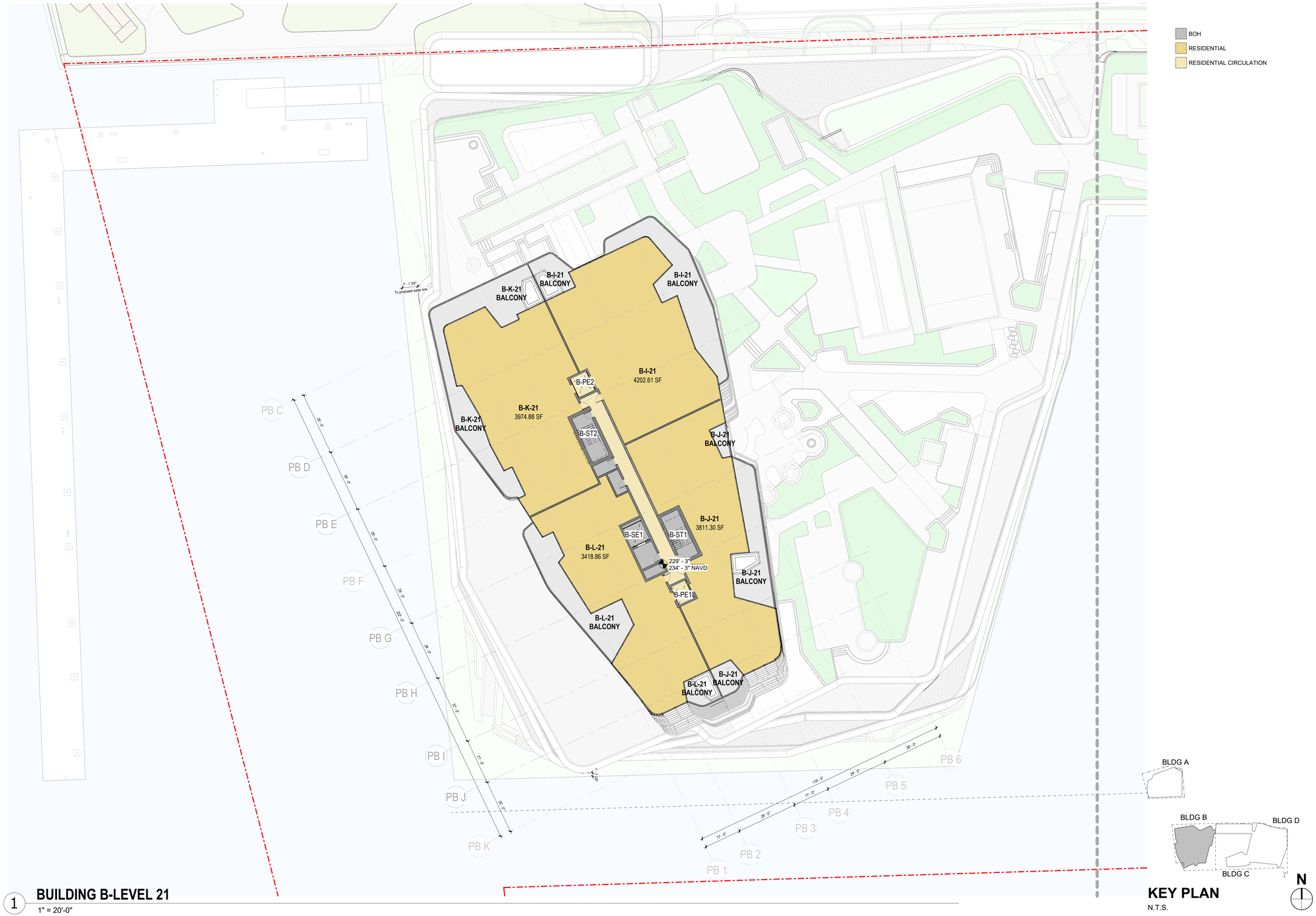

1 **BUILDING B-LEVEL 21**

1" = 20'-0"

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No.	Description	Date

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ENLARGED BLDG B LEVEL 21

Project No. 000.000

Sheet No.

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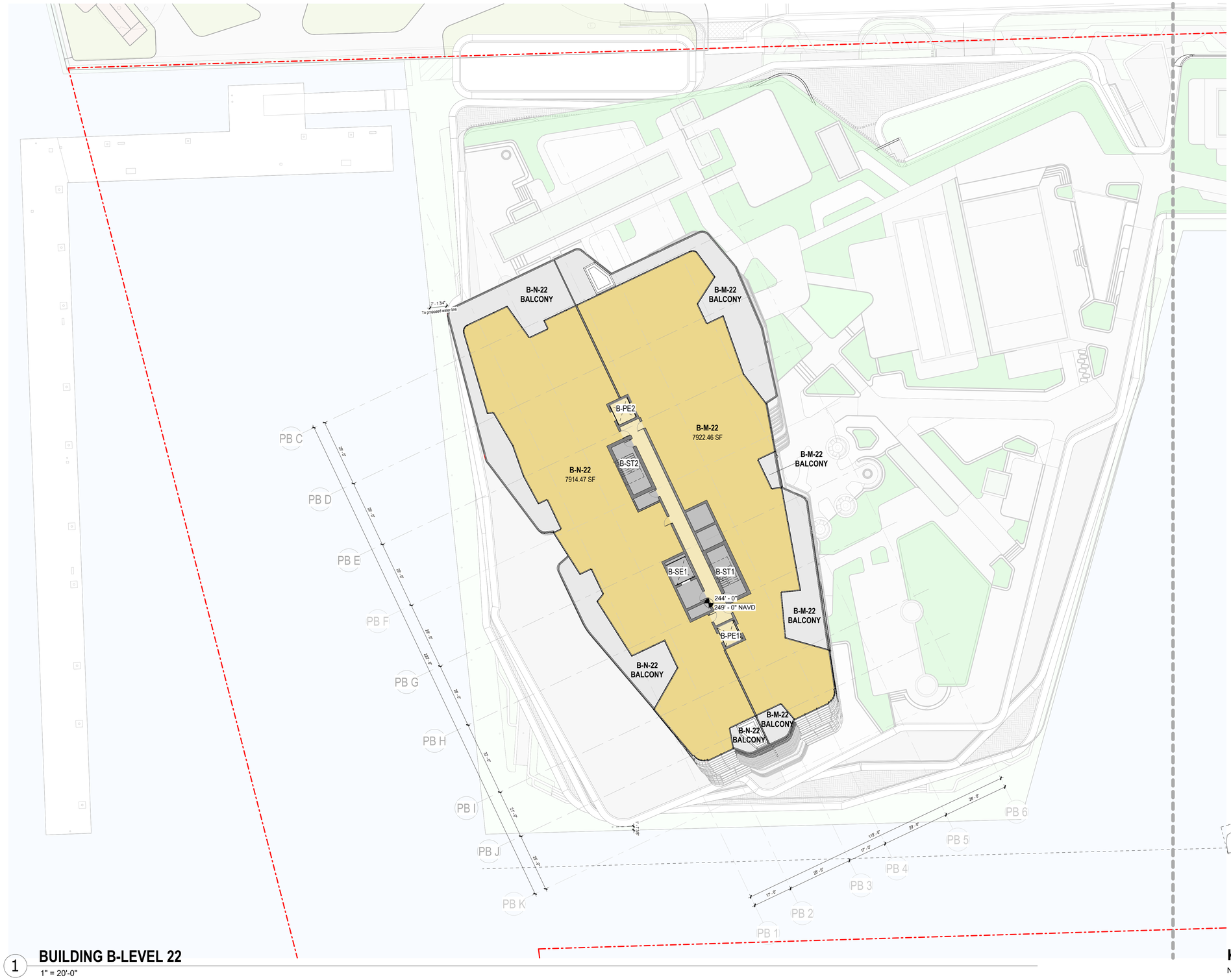

1 **BUILDING B-LEVEL 22**
1" = 20'-0"

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ENLARGED BLDG B LEVEL 22

Project No. **000.000**

Sheet No.

A3-122

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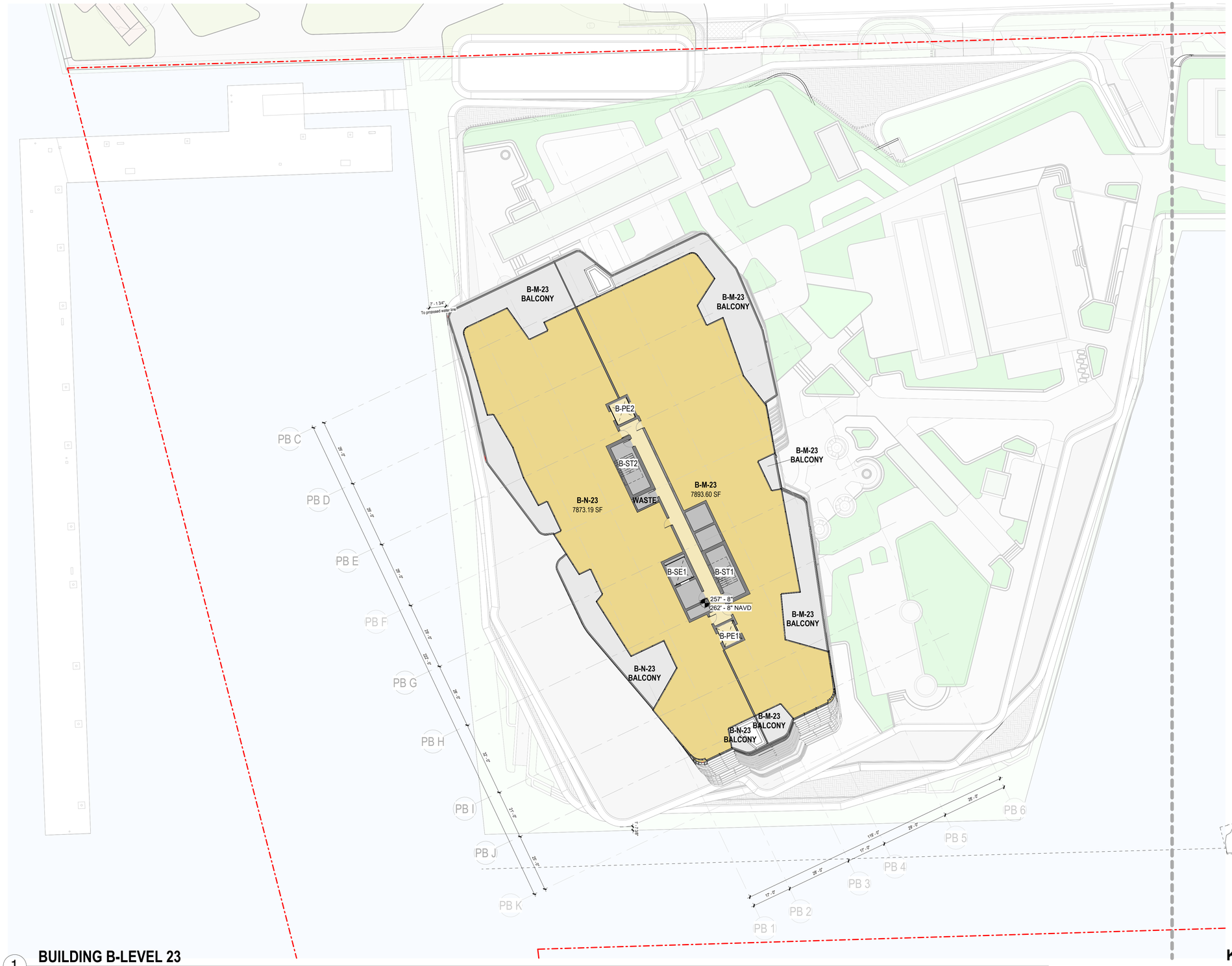

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1 **BUILDING B-LEVEL 23**
1" = 20'-0"

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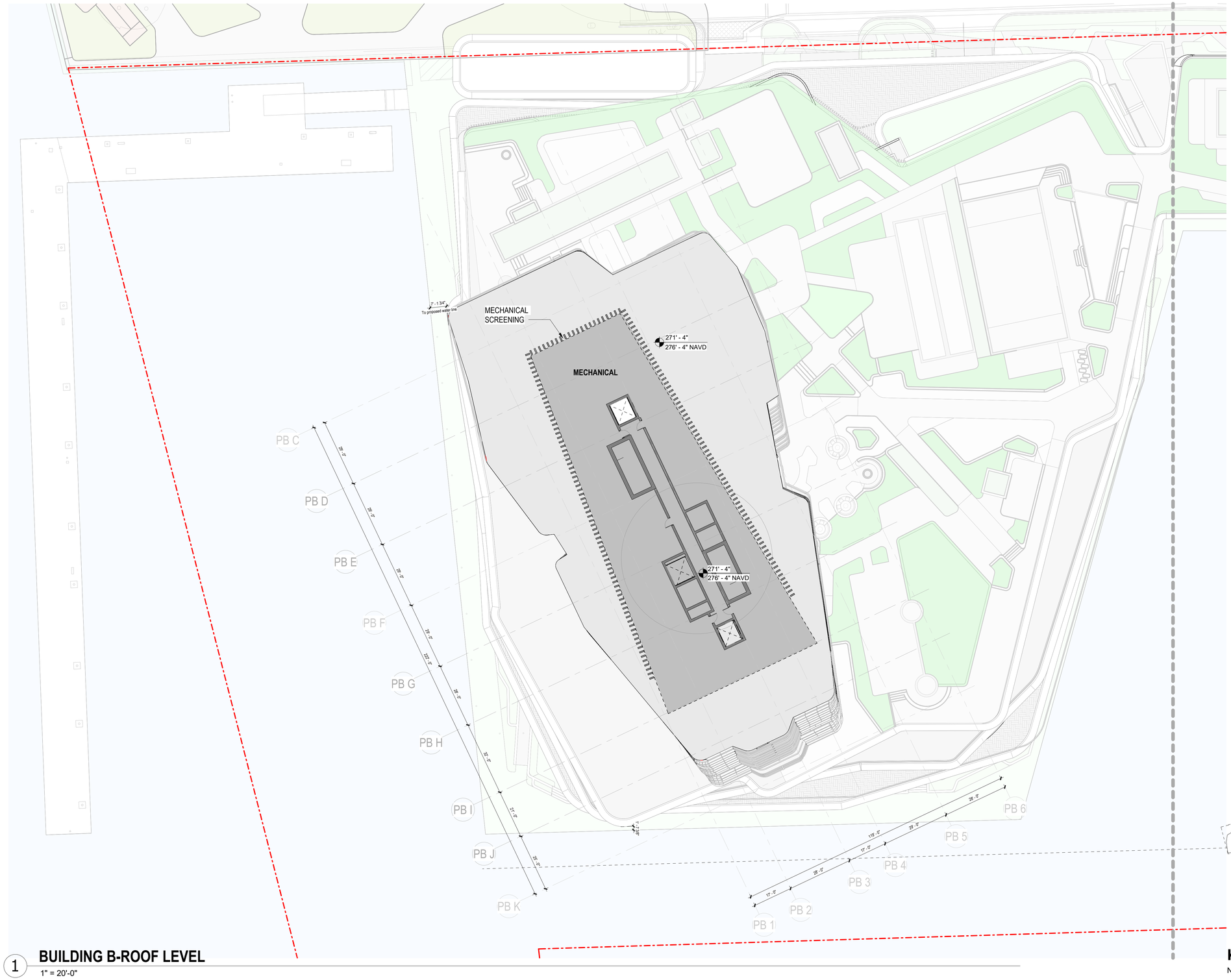

1 **BUILDING B-ROOF LEVEL**
1" = 20'-0"

KEY PLAN
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Sheet Title **ENLARGED BLDG B ROOF LEVEL**

Project No. **000.000**

Sheet No. **A3-124**

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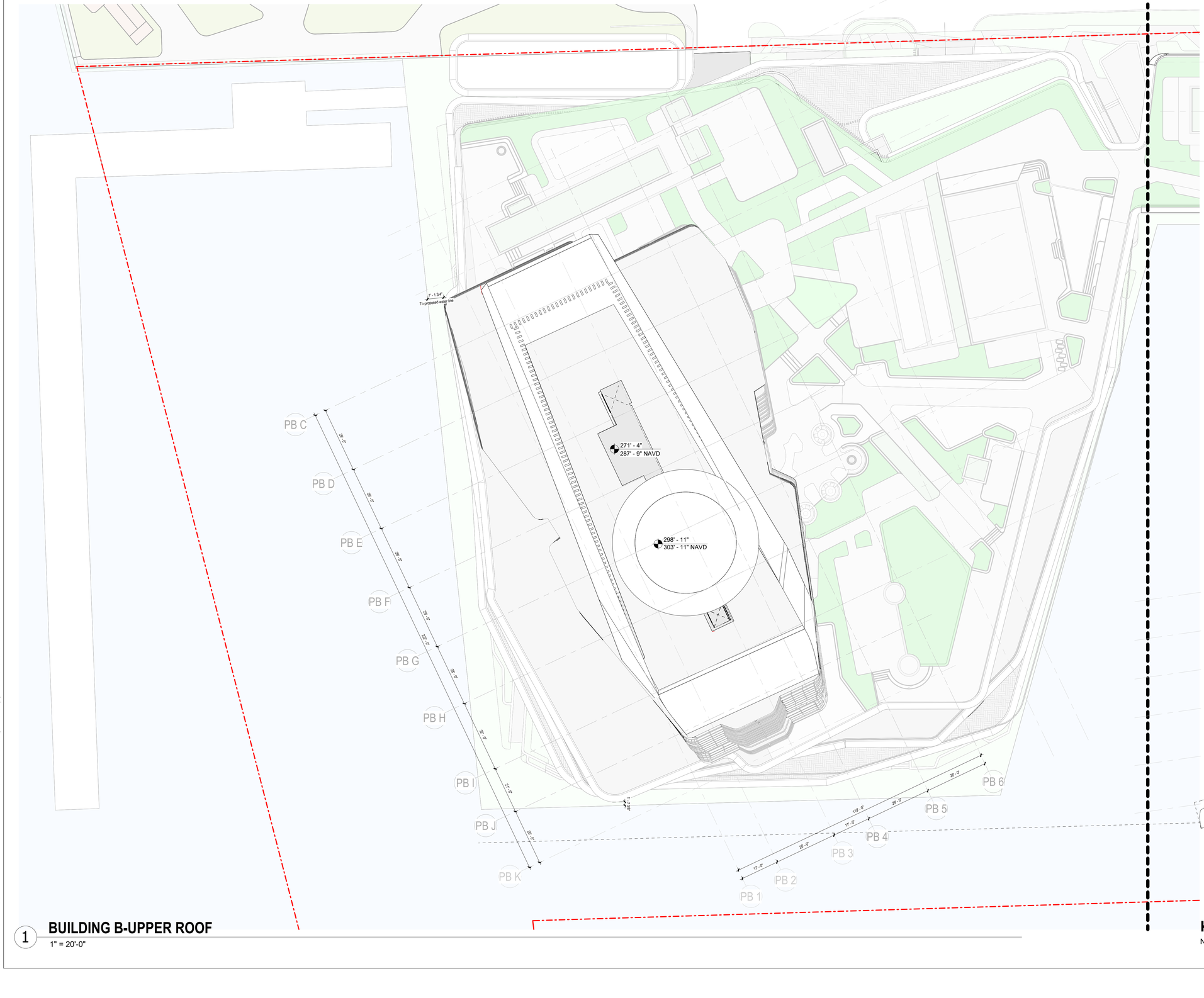

1 **BUILDING B-UPPER ROOF**
1" = 20'-0"

KEY PLAN
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Sheet Title
ENLARGED BLDG B UPPER ROOF LEVEL

Project No. **000.000**

Sheet No.
A3-125

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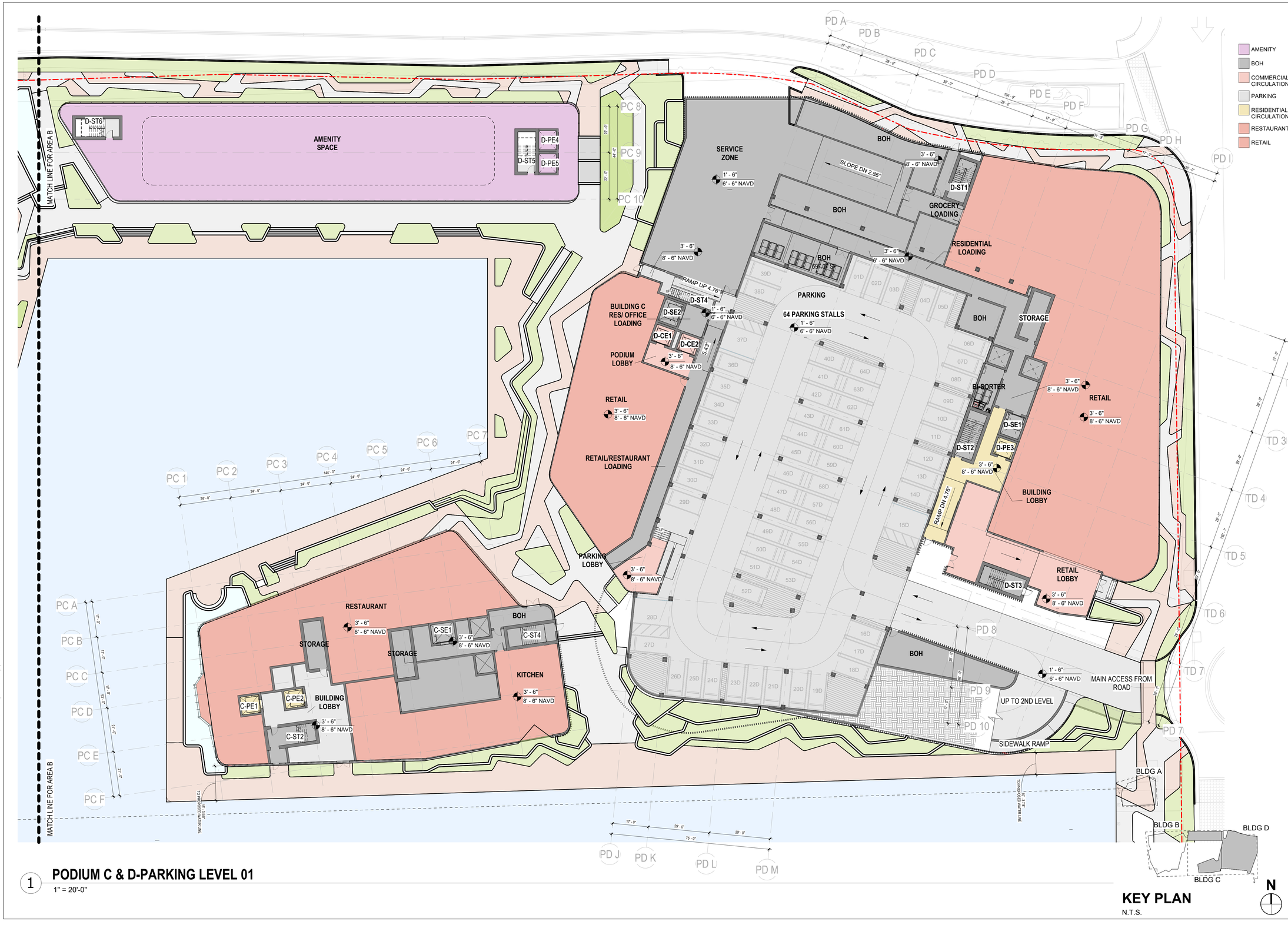

1 **PODIUM C & D-PARKING LEVEL 01**

1" = 20'-0"

KEY PLAN

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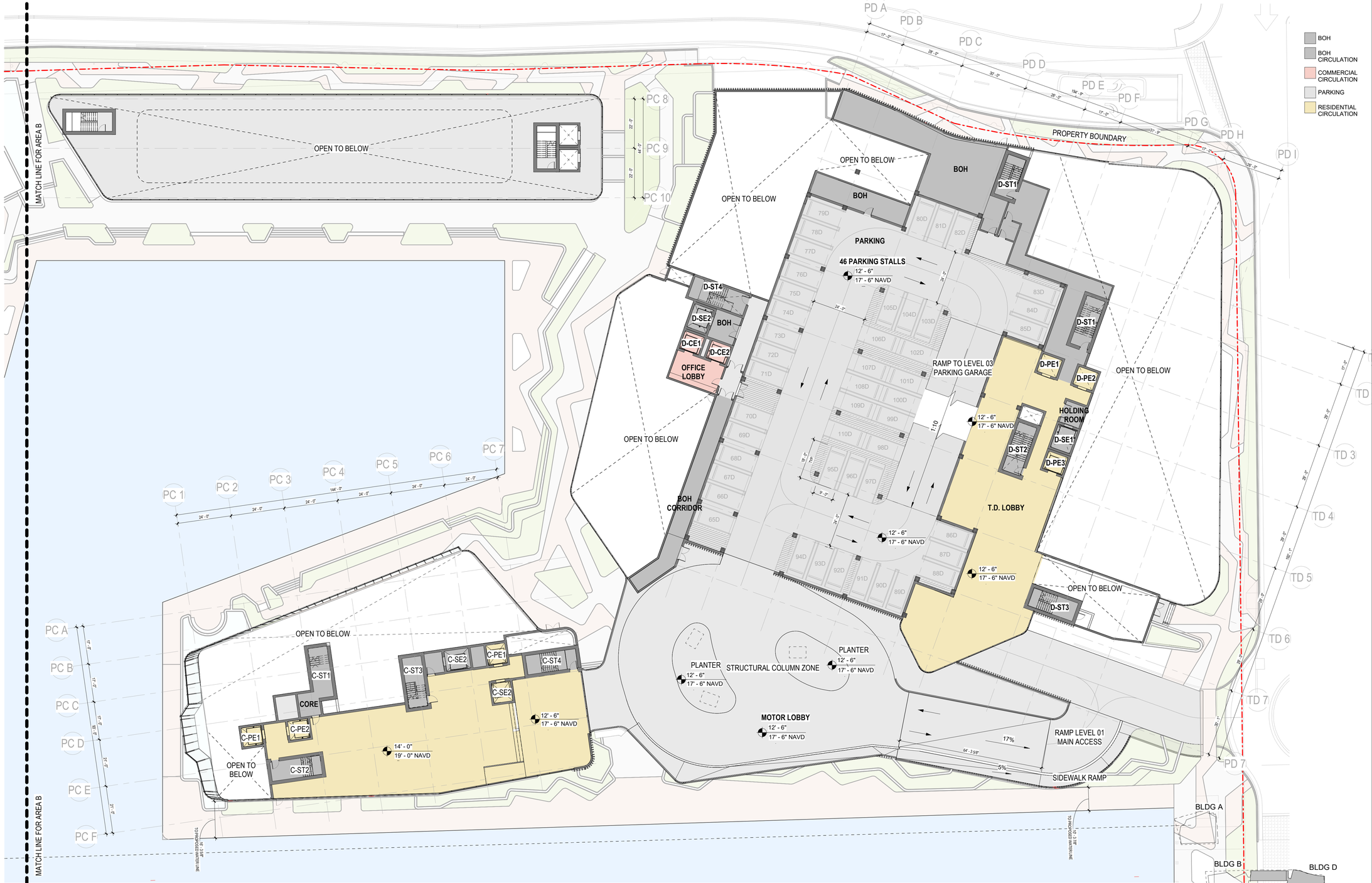
Sheet Title

ENLARGED BLDG C & D LEVEL 01

Project No. 000.000

Sheet No.

A3-201



1 **PODIUM C & D-PARKING LEVEL 02**

1" = 20'-0"

KEY PLAN

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Sheet Title **ENLARGED BLDG C & D LEVEL 02**

Project No. 000.000

Sheet No. **A3-202**

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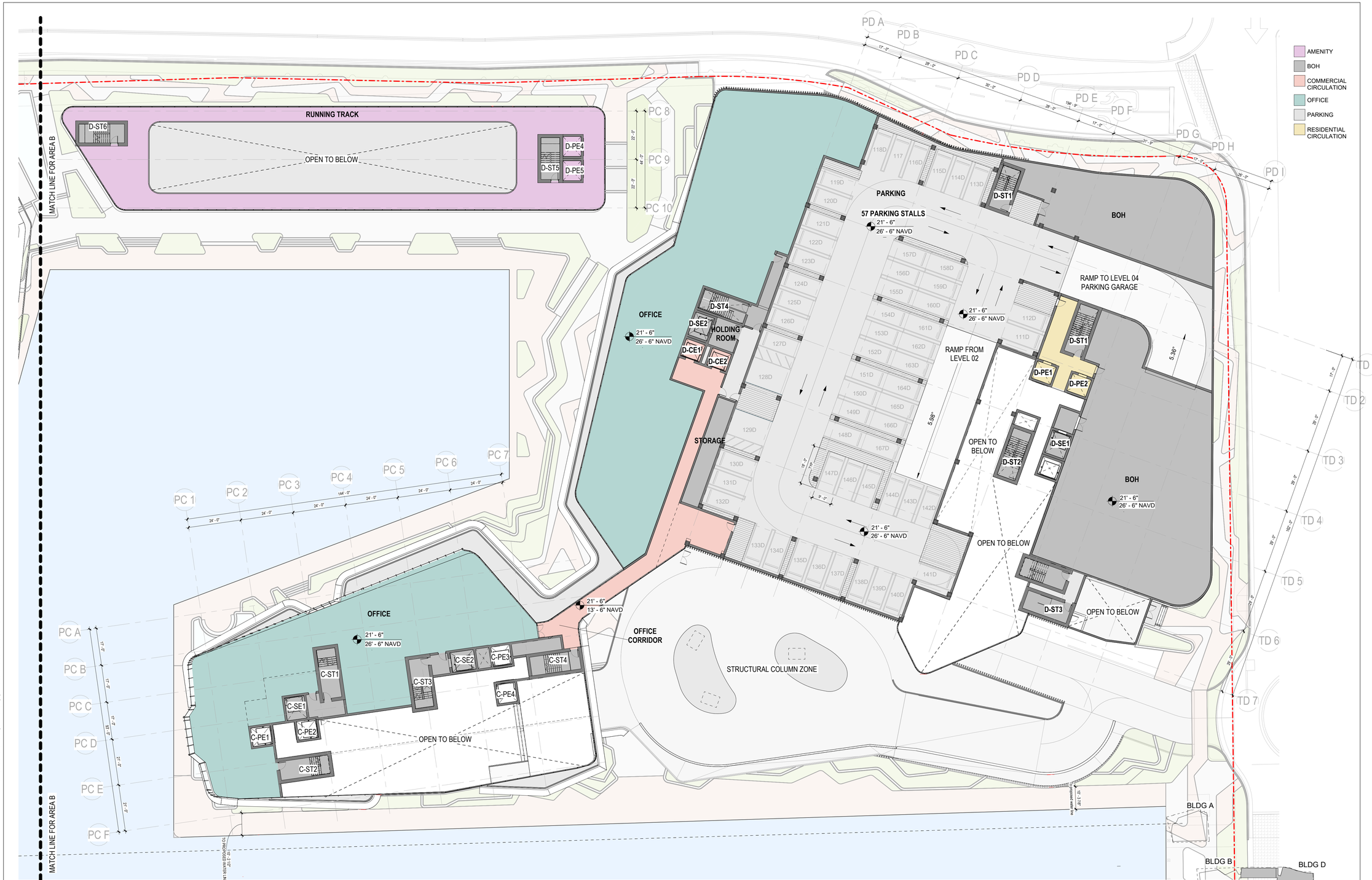

1 **PODIUM C & D-PARKING LEVEL 03**

1" = 20'-0"

KEY PLAN

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No.	Description	Date

Sheet Title

ENLARGED BLDG C & D LEVEL 03

Project No. **000.000**

Sheet No.

A3-203

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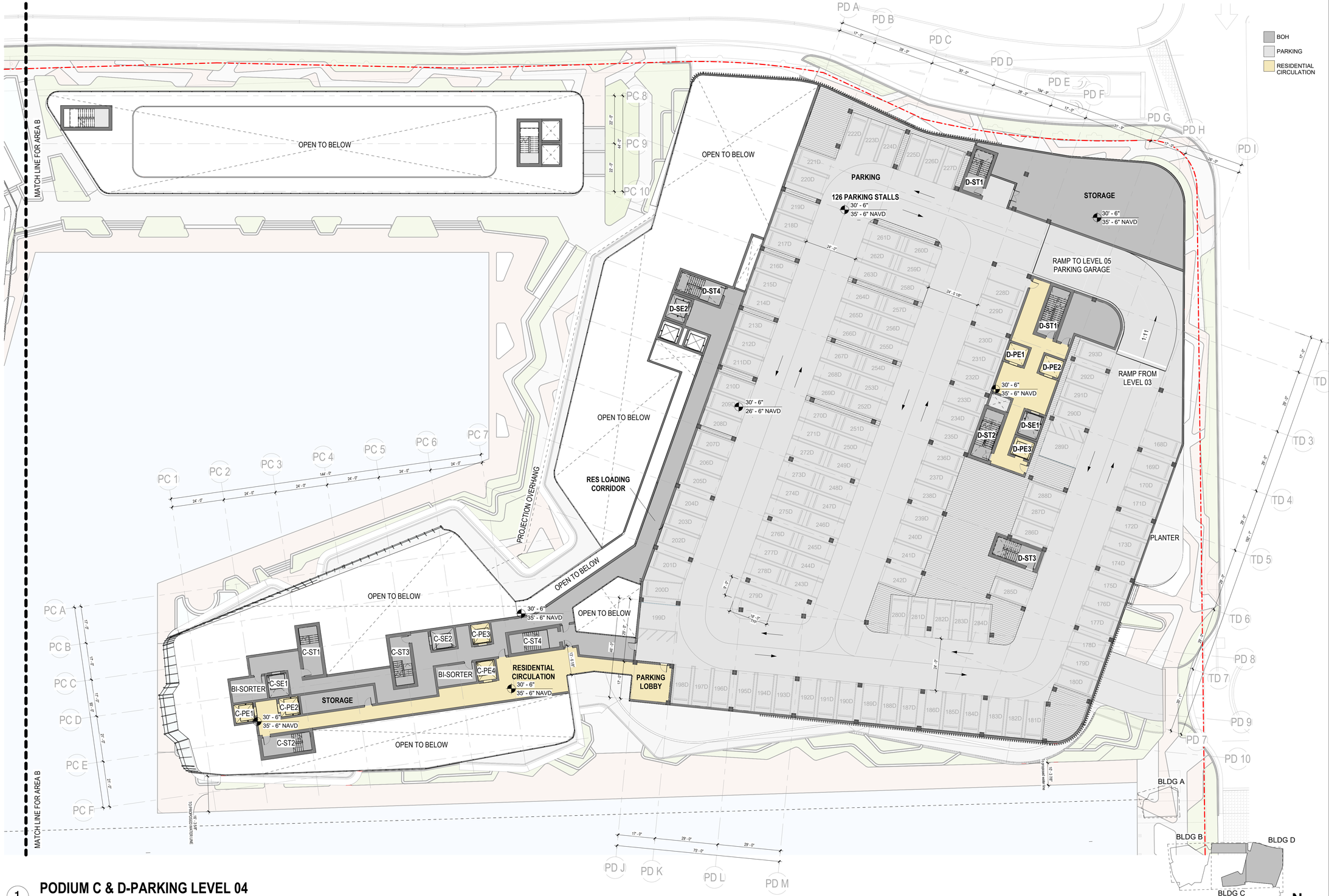

1 **PODIUM C & D-PARKING LEVEL 04**

1" = 20'-0"

KEY PLAN

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Sheet Title

ENLARGED BLDG C & D LEVEL 04

Project No. **000.000**

Sheet No.

A3-204

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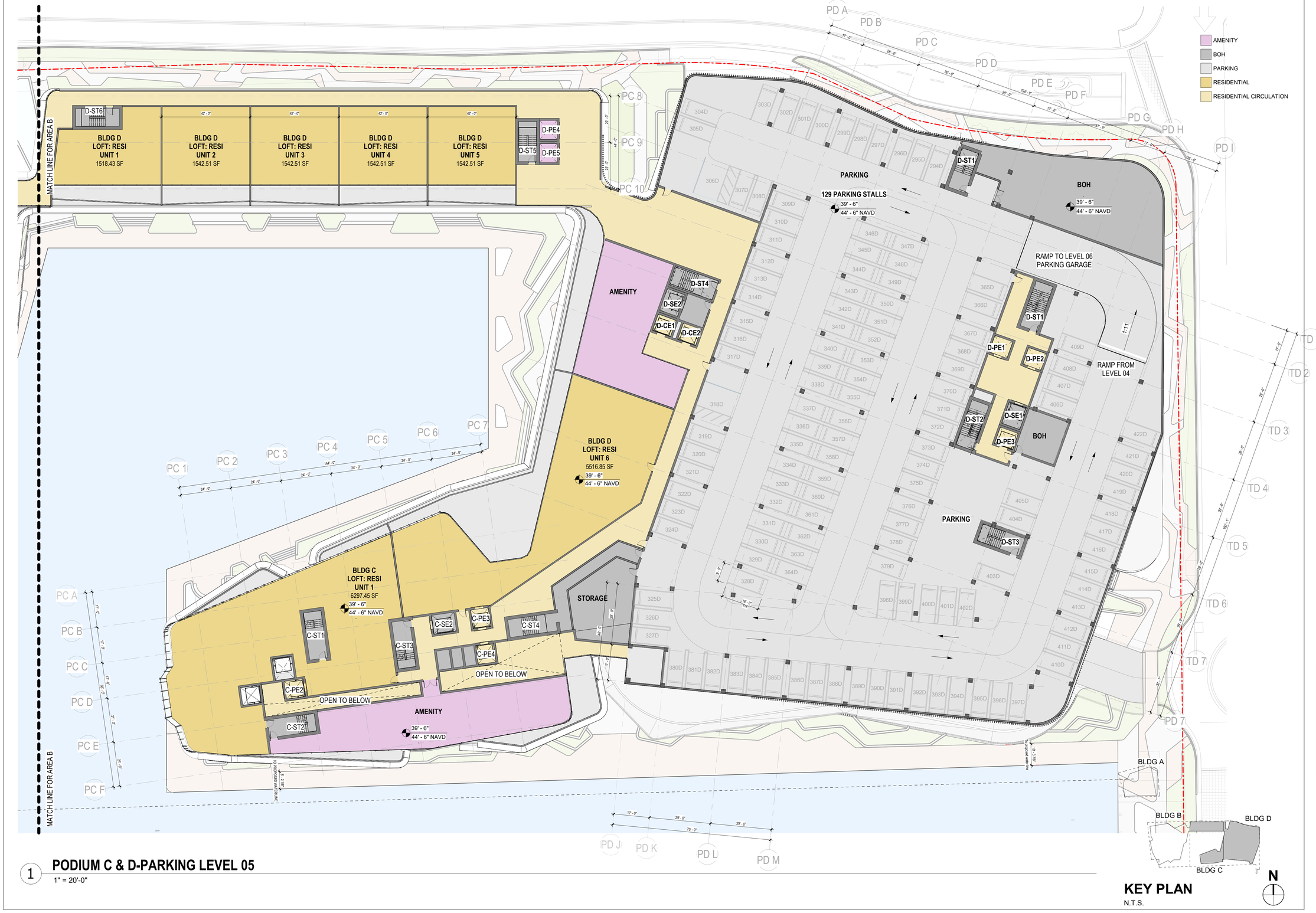

1 **PODIUM C & D-PARKING LEVEL 05**

1" = 20'-0"

KEY PLAN

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Sheet Title

ENLARGED BLDG C & D LEVEL 05

Project No. **000.000**

Sheet No.

A3-205

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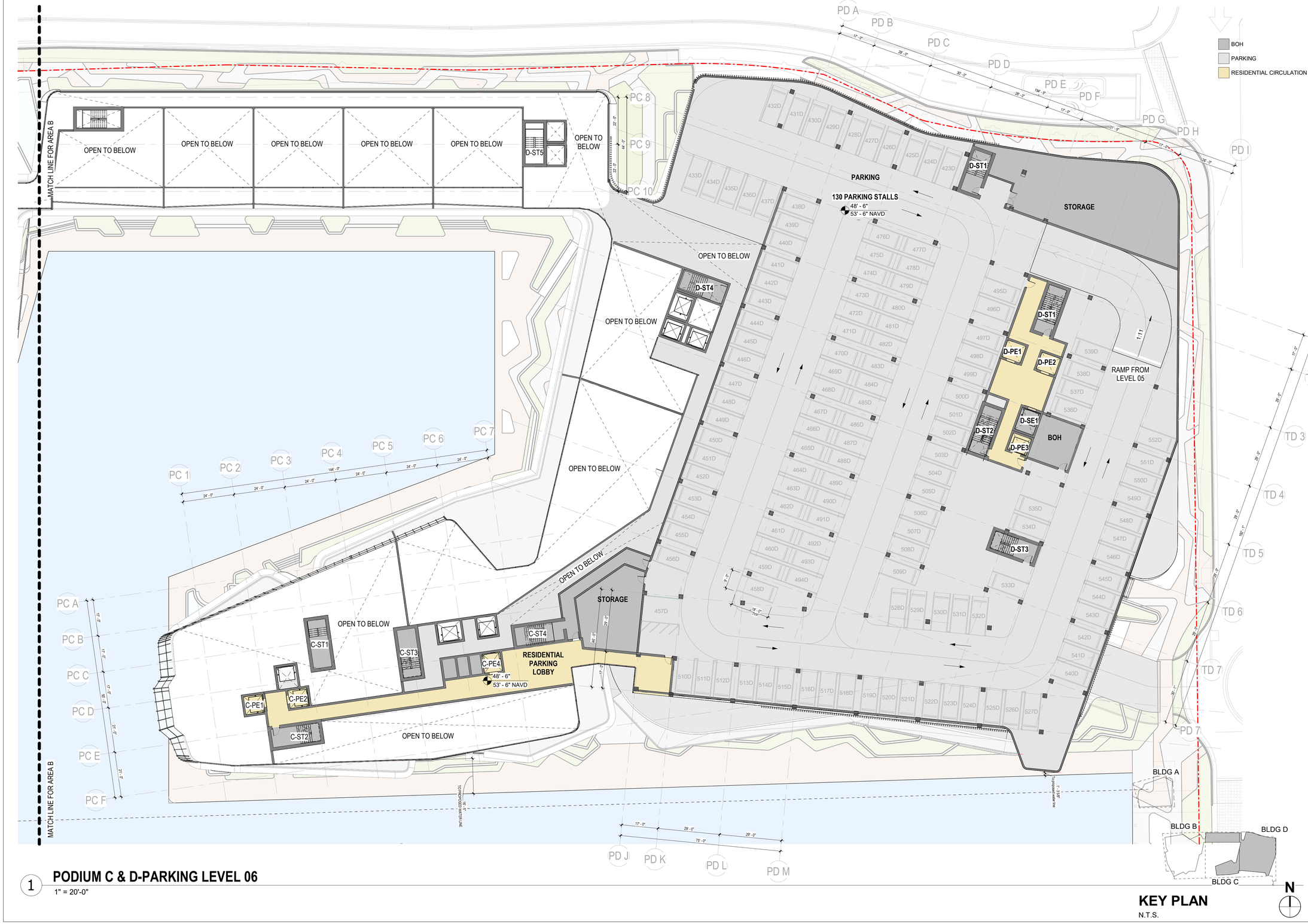

1 **PODIUM C & D-PARKING LEVEL 06**

1" = 20'-0"

KEY PLAN

N.T.S.

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Sheet Title

ENLARGED BLDG C & D LEVEL 06

Project No. **000.000**

Sheet No.

A3-206

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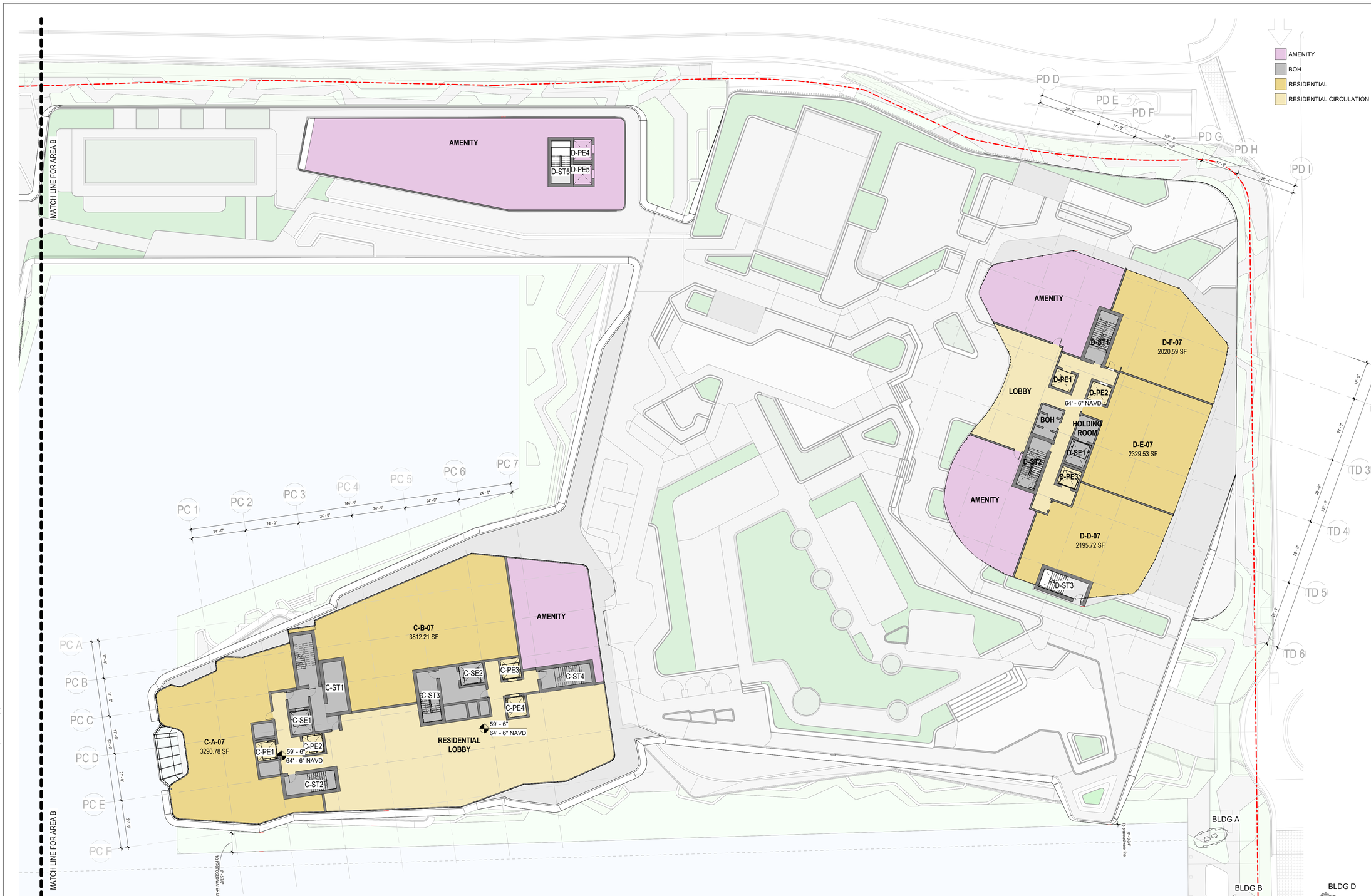

1 **PODIUM C & D DECK LEVEL 07**

1" = 20'-0"

KEY PLAN

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Sheet Title

ENLARGED BLDG C & D LEVEL 07

Project No. **000.000**

Sheet No.

A3-207

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1 **BUILDING C & D-LEVEL 08**
1" = 20'-0"

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ENLARGED BLDG C & D LEVEL 08

Project No. **000.000**

Sheet No.

A3-208

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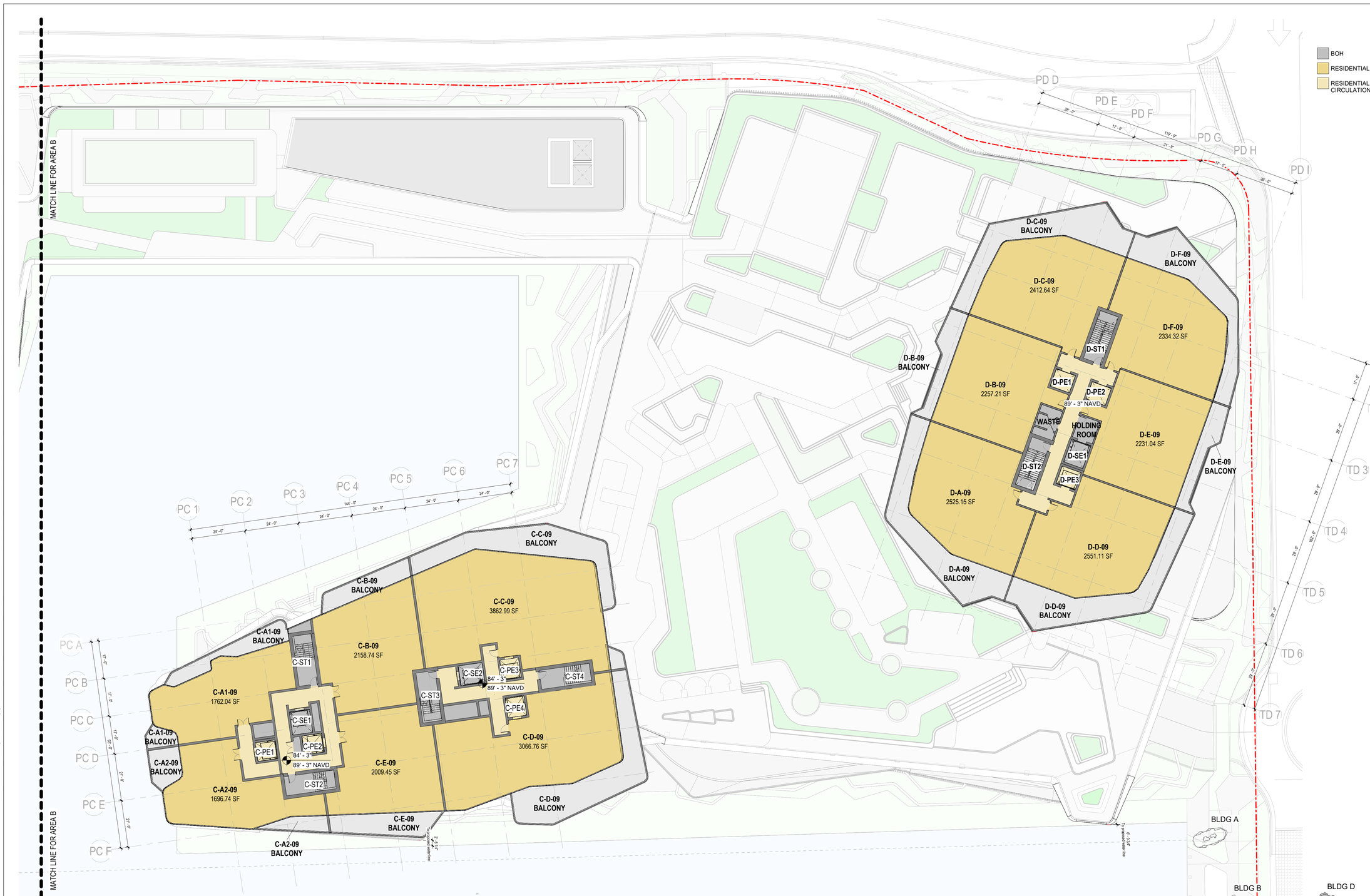

1 BUILDING C & D-LEVEL 09

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG C & D LEVEL 09

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Sheet No.

A3-209

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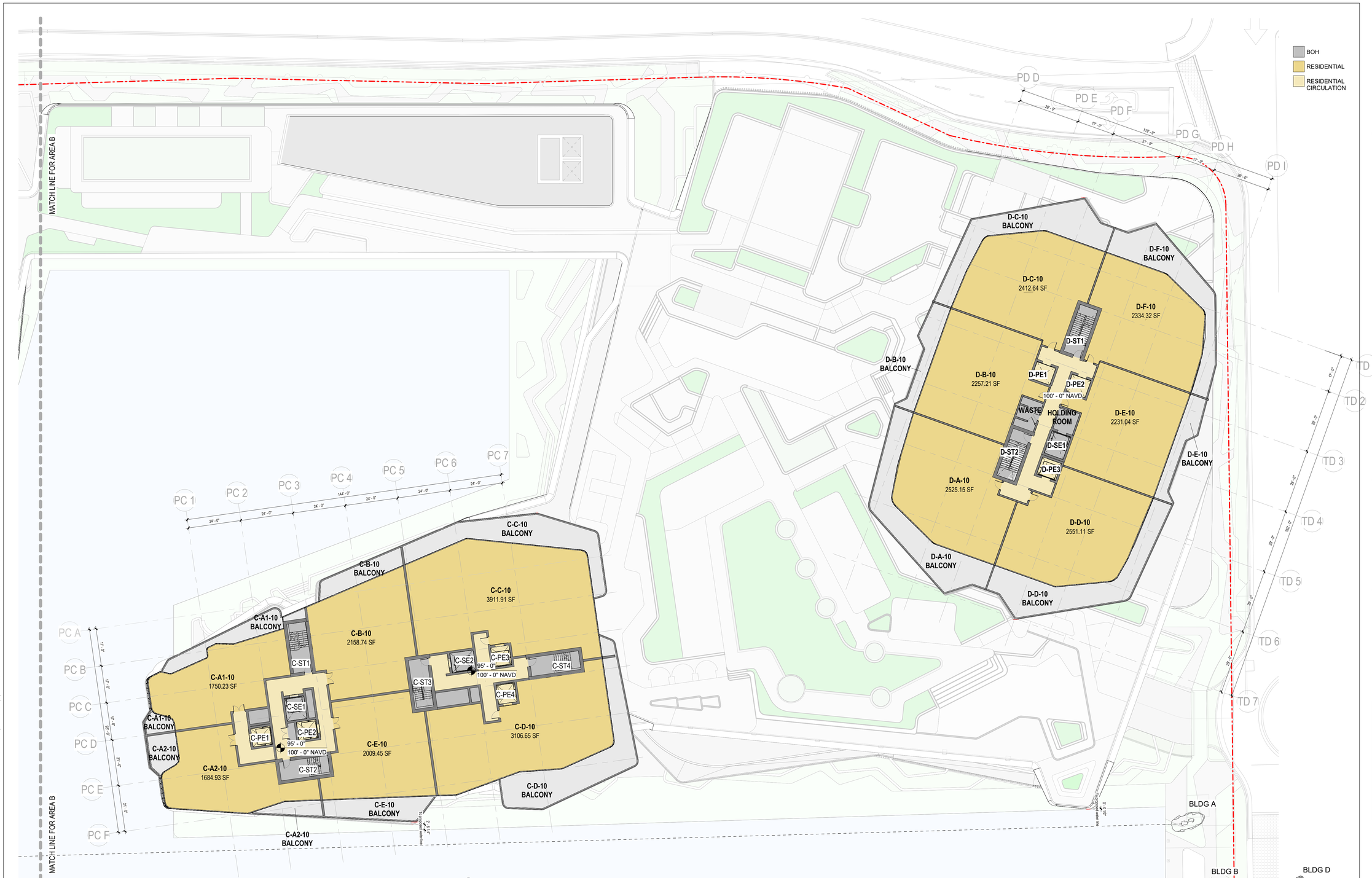

1 **BUILDING C & D-LEVEL 10**

1" = 20'-0"

KEY PLAN

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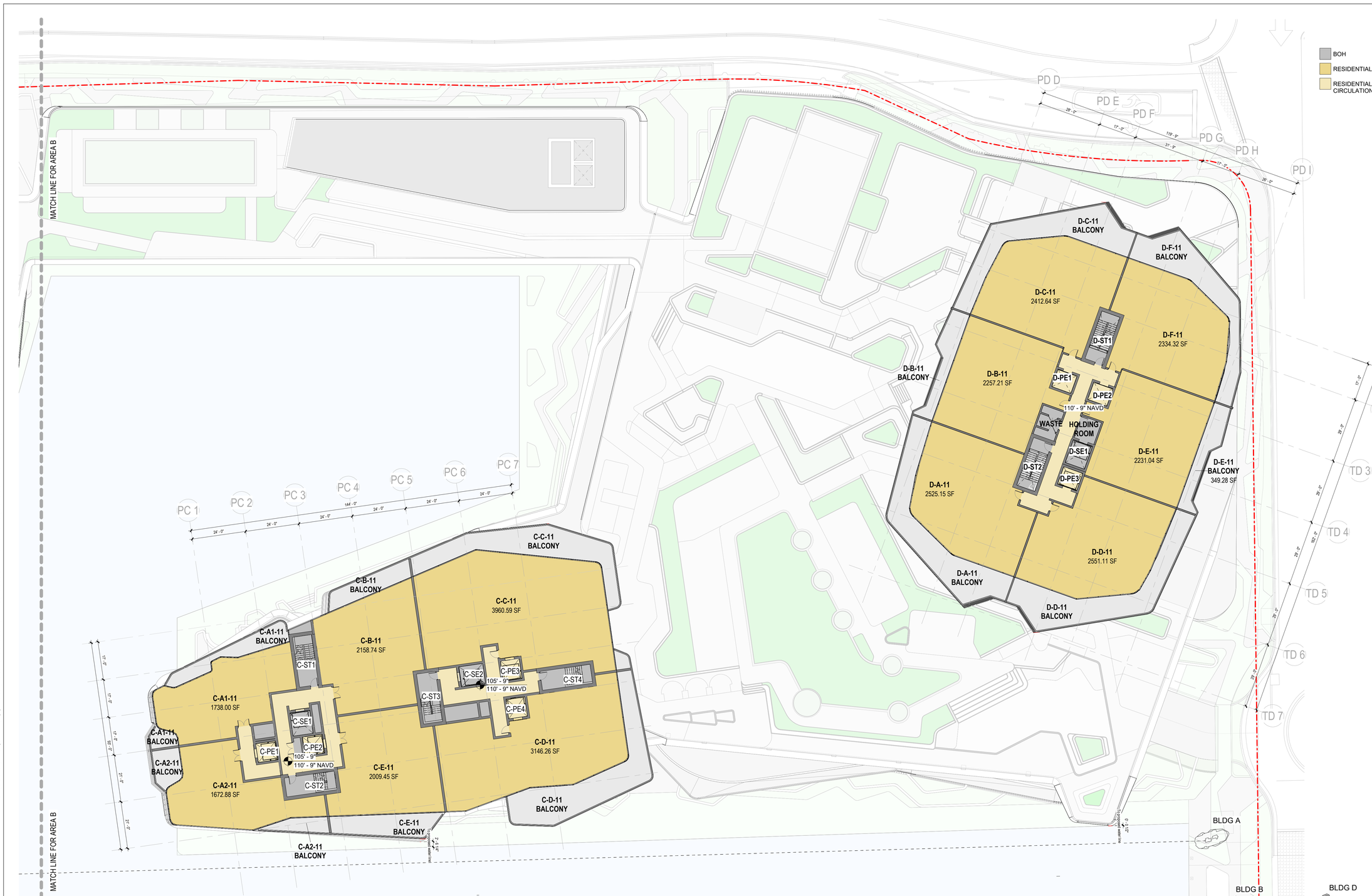
Sheet Title

ENLARGED BLDG C & D LEVEL 10

Project No. **000.000**

Sheet No.

A3-210



1 **BUILDING C & D-LEVEL 11**

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG C & D LEVEL 11

Project No. **000.000**

Sheet No.

A3-211

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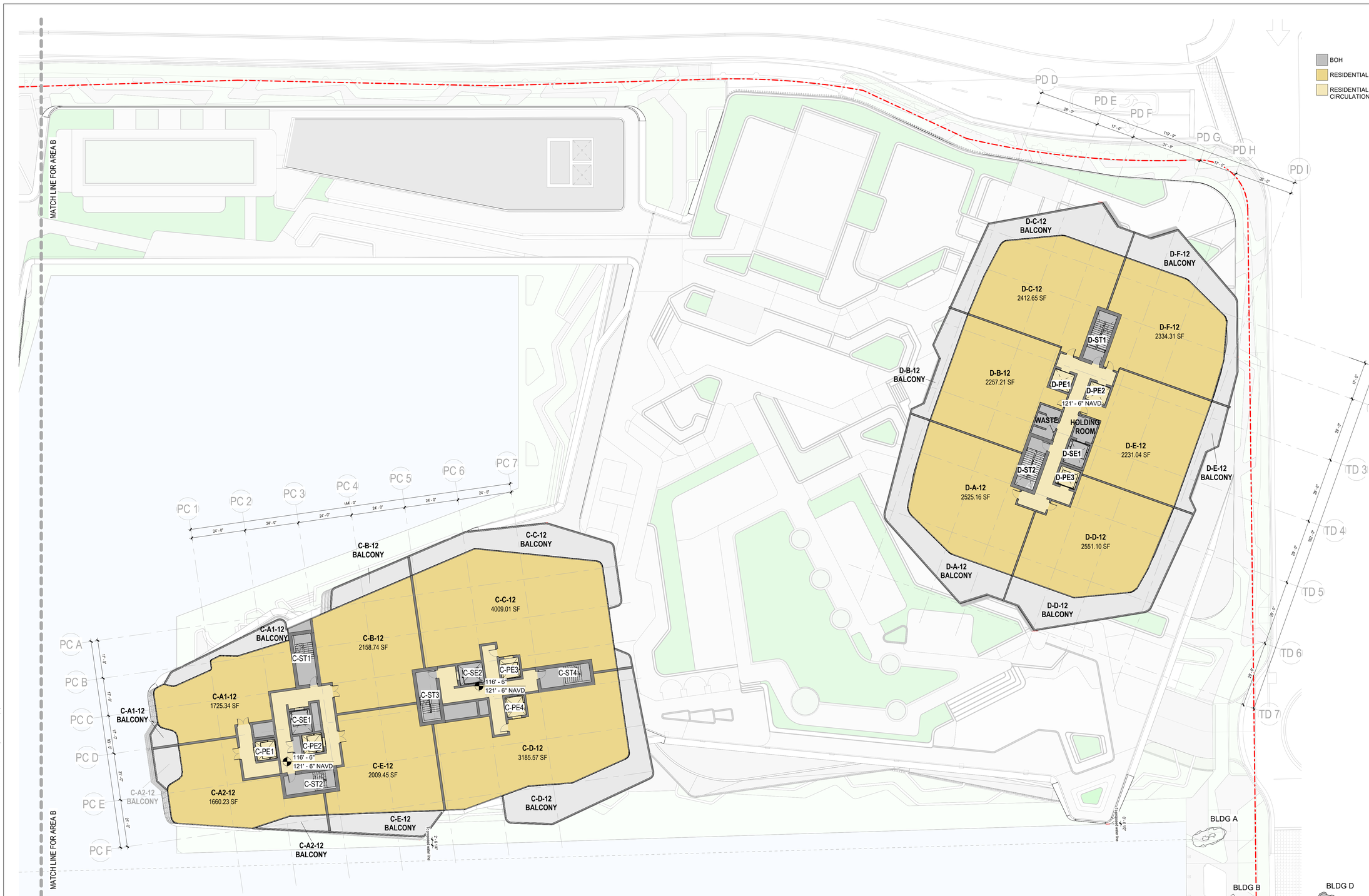

1 **BUILDING C & D-LEVEL 12**

1" = 20'-0"

KEY PLAN

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Sheet Title

ENLARGED BLDG C & D LEVEL 12

Project No. **000.000**

Sheet No.

A3-212

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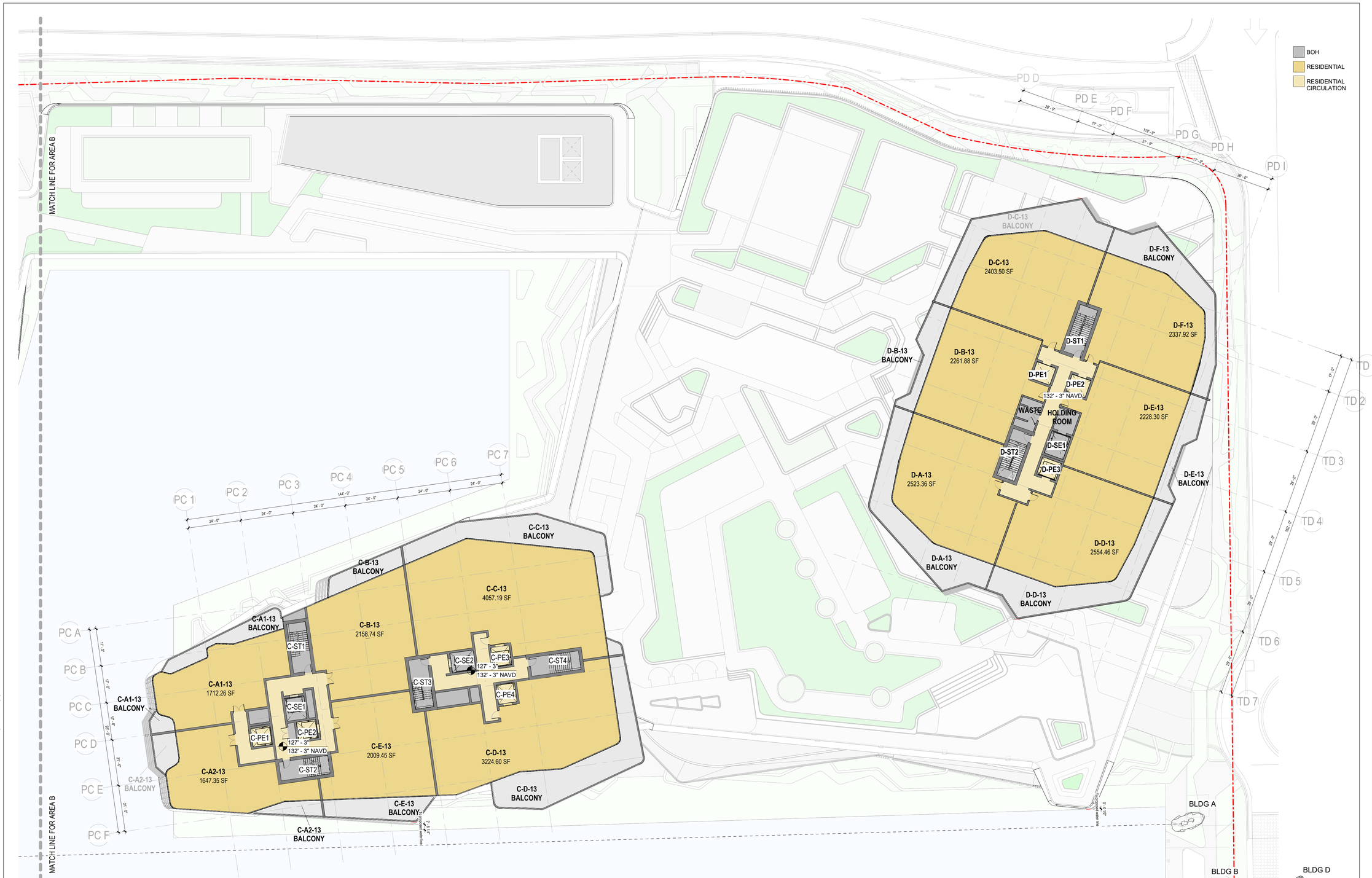

1 **BUILDING C & D-LEVEL 13**

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG C & D LEVEL 13

Project No. 000.000

Sheet No.

A3-213

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1 **BUILDING C & D-LEVEL 14**
1" = 20'-0"

KEY PLAN
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Sheet Title
ENLARGED BLDG C & D LEVEL 14

Project No. 000.000

Sheet No.
A3-214

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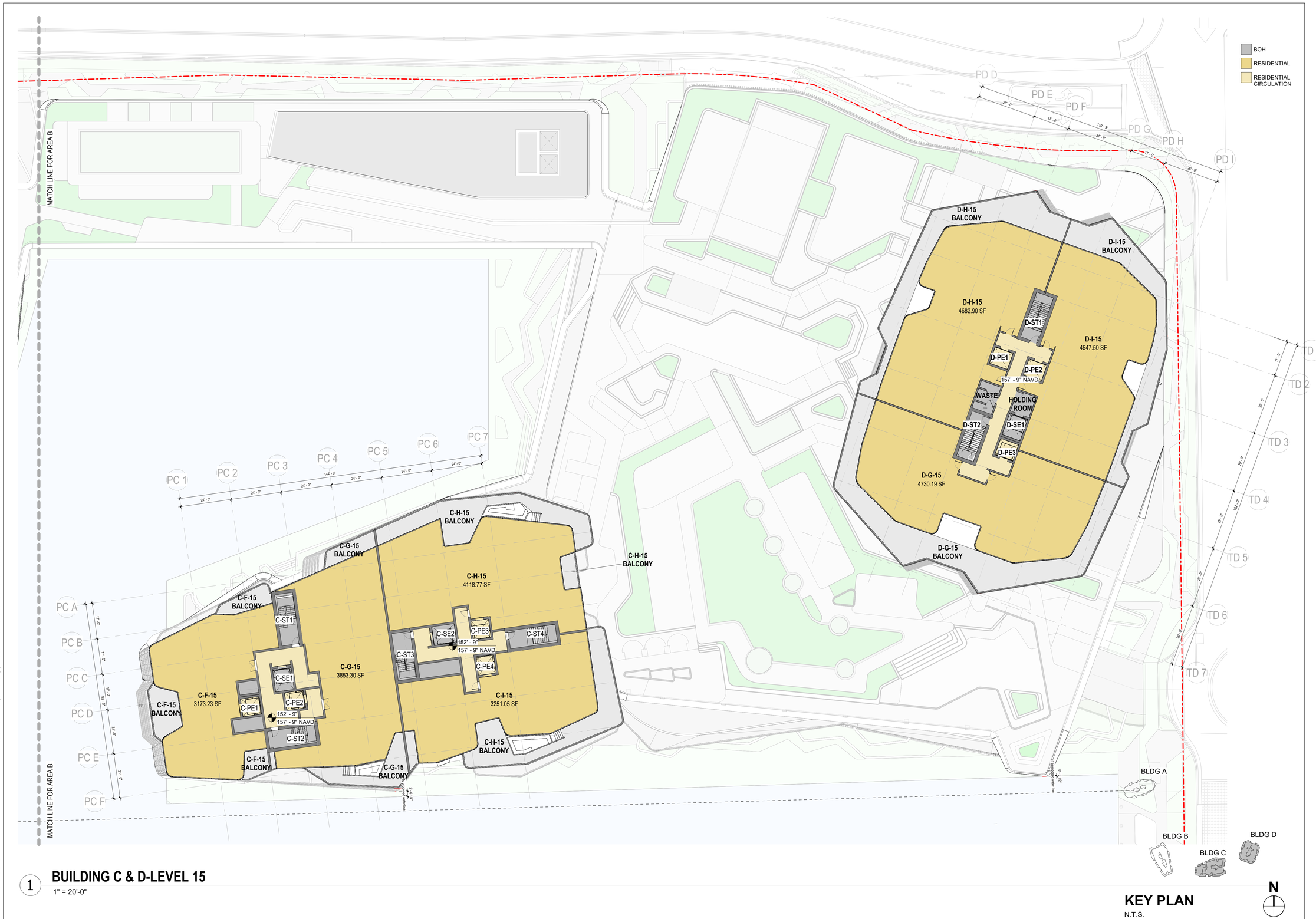

1 BUILDING C & D-LEVEL 15

1" = 20'-0"

KEY PLAN

N.T.S.

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Sheet Title

ENLARGED BLDG C & D LEVEL 15

Project No. **000.000**

Sheet No.

A3-215

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1 **BUILDING C & D-LEVEL 16**

1" = 20'-0"

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No.	Description	Date

Sheet Title

ENLARGED BLDG C & D LEVEL 16

Project No. **000.000**

Sheet No.

A3-216

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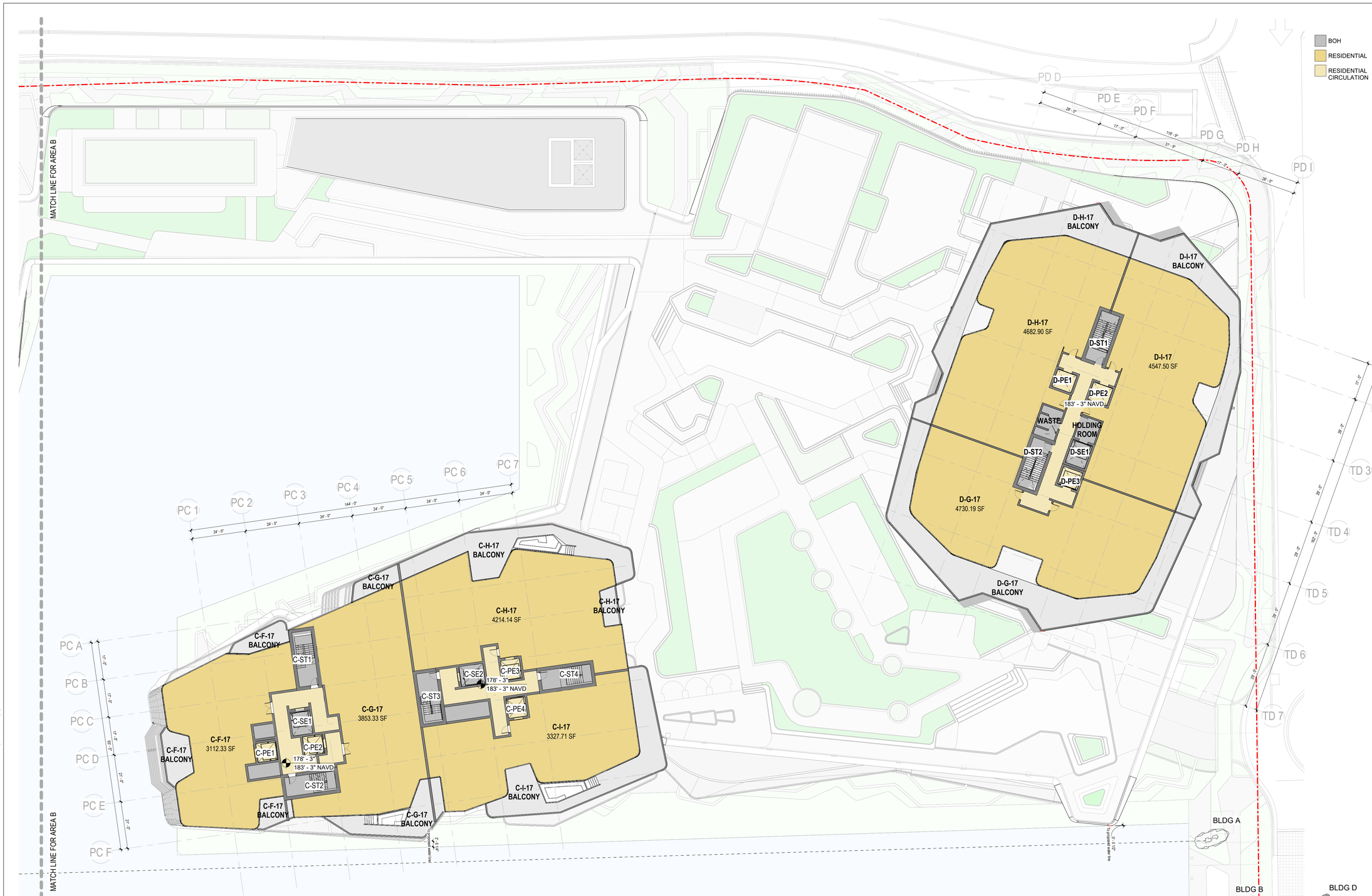

1 **BUILDING C & D-LEVEL 17**
1" = 20'-0"

KEY PLAN
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Sheet Title
ENLARGED BLDG C & D LEVEL 17

Project No. **000.000**

Sheet No.
A3-217



1 **BUILDING C & D-LEVEL 18**

1" = 20'-0"

KEY PLAN

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No.	Description	Date

Sheet Title

ENLARGED BLDG C & D LEVEL 18

Project No. **000.000**

Sheet No.

A3-218

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1 **BUILDING C & D-LEVEL 19**

1" = 20'-0"

KEY PLAN

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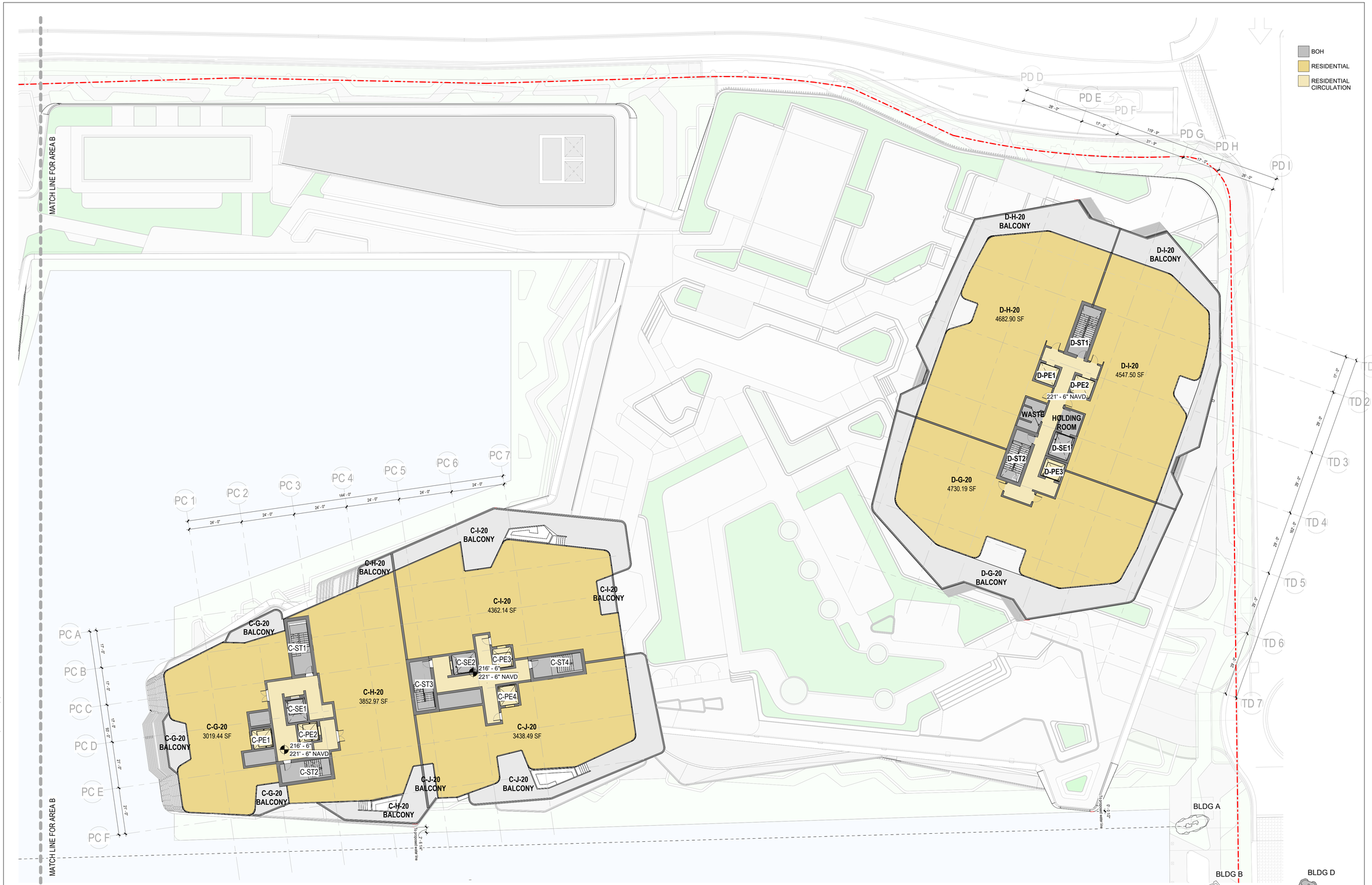
ENLARGED BLDG C & D LEVEL 19

Project No. **000.000**

Sheet No.

A3-219



1 **BUILDING C & D-LEVEL 20**

1" = 20'-0"

KEY PLAN

N.T.S.

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No.	Description	Date

Sheet Title

ENLARGED BLDG C & D LEVEL 20

Project No. 000.000

Sheet No.

A3-220

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1 **BUILDING C & D-LEVEL 21**

1" = 20'-0"

KEY PLAN

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ENLARGED BLDG C & D LEVEL 21

Project No. **000.000**

Sheet No.

A3-221

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1 **BUILDING C & D-LEVEL 22**

1" = 20'-0"

KEY PLAN

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No.	Description	Date

Sheet Title

ENLARGED BLDG C & D LEVEL 22

Project No. **000.000**

Sheet No.

A3-222

Autodesk Docs://25083_Pier 66 Phase 2/A_25083_Pier66_Architecture_Federated_R26.rvt

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1 **BUILDING C & D-LEVEL 23**

1" = 20'-0"

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ENLARGED BLDG C & D LEVEL 23

Project No. **000.000**

Sheet No.

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1 **BUILDING C & D-LEVEL 24**

1" = 20'-0"

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ENLARGED BLDG C & D ROOF LEVEL

Project No. **000.000**

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A3-224

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1 BUILDING C & D - UPPER ROOF PLAN

1" = 20'-0"

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ENLARGED BLDG C & D UPPER ROOF LEVEL

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Pedestrian entryway leading to the marina area from 17th Street service road.

1 **A1-110 PEDESTRIAN RENDER 01**

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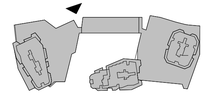
BLDG B BLDG C BLDG D



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No.	Description	Date

Sheet Title Project No. 000.000

PEDESTRIAN RENDER

Sheet No.

A1-101

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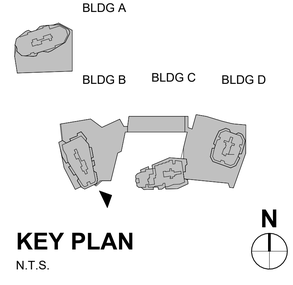
View from the marina promenade overlooking the marina and the public realm along the marina edge.

1 **A1-102 PEDESTRIAN RENDER 02**



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Sheet Title
PEDESTRIAN RENDER

Project No. **000.000**

Sheet No.
A1-102

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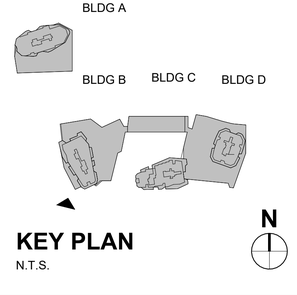
View from the water looking towards Residence B and retail promenade.

1 **A1-103 PEDESTRIAN RENDER 03**



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Sheet Title **PEDESTRIAN RENDER**

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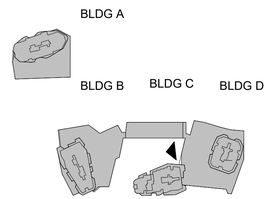
View looking towards Residences B & C from the inner marina retail area.

1 **A1-104 PEDESTRIAN RENDER 04**



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A1-104

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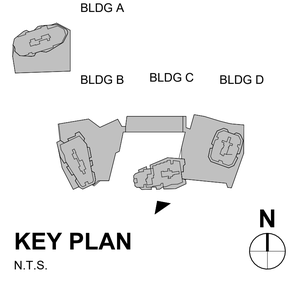
View from neighborhood across the canal of Residences B & C and marina entry.

1 **A1-105 PEDESTRIAN RENDER 05**



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Sheet Title **PEDESTRIAN RENDER**

Project No. **000.000**

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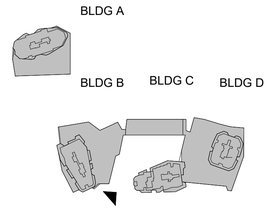
Promenade view of Residence A.

1 **A1-106 PEDESTRIAN RENDER 06**



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Sheet Title **PEDESTRIAN RENDER**

Project No. **000.000**

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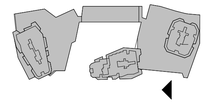
Promenade view along canal edge and dock adjacent to Residence D.

1 **A1-107 PEDESTRIAN RENDER 07**

BLDG A

BLDG B BLDG C BLDG D



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Residence C retail and waterfront view.

1 **A1-108 PEDESTRIAN RENDER 08**

BLDG A

BLDG B BLDG C BLDG D



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Project No. **000.000**

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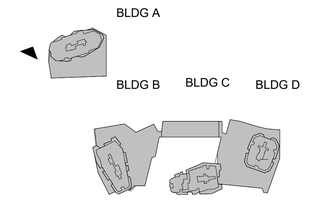
Residence A promenade view looking towards Pelican Landing and marina.

1 **A1-109 PEDESTRIAN RENDER 09**



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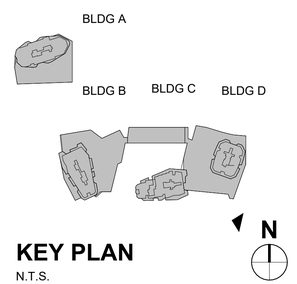
View from Inlet Drive looking at Residence C drop-off and promenade.

1 **A1-110 PEDESTRIAN RENDER 10**



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Project No. **000.000**

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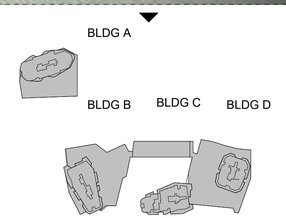
Aerial view from north showing Pier 66 in context.

1 **A1-201 CONTEXT RENDER 01**



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CONTEXT RENDER

Project No. **000.000**

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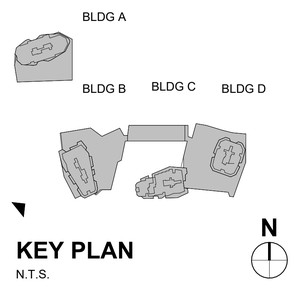
Aerial view from south west showing Residence A, B, & C in context.

1 **A1-202 CONTEXT RENDER 02**



KEY PLAN
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CONTEXT RENDER

Sheet No.

A1-202

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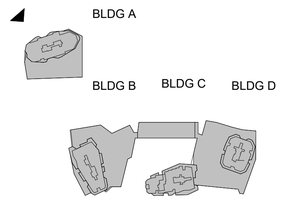
Aerial view from north west showing Residence A in context.

1 **A1-203 CONTEXT RENDER 03**



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Sheet Title **CONTEXT RENDER**

Project No. **000.000**

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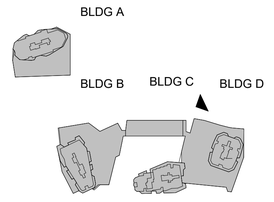
Semi aerial view from Phase 01 Pier 66 showing Residences B, C, & D.

1 **A1-204 CONTEXT RENDER 04**



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Sheet Title

CONTEXT RENDER

Project No. **000.000**

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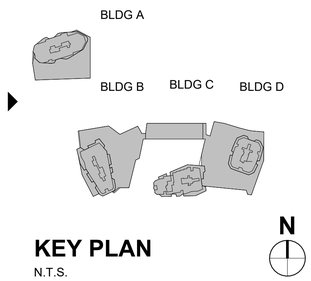
Aerial view from across 17th street causeway bridge to the east, showing Residence A & B.

1 **A1-205 CONTEXT RENDER 05**



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Sheet Title **CONTEXT RENDER**

Project No. **000.000**

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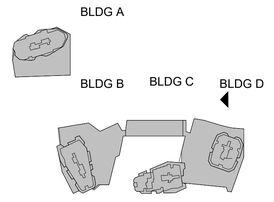
Aerial view from the east showing grocer, Residence D, B, & A in context.

1 **A1-206 CONTEXT RENDER 06**



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Project No. **000.000**

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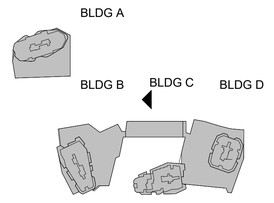
Proposal for public realm under 17th street causeway bridge. [not part of project scope]

1 **A1-301 PARK RENDER 01**



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Sheet Title **PARK RENDER**

Project No. **000.000**

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A1-301

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA IN SURVEY DATED [insert date] BY [insert name of survey firm] AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED BY BARRICADES ERECTED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION, CLEARING, OR GRADING. SEE DEMOLITION/SITE CLEARING NOTES FOR ADDITIONAL REQUIREMENTS.
11. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES:

1. PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY, NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
2. THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
4. ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
7. THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
8. WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
11. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
12. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
13. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
14. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
15. CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
16. SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
17. HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
18. WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
19. LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

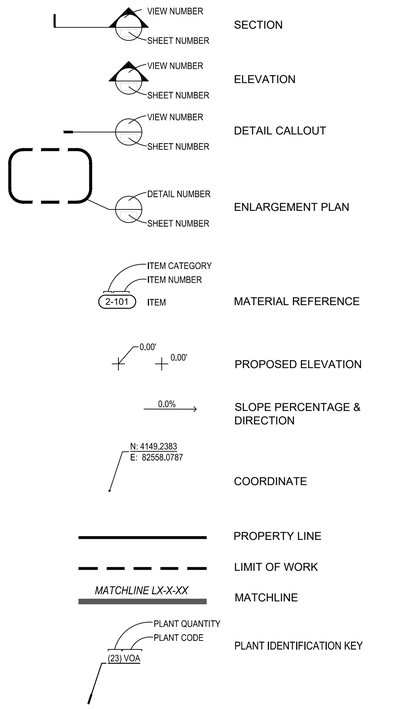
LANDSCAPE GRADING NOTES:

1. LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
2. PRIOR TO INITIATING LANDSCAPE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
3. NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
4. ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
6. THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
7. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
8. MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
9. GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
10. GRADES OF PREPARED SUBGRADE AND PLANTING SOIL FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION MULCH AND PLANT MATERIAL.
11. FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
12. FILL SHALL BE COMPACTED AS FOLLOWS:
    A. UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHINCAL ENGINEER.
    B. LANDSCAPE AREAS: COMPACT OR DECOMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698. REFER TO SOIL PREPARATION NOTES FOR SPECIFIC SUBGRADE COMPOSITION AND PREPARATION REQUIREMENTS.
13. CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
14. ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
15. FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (').
16. FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT(').
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

STANDARD ABBREVIATIONS:

ARCH	ARCHITECTURE	EW	EACH WAY	REQ'D	REQUIRED
ADA	AMERICANS WITH DISABILITIES ACT	FG	FINISHED GRADE	REV	REVISION
		FL	FLOW LINE	S	SOUTH
BC	BOTTOM OF CURB	FOC	FACE OF CURB	SF	SQUARE FOOT
BLDG	BUILDING	FT	FOOT (FEET)	SHT	SHEET
BOC	BACK OF CURB	FTG	FOOTING	SIM	SIMILAR
BR	BOTTOM OF RAMP	FFE	FINISHED FLOOR ELEVATION	SPECS	SPECIFICATIONS
BS	BOTTOM OF STEP	GALV	GALVINIZED	SS	STAINLESS STEEL
BW	BOTTOM OF WALL	GA	GUAGE	STD	STANDARD
B&B	BALLED AND BURLAPPED	GEN	GENERAL	SY	SQUARE YARD
BFP	BACKFLOW PREVENTER	H20	WATER	SYM	SYMMETRICAL
CAL	CALIPER	HP	HIGH POINT	TOC	TOP OF COLUMN
CB	CATCH BASIN	HT	HEIGHT	TOPO	TOPOGRAPHY
CF	CUBIC FEET	HWL	HIGH WATER LINE	TR	TOP OF RAMP
CLR	CLEARANCE	ID	INSIDE DIAMETER	TYP	TYPICAL
CM	CENTIMETER	IN	INCH	TW	TOP OF WALL
CY	CUBIC YARD	INV	INVERT ELEVATION	TS	TOP OF STEP
CIP	CAST-IN-PLACE	LF	LINEAR FEET (FOOT)	TC	TOP OF CURB
CJ	CONSTRUCTION JOINT	LP	LOW POINT	VAR	VARIES
CL	CENTER LINE	MISC	MISCELLANEOUS	VOL	VOLUME
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	W	WEST
COORD	COORDINATE	MHW	MEAN HIGH WATER	WL	WATER LEVEL
CONT	CONTINUOUS	MIN	MINIMUM	YD	YARD DRAIN
DEG	DEGREE	NWL	NATURAL WATER LINE		
DIM	DIMENSION	NIC	NOT IN CONTRACT		
DTL	DETAIL	NTS	NOT TO SCALE		
DWG	DRAWING	N	NORTH		
DEMO	DEMOLITION	OD	OUTSIDE DIAMETER		
DIA	DIAMETER	OC	ON CENTER		
DI	DRAIN INLET	PA	PLANTING AREA		
E	EAST	PL	PROPERTY LINE		
EL	ELEVATION	PT	PAINT		
ENG	ENGINEER	QTY	QUANTITY		
EXIST	EXISTING	R	RADIUS		
EJ	EXPANSION JOINT	RIM	RIM ELEVATION		
EQ	EQUAL	ROW	RIGHT-OF-WAY		
ESMT	EASEMENT	REINF	REINFORCE (D)		

STANDARD DRAWING SYMBOLS:



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Project Name

PIER 66
Phase II

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Key Plan

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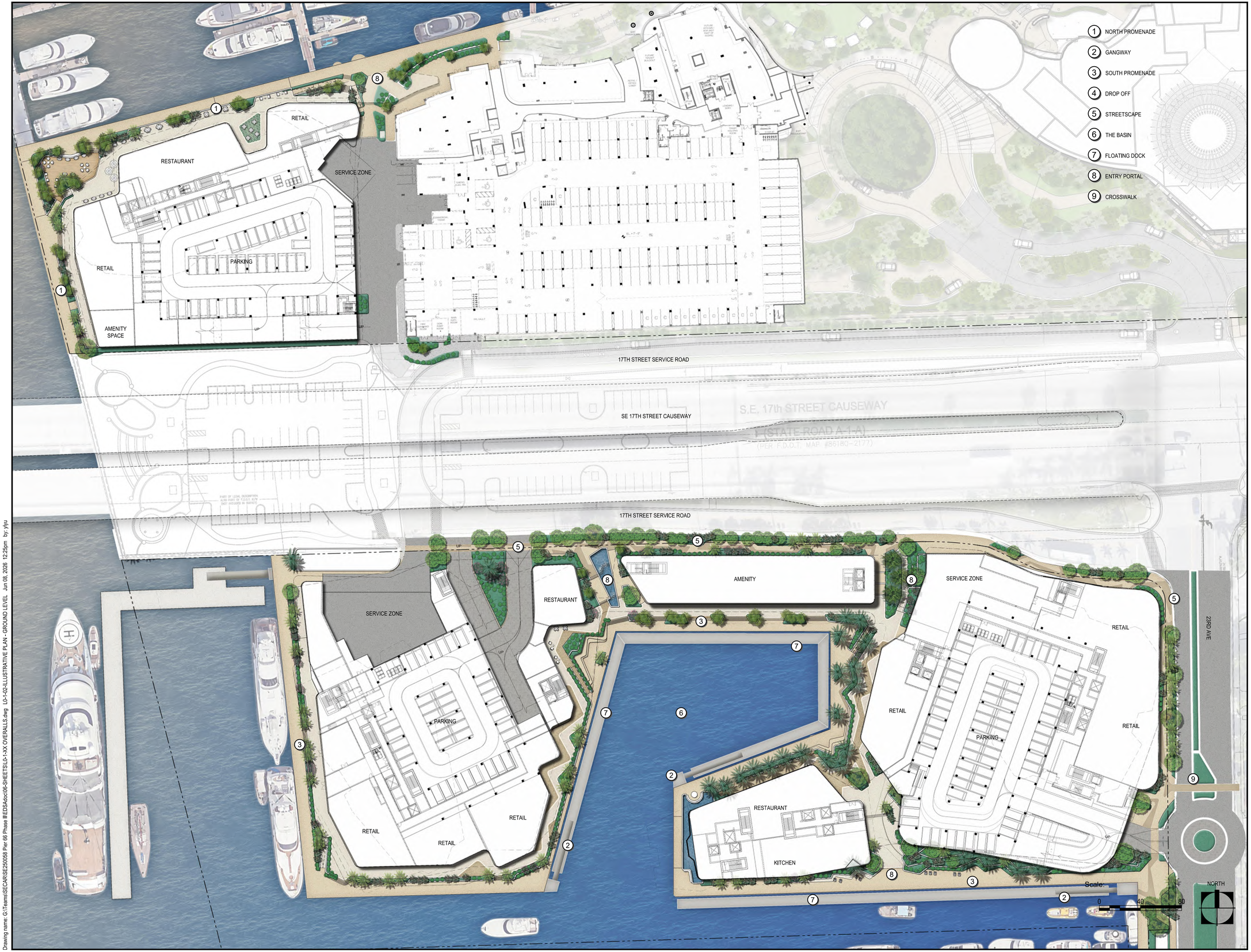
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
GENERAL NOTES

Revision Number

Sheet Number
L0-0-02



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Project Name

PIER 66
Phase II

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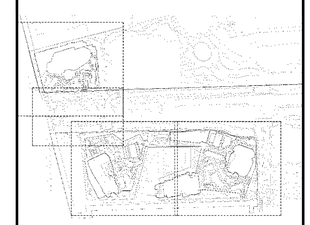

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ILLUSTRATIVE PLAN - GROUND LEVEL

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PIER 66 Phase II

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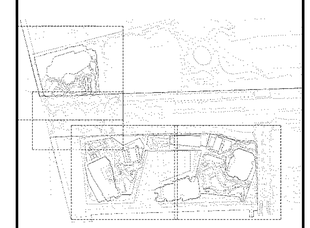

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Sheet Title

ILLUSTRATIVE PLAN - AMENITY DECK

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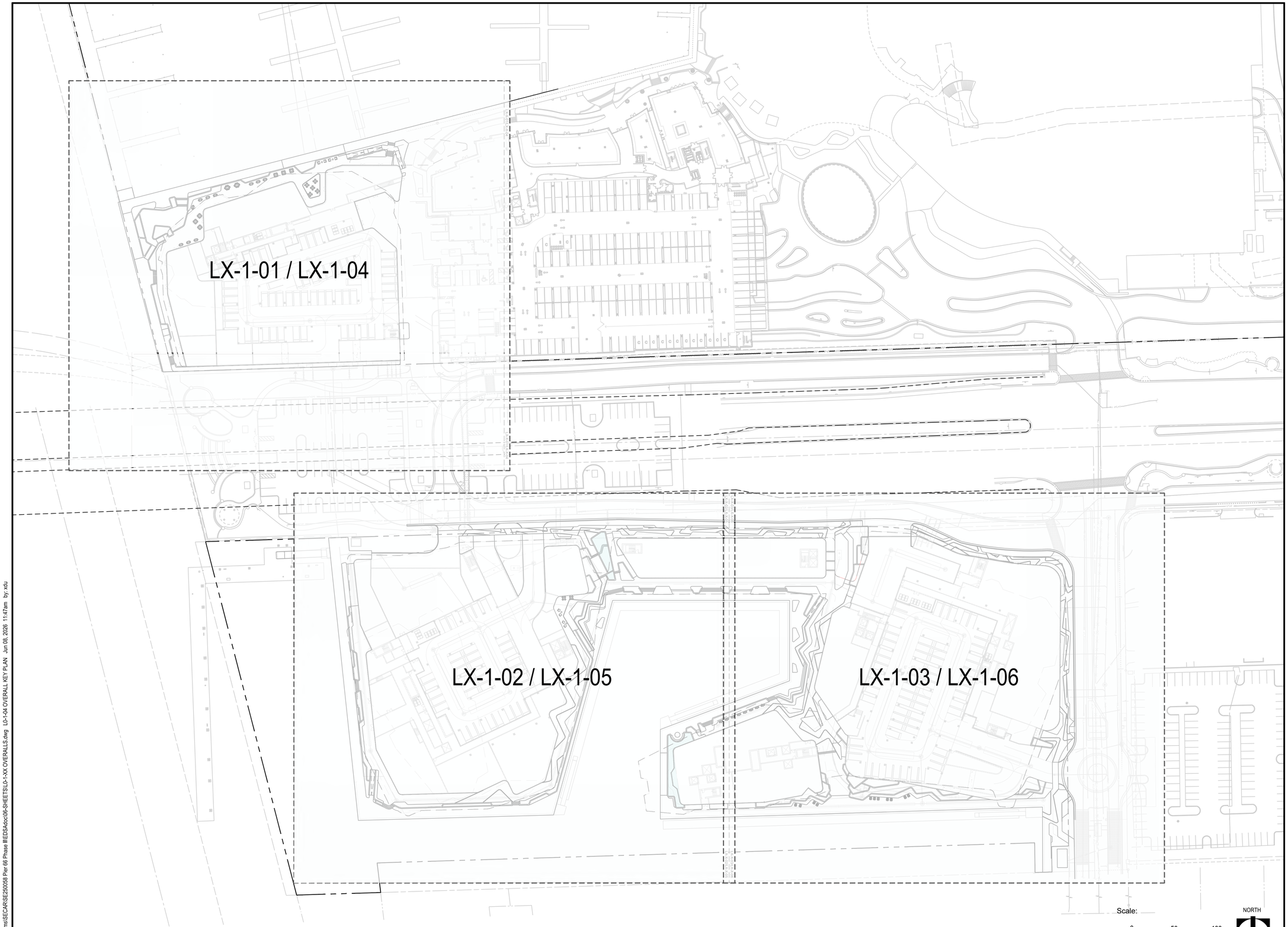

Project Name

PIER 66
Phase II

Client

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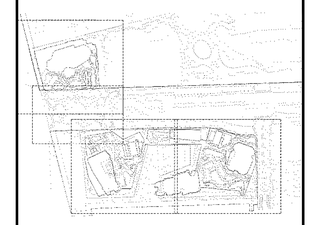

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Sheet Title

OVERALL KEY PLAN

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DEMOLITION / SITE CLEARING

GENERAL NOTES:

1. PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL PROVIDE FOR THE FOLLOWING:
   A. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL, SEE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR REQUIREMENTS AND DETAILS.
   B. ERECT BARRICADES TO PROTECT EXISTING TREES INDICATED TO REMAIN. SEE TREE PROTECTION REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
   C. COORDINATE WITH ALL UTILITY COMPANIES THAT MAY HAVE UTILITY SERVICES ON THIS SITE TO OBTAIN ALL PERMITS AS APPLICABLE. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AS REQUIRED T TAKE SUCH UTILITY SYSTEMS OUT OF SERVICE IF REQUIRED.
   D. UTILITIES OUTSIDE OF HE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
   E. OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL, FIXTURES OR EQUIPMENT FROM THE SITE PRIOR TO DEMOLITION.
   F. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.

DEMOLITION / SITE CLEARING NOTES:

1. THE CONTRACTOR SHALL PROVIDE AT LEAST 48-HOUR NOTICE TO ALL UTILITY COMPANIES PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING TO PROVIDE FIELD LOCATES OF EXISTING UTILITIES.
2. REMOVE IN THEIR ENTIRETY ALL BUILDINGS, PAVEMENTS, STRUCTURES, RUBBISH, DEBRIS, UTILITIES AND ALL OTHER APPURTENANCES WHICH ARE NECESSARY TO PERMIT THE PROPOSED CONSTRUCTION AS DESIGNATED ION THE CONSTURCITON DOCUMENTS.
3. ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.
4. PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO ENSURE A CLEAN EDGE. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST CONTROL JOINT WHERE APPLICABLE.
5. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REMOVED. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN BUILDERS SAND AND RETURNED TO NATURAL GROUND OR DESIGN GRADE.
6. AFTER DEMOLITION / SITE CLEARING TILL/DISK ALL SURFACES TO A DEPTH OF SIX INCHES (6") AND REMOVE ANY REMAINING DELETERIOUS MATERIAL GREATER THAN 1 INCH (1") IN DIAMETER.
7. SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNERS REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED.
8. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION AND/OR SITE CLEARING ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL OF WASTE MATERIAL.

TREE/PALM PROTECTION NOTES:

1. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING TREES/PALMS TO REMAIN WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION AND/OR SITE CLEARING.
2. ALL TREE/PALM PROTECTION SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE CARE. ALL TREE CARE ACTIVITIES INCLUDING BUT NOT LIMITED TO CROWN PRUNING, FERTILIZING AND ROOT PRUNING SHALL BE CONDUCTED BY OR PREFORMED UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL B EAR THE COST OF THE ARBORIST.
3. ERECT TREE/PALM PROTECTION BARRICADES AS DETAILED IN THE CONTRACT DOCUMENTS. ALL BARRICADES SHALL BE PLACED A MINIMUM OF TEN FEET (10') CLEAR DISTANCE FROM THE FACE OF ANY PROTECTED TREE/PALM OR AS INDICATED BY EXISTING CODE OR ORDINANCES WHICHEVER IS GREATER. BARRICADES SHALL FULLY ENCLOSE ALL TREES/PALMS TO REMAIN.
4. NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, VEHICLES, OR SOIL DEPOSITS. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE BARRICADES SHALL BE DONE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT COMPACT THE SOIL OR DAMAGE THE TREE/PALM ROOTS.
5. ALL TREES SUBJECT TO ENCROACHMENT INT0 THE DRIP LINE DUE TO PROPOSED CONSTRUCTION SHALL BE ROOT PRUNED EIGHTEEN INCHES (18") FROM THE EDGE OF SAID CONSTRUCTION.
   A. ROOT PRUNING SHALL CONSIST OF DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP BY SIX INCHES (6") WIDE EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. ALL ROOTS SHALL BE CLEAN CUT WITH NO SPLITS OR TEARS.
   B. TRENCH SHALL BE FILLED WITH TOPSOIL (SEE LANDSCAPE NOTES) PLACED IN TWELVE INCH (12") LIFTS. EACH LIFT SHALL BE WATERED IN TO PREVENT AIR POCKETS.
6. BARRICADES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
7. PROTECTED TREES/PALMS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE AT THE PROJECT COMPLETION DUE TO DAMAGE, LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.

PROTECT COORDINATION NOTES:

1. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK TO INTERFACE SMOOTHLY WITH OTHER WORK BEING PREFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
2. CONTRACTOR SHALL REFER TO THE HARDSCAPE NOTES, LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

TREE / PALM RELOCATION

GENERAL NOTES:

1. TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF THE EXISTING CONDITIONS WITH THE OWNERS REPRESENTATIVE AT BOTH THE CURRENT AND PROPOSED LOCATIONS OF RELOCATIONS PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT DOCUMENTING THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PHOTOGRAPHS IDENTIFYING TREES/PALMS TO BE RELOCATED, POTENTIAL OBSTRUCTIONS AND IDENTIFICATION OF A PROPOSED MOVING ROUTE THAT AVOIDS AND PROTECTS OVERHEAD AND UNDERGROUND UTILITIES. THE REPORT WILL SERVE AS A REFERENCE POINT FOR MONITORING THE EXISTING CONDITIONS WHICH WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
3. ALL TREE/PALM RELOCATIONS SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE RELOCATIONS. ALL RELOCATION ACTIVITIES SHALL BE CONDUCTED BY OR PREFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING SERVICES OF THE ARBORIST AND SHALL BEAR ALL RELATED COSTS.
4. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.
5. TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS' EXCAVATION.
6. IF TREES/PALMS TO BE RELOCATED CANNOT BE MOVED DIRECTLY TO THEIR FINAL LOCATIONS, PREPARED AS REQUIRED (SEE PREPARATION), WITHIN THE PERIOD ABOVE; OR, ONCE IN PLACE, CANNOT BE MAINTAINED AND PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION (SEE POST PLANTING MAINTENANCE). THE CONTRACTOR SHALL SUBMIT A PLAN FOR TEMPORARY STORAGE AND MAINTENANCE ON- OR OFF-SITE FOR APPROVAL BY OWNERS REPRESENTATIVE AND ARBORIST.

PREPARATION NOTES:

1. TREES SIX INCH (6") CALIPER OR LESS AND PALMS OTHER THAN THOSE LISTED AS SPECIMEN PALMS MAY BE RELOCATED BY MECHANICAL MACHINERY AND DO NOT REQUIRE ROOT PRUNING, (SEE MECHANICAL RELOCATION)
2. TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:
   A. TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS .....3 MONTHS PRIOR TO RELOCATING.
   B. TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER.....6 MONTHS PRIOR TO RELOCATING.
   C. TREES OVER TWENTY-EIGHT INCH (28") CALIPER.....9 MONTHS PRIOR TO RELOCATING.
3. EQUIPMENT USED FOR ROOT PRUNING SHALL BE DESIGNED FOR THIS TASK AND SHALL PRODUCE CLEAN CUTS OF ROOTS WITHOUT DAMAGE TO THE RESULTING ROOT BALL.
4. TREES SHALL HAVE A MINIMUM ROOT BALL SIZE OF TEN INCHES (10") PER ONE INCH (1") OF CALIPER. ROOT BALLS ARE TO BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
5. SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
6. ROOT BALLS FOR TREES/PALMS SHALL BE FORMED BY DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP AND SIX INCHES (6") WIDE EITHER BY HAND OR BY A TRENCHING MACHINE DESIGNED FOR THE PURPOSE.
7. IF ROOT PRUNING HAS BEEN PERFORMED OUTSIDE OF THE SCOPE OF THIS CONTRACT THE CONTRACTOR SHALL CONFIRM IN WRITING WITH THE OWNERS REPRESENTATIVE THAT ROOT PRUNING HAS BEEN ACCOMPLISHED AS DESCRIBED ABOVE.
8. THE SITE TO RECEIVE EACH TRANSPLANTED TREE/PALM SHALL BE GRADED TO PROPOSED FINAL FINISH GRADE, WITH ALL APPROPRIATE SOIL PREPARATION IN PLACE TO THE FULL EXTENT OF THE CRITICAL ROOT ZONE PRIOR TO DIGGING THE TREE.

HAND DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.
3. EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").
4. ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.
5. TREES/PALMS SHALL BE LIFTED AND TRANSPORTED IN SUCH A MANNER AS TO AVOID DAMAGE TO BARK, LIMBS, TRUNKS OR FRONDS. SUPPORT CHAINS, STRAPS AND/OR CABLES SHALL BE PADDED AS REQUIRED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE DOWELING IN LIEU OF LIFTING BY STRAPS.
6. EXCAVATE NEW PLANT PIT TWENTY-FOUR INCHES (24") WIDER THAN ROOT BALL AND TO A DEPTH THAT ALLOWS NEW ROOT BALL TO BE SITUATED THREE INCHES (3") ABOVE PROPOSED GRADE.
7. ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL (SEE LANDSCAPE NOTES/SPECIFICATIONS) IN TWELVE INCH (12") LIFTS THOROUGHLY DRENCHING EACH LIFT WITH WATER TO PREVENT AIR POCKETS.
9. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
10. TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. TREE SPADES SHALL B E LARGE ENOUGH TO ENCOMPASS THE FIBROUS FEEDER ROOTS OF EACH PLANT. TREE SPADES USED TO RELOCATE TREES/ NON-SPECIMEN PALMS SHALL MEET THE FOLLOWING CRITERIA:
   A. TREES UP TO THREE INCH (3") CALIPER.....FORTY-FOUR INCH (44") SPADE
   B. TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE
   C. TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE
3. USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.
4. TREE SPADES SHALL HAVE A MAXIMUM TOLERANCE OF TWO INCHES (2") BETWEEN BLADES AND SHALL BE MOUNTED TO A STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL RELOCATED MATERIAL.
5. CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.
6. AFTER PLACING TREE/PALM IN RECEIVING HOLE IMMEDIATELY FILL ALL CREVICES/VOIDS WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) THOROUGHLY DRENCH WITH WATER TO PREVENT AIR POCKETS.
7. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
8. TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

TREE / PALM RELOCATION

POST PLANTING MAINTENANCE NOTES:

1. AFTER TRANSPLANTING, TRANSPLANTED TREES/PALMS SHALL BE PROTECTED EQUAL TO EXISTING TREES TO REMAIN.
2. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.
3. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, REMOVAL OF DEAD MATERIAL, REPAIRING AND/OR REPLACING STAKING, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AND APPLYING SUCH SPRAYS AS DIRECTED BY THE ARBORIST AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
4. ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.
5. IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

1. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
2. FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
3. THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL RELOCATED MATERIAL SHALL BE 90%. DETERMINATION OF SURVIVABILITY SHALL BE MADE BY THE OWNERS REPRESENTATIVE AT THE COMPLETION.
4. ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
5. THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS THAT ALL WORK RELATED TO THE TREE/PALM TRANSPLANTING IS COMPLETE.
6. ALL TRANSPLANTED TREES/PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNERS REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY VARY FROM THE DATE OF SUBSTANTIAL COMPLETION FOR OTHER PORTION OF THE PROJECT.

Project Name

PIER 66
Phase II

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Key Plan

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
TREE DEMOLITION NOTES

Revision Number

Sheet Number
L1-0-01

Drawing name: G:\Teams\SECAR\SE250058 Per 06 Phase II\EDSA\doc\06-SHEETS\L1-0-XX TREE DEMOLITION NOTES.dwg L1-0-01 TREE DEMOLITION NOTES Jun 08, 2026 11:47am by xdu

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
80 79	TREE ID

NOTE:
1. REFER TO MITIGATION SCHEDULE ON SHEET L1-5-01

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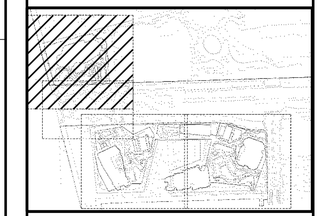

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Revision Number	Sheet Number
	L1-1-01

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L1-1-XX TREE DISPOSITION PLAN - GF.dwg L1-1-01 TREE DISPOSITION PLAN Jun 09, 2026 11:48am by xdu



TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
80 79	TREE ID

NOTE:
1. REFER TO MITIGATION SCHEDULE ON SHEET L1-5-01

Project Name

PIER 66
Phase II

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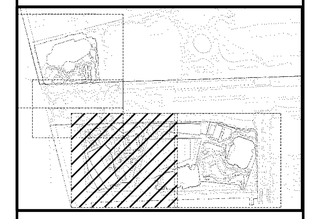

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Revision Number	Sheet Number
	L1-1-02

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Drawing name: G:\Teams\SEC\ARS\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L1-1-XX TREE DISPOSITION PLAN - GF.dwg L1-1-03 TREE DISPOSITION PLAN Jun 08, 2026 11:48am by: xdu

TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
80 79	TREE ID

NOTE:
1. REFER TO MITIGATION SCHEDULE ON SHEET L1-5-01

Project Name

PIER 66
Phase II

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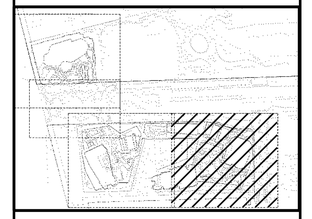

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Project Phase
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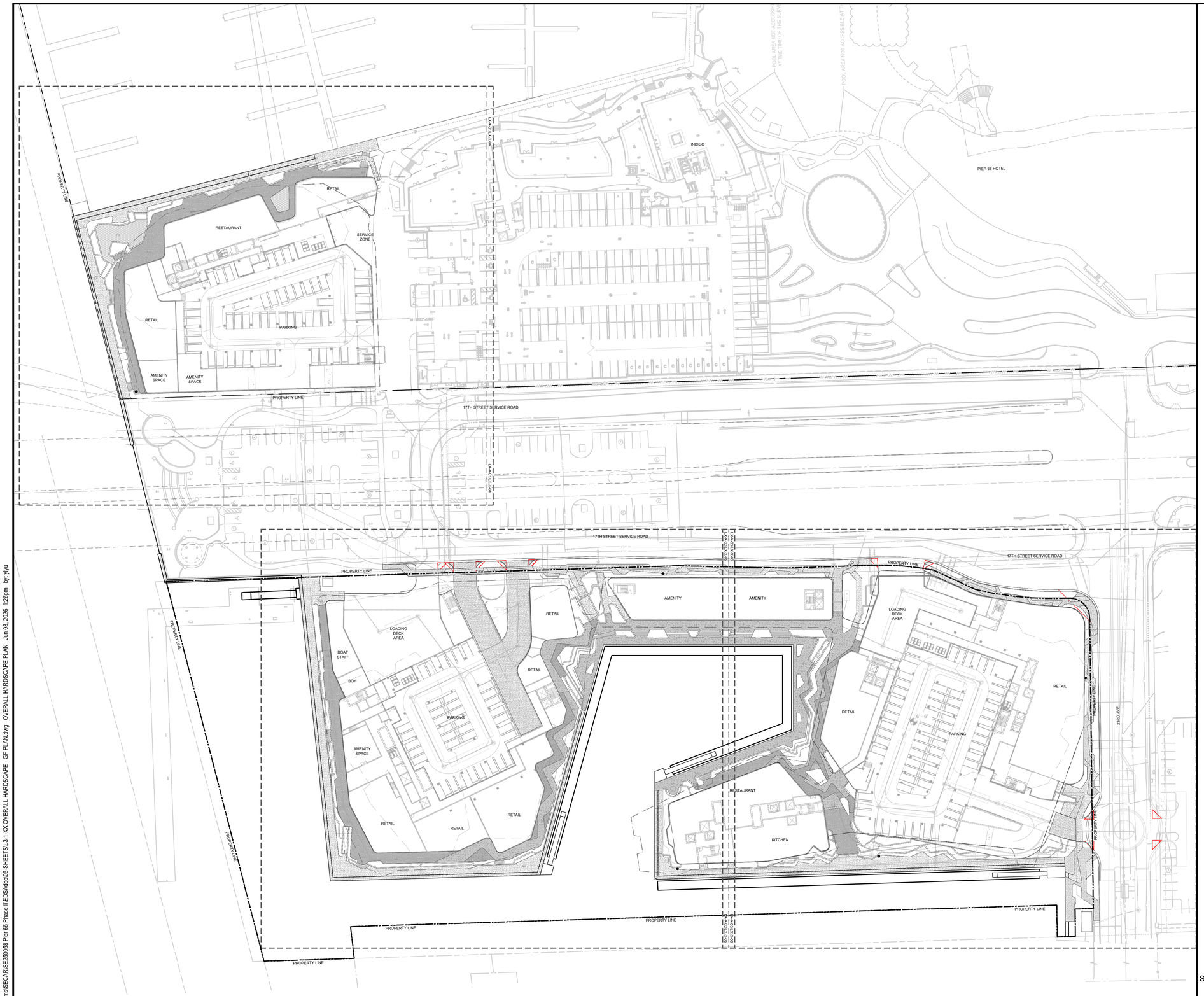
Sheet Title
TREE DISPOSITION PLAN

Revision Number	Sheet Number
	L1-1-03

Number	Tree name	Scientific Name	DBH (in)	Hight CT	Hight OA	Canopy Spread	Condition	Class	CLASS (%)	Replacement caliper inches	Wholesale Price Per Inch	Retail Price (Wholesale x 2.5)	Ordinance Minimum	Value	Action	Notes
1	Coconut palm	Cocos nucifera		35'		24x24	70%				$9.17	$22.92	$25.00	$875.00	Remove	
2	Coconut palm	Cocos nucifera		30'		24x24	70%				$9.17	$22.92	$25.00	$750.00	Remove	
3	Coconut palm	Cocos nucifera		30'		24x24	70%				$9.17	$22.92	$25.00	$750.00	Remove	
4	Coconut palm	Cocos nucifera		30'		24x24	70%				$9.17	$22.92	$25.00	$750.00	Remove	
5	Coconut palm	Cocos nucifera		30'		24x24	70%				$9.17	$22.92	$25.00	$750.00	Remove	
6	Coconut palm	Cocos nucifera		23'		24x24	70%				$9.17	$22.92	$25.00	$575.00	Remove	
7	Coconut palm	Cocos nucifera		32'		24x24	70%				$9.17	$22.92	$25.00	$800.00	Remove	
8	Coconut palm	Cocos nucifera		28'		24x24	70%				$9.17	$22.92	$25.00	$700.00	Remove	
9	Coconut palm	Cocos nucifera		28'		24x24	70%				$9.17	$22.92	$25.00	$700.00	Remove	
10	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
11	Royal palm	Roystonea regia		30'		24x24	50%				$8.47	$21.18	$25.00	$750.00	Remove	Trunk does not appear to be fully sound, previous stress indicated on trunk growth penciling
12	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
13	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
14	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
15	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
16	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
17	Royal palm	Roystonea regia		30'		24x24	70%				$8.47	$21.18	$25.00	$750.00	Remove	
18	Royal palm	Roystonea regia		40'		24x24	70%				$8.47	$21.18	$25.00	$1,000.00	Remove	
19	Christmas palm	Adonidia merrillii		6'		24x24	70%				$11.83	$29.58	$25.00	$177.48	Remove	
20	Seagrape	Coccoloba uvifera	19"		20'	15x10	25%	A	1	4.75	$91.67	$229.17	$250.00	$1,187.50	Remove	retaining wall
21	Seagrape	Coccoloba uvifera	31"		30'	40x30	40%	A	1	12.4	$91.67	$229.17	$250.00	$3,100.00	Remove	Multi stemmed, co-canopy, root obstruction
22	Seagrape	Coccoloba uvifera	9"		30'	8x8	15%	A	1	1.35	$91.67	$229.17	$250.00	$337.50	Remove	Sub-canopy, forest like structure, root obstruction
23	Seagrape	Coccoloba uvifera	37"		30'	35x30	40%	A	1	14.8	$91.67	$229.17	$250.00	$3,700.00	Remove	Multi stemmed, poor pruning history, root obstruction
24	Pongamia	Millettia pinnata	25"		30'	26x24	45%	B	0.8	9	$71.67	$179.17	$250.00	$2,250.00	Remove	Multi stemmed, co-dominant branch union, root obstruction
25	Chinese fan palm	Livistona chinensis		5'		14x14	70%				$8.47	$21.18	$25.00	$197.90	Remove	
26	Chinese fan palm Dbl	Livistona chinensis		30'		14x14	70%				$15.83	$39.58	$25.00	$1,187.40	Remove	
27	Chinese fan palm Dbl	Livistona chinensis		20'		14x14	70%				$15.83	$39.58	$25.00	$791.60	Remove	
28	Chinese fan palm Dbl	Livistona chinensis		23'		14x14	70%				$15.83	$39.58	$25.00	$910.34	Remove	
29	Chinese fan palm Dbl	Livistona chinensis		20'		14x14	70%				$15.83	$39.58	$25.00	$791.60	Remove	
30	Montgomery palmTrp	Veitchia montgomeryana		10'		12x12	70%				$15.24	$38.10	$25.00	$250.00	Remove	Slight nutritional deficiencies
31	Montgomery palmTrp	Veitchia montgomeryana		10'		12x12	70%				$15.24	$38.10	$25.00	$250.00	Remove	Slight nutritional deficiencies
32	Montgomery palmTrp	Veitchia montgomeryana		10'		12x12	70%				$15.24	$38.10	$25.00	$250.00	Remove	Slight nutritional deficiencies
33	Montgomery palmTrp	Veitchia montgomeryana		10'		12x12	70%				$15.24	$38.10	$25.00	$250.00	Remove	Slight nutritional deficiencies
34	Montgomery palmTrp	Veitchia montgomeryana		10'		12x12	70%				$15.24	$38.10	$25.00	$250.00	Remove	Slight nutritional deficiencies
35	Royal palm	Roystonea regia		35'		26x26	70%				$8.47	$21.18	$25.00	$875.00	Remove	
36	Royal palm	Roystonea regia		35'		26x26	70%				$8.47	$21.18	$25.00	$875.00	Remove	Low er trunk damage
37	Royal palm	Roystonea regia		36'		28x28	70%				$8.47	$21.18	$25.00	$900.00	Remove	
38	Royal palm	Roystonea regia		35'		26x26	70%				$8.47	$21.18	$25.00	$875.00	Remove	
39	Royal palm	Roystonea regia		33'		28x28	70%				$8.47	$21.18	$25.00	$825.00	Remove	
40	White bird of paradise	Strelitzia nicolai		15'		14x14	70%			0	$8.47	$21.18	$25.00	$375.00	Remove	
41	Christmas palm	Adonidia merrillii		20'		12x12	70%				$11.83	$29.58	$25.00	$591.60	Remove	
42	Christmas palm	Adonidia merrillii		20'		12x12	70%				$11.83	$29.58	$25.00	$591.60	Remove	
43	Christmas palm	Adonidia merrillii		20'		12x12	70%				$11.83	$29.58	$25.00	$591.60	Remove	
44	Christmas palm	Adonidia merrillii		20'		12x12	70%				$11.83	$29.58	$25.00	$591.60	Remove	
45	Christmas palm	Adonidia merrillii		20'		12x12	70%				$11.83	$29.58	$25.00	$591.60	Remove	
46	Royal palm	Roystonea regia		6'		12x12	70%				$8.47	$21.18	$25.00	$150.00	Remove	
47	Reclinata	Phoenix reclinata		15'		12x12	70%				$8.47	$21.18	$25.00	$375.00	Remove	
48	Seagrape	Coccoloba uvifera	15"		30'	30x30	50%	A	1	7.5	$91.67	$229.17	$250.00	$1,875.00	Remove	Co-canopy, asymmetrical canopy, root obstruction w ithin the inner critical root zone on the w est side of the trunk
49	Seagrape	Coccoloba uvifera	19"		30'	30x26	45%	A	1	8.55	$91.67	$229.17	$250.00	$2,137.50	Remove	Co-canopy, asymmetrical canopy, root obstruction w ithin the inner critical root zone on the w est side of the trunk
50	Seagrape	Coccoloba uvifera	23"		30'	30x30	45%	A	1	10.35	$91.67	$229.17	$250.00	$2,587.50	Remove	Co-canopy, root obstruction w ithin the inner critical root zone on three sides of the trunk, multi stemmed, co- dominant branch union
51	Seagrape	Coccoloba uvifera	22"		30'	30x30	40%	A	1	8.8	$91.67	$229.17	$250.00	$2,200.00	Remove	Previously failed first order branch resulting in a large open cavity on the low er trunk w ith visible decay, root obstruction on tw o sides of the trunk w ithin the inner critical root zone, hollow trunk
52	Montgomery palm	Veitchia montgomeryana		25'		12x12	70%				$15.24	$38.10	$25.00	$500.00	Remove	
53	Montgomery palm	Veitchia montgomeryana		25'		12x12	70%				$15.24	$38.10	$25.00	$500.00	Remove	
54	Montgomery palm	Veitchia montgomeryana		30'		12x12	70%				$15.24	$38.10	$25.00	$750.00	Remove	
55	Montgomery palm	Veitchia montgomeryana		22'		12x12	70%				$15.24	$38.10	$25.00	$550.00	Remove	
56	Montgomery palm	Veitchia montgomeryana		25'		12x12	70%				$15.24	$38.10	$25.00	$625.00	Remove	
57	Montgomery palm	Veitchia montgomeryana		22'		12x12	70%				$15.24	$38.10	$25.00	$550.00	Remove	
58	Montgomery palm	Veitchia montgomeryana		25'		12x12	70%				$15.24	$38.10	$25.00	$625.00	Remove	
59	Montgomery palm	Veitchia montgomeryana		20'		12x12	70%				$15.24	$38.10	$25.00	$500.00	Remove	
60	Montgomery palm	Veitchia montgomeryana		18'		12x12	70%				$15.24	$38.10	$25.00	$450.00	Remove	
61	Montgomery palm	Veitchia montgomeryana		26'		12x12	70%				$15.24	$38.10	$25.00	$650.00	Remove	
62	Ficus nitida	Ficus microcarpa	13"		30'	26x25	40%	F	0	0				$0.00	Remove	Sub-canopy, forest like structure root obstruction in one side of the trunk, dead w ood in the canopy
63	Ficus nitida	Ficus microcarpa	22"		30'	35x25	40%	F	0	0				$0.00	Remove	Co-canopy, forest like structure, dead w ood in the canopy
64	Ficus nitida	Ficus microcarpa	13"		30'	35x25	40%	F	0	0				$0.00	Remove	Sub-canopy, forest like structure, dead w ood in the canopy
65	Seaside Mahoe	Thespesia populnea	23"		25'	45x35	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
66	Seaside Mahoe	Thespesia populnea	20"		25'	35x30	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
67	Seaside Mahoe	Thespesia populnea	26"		25'	45x30	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
68	Seaside Mahoe	Thespesia populnea	9"		25'	8x8	10%	F	0	0				$0.00	Remove	
69	Seaside Mahoe	Thespesia populnea	16"		25'	45x35	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
70	Seaside Mahoe	Thespesia populnea	20"		25'	45x35	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
71	Seaside Mahoe	Thespesia populnea	21"		25'	35x30	50%	F	0	0				$0.00	Remove	Multi co-dominant branch union, co-canopy,
72	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
73	Royal palm	Roystonea regia		25'		18x18	40%				$8.47	$21.18	$25.00	$625.00	Remove	Severe magnesium deficiency
74	Royal palm	Roystonea regia		25'		24x24	65%				$8.47	$21.18	$25.00	$625.00	Remove	
75	Tropic almond	Terminalia catappa	10"		20'	35x35	55%	E	0.2	1.1	$65.50	$162.50	$250.00	$275.00	Remove	Root obstruction on the south side of the trunk
76	Royal palm	Cocos nucifera		22'		18x18	70%				$9.17	$22.92	$25.00	$550.00	Remove	
77	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
78	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
79	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
80	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
81	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
82	Coconut palm	Cocos nucifera		25'		24x24	70%				$9.17	$22.92	$25.00	$625.00	Remove	
83	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
84	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
85	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
86	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
87	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
88	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
89	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
90	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
91	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
92	Royal palm	Roystonea regia		23'		24x24	70%				$8.47	$21.18	$25.00	$575.00	Remove	
93	Royal palm	Roystonea regia		20'		24x24	70%				$8.47	$21.18	$25.00	$500.00	Remove	
94	Royal palm	Roystonea regia		23'		24x24	70%				$8.47	$21.18	$25.00	$575.00	Remove	
95	Royal palm	Roystonea regia		29'		24x24	70%				$8.47	$21.18	$25.00	$725.00	Remove	
96	Royal palm	Roystonea regia		28'		24x24	70%				$8.47	$21.18	$25.00	$700.00	Remove	
97	Royal palm	Roystonea regia		26'		24x24	70%				$8.47	$21.18	$25.00	$650.00	Remove	
98	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
99	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
100	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
101	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
102	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
103	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
104	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
105	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
106	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
107	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
108	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
109	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
110	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
111	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
112	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
113	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
114	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
115	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
116	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
117	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
118	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
119	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
120	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
121	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
122	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
123	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
124	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
125	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
126	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
127	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
128	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
129	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
130	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
231	Calophyllum	Calophyllum inophyllum L.	7"		18'	26x28	65%	F	0					$0.00	Remove	
232	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
233	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
234	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
235	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
236	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
237	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
238	Ligustrum	Ligustrum japonicum	11"		10'	14x14	65%	B	0.8	5.72	$48.89	$55.00	$250.00	$1,430.00	Remove	Multi stemmed
239	Ligustrum	Ligustrum japonicum	8"		10'	14x14	65%	B	0.8	4.16	$48.89	$55.00	$250.00	$1,040.00	Remove	Multi stemmed
240	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
241	Ligustrum	Ligustrum japonicum	11"		10'	14x14	65%	B	0.8	5.72	$48.89	$55.00	$250.00	$1,430.00	Remove	Multi stemmed
242	Ligustrum	Ligustrum japonicum	8"		10'	14x14	65%	B	0.8	4.16	$48.89	$55.00	$250.00	$1,040.00	Remove	Multi stemmed
243	Calophyllum	Calophyllum inophyllum L.	7"		15'	26x28	70%	F	0					$0.00	Remove	
244	Ligustrum	Ligustrum japonicum	11"		10'	14x14	65%	B	0.8	5.72	$48.89	$55.00	$250.00	$1,430.00	Remove	Multi stemmed
245	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
246	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
247	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
248	Royal poinciana	Delonix regia	9"		20'	20x18	60%	B	0.8	2.4	$90.00	$225.00	$250.00	$600.00	Remove	
249	Ligustrum	Ligustrum japonicum	12"		15'	24x20	40%	B	0.8	3.84	$48.89	$55.00	$250.00	$960.00	Remove	Multi stemmed, co-canopy
250	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
251	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
252	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
253	Ligustrum	Ligustrum japonicum	9"		10'	14x14	65%	B	0.8	4.68	$48.89	$55.00	$250.00	$1,170.00	Remove	Multi stemmed
254	Ligustrum	Ligustrum japonicum	10"		10'	14x14	65%	B	0.8	5.2	$48.89	$55.00	$250.00	$1,300.00	Remove	Multi stemmed
255	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
256	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
257	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
258	Ligustrum	Ligustrum japonicum	12"		10'	14x14	65%	B	0.8	6.24	$48.89	$55.00	$250.00	$1,560.00	Remove	Multi stemmed
259	Ligustrum	Ligustrum japonicum	10"		10'	14x14	65%	B	0.8	5.2	$48.89	$55.00	$250.00	$1,300.00	Remove	Multi stemmed
260	Calophyllum	Calophyllum inophyllum L.	10"		15'	26x26	70%	F	0					$0.00	Remove	
261	Royal palm	Roystonea regia		25'		24x24	70%				$8.47	$21.18	$25.00	$625.00	Remove	
262	Royal palm	Roystonea regia		25'		12x12	50%				$8.47	$21.18	$25.00	$625.00	Remove	Magnesium deficiency
263	Calophyllum	Calophyllum inophyllum L.	9"		15'	30x30	65%	F	0	0				$0.00	Remove	
264	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
265	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
266	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
267	Ligustrum	Ligustrum japonicum	12"		10'	14x14	65%	B	0.8	6.24	$48.89	$55.00	$250.00	$1,560.00	Remove	Multi stemmed
268	Ligustrum	Ligustrum japonicum	11"		10'	14x14	65%	B	0.8	5.72	$48.89	$55.00	$250.00	$1,430.00	Remove	Multi stemmed
269	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
270	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
271	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
272	Ligustrum	Ligustrum japonicum	13"		10'	14x14	65%	B	0.8	6.76	$48.89	$55.00	$250.00	$1,690.00	Remove	Multi stemmed
274	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
275	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
276	Sabal palm	Sabal palmetto		15'		12x12	70%				$9.33	$23.33	$25.00	$375.00	Remove	
277	Ligustrum	Ligustrum japonicum	8"		10'	14x14	65%	B	0.8	4.16	$48.89	$55.00	$250.00	$1,040.00	Remove	Multi stemmed
278	Ligustrum	Ligustrum japonicum	9"		10'	14x14	65%	B	0.8	4.68	$48.89	$55.00	$250.00	$1,170.00	Remove	Multi stemmed
279	Black olive	Bucida buceras	23"		35'	50x50	40%	C	0.6	5.52	$71.67	$179.17	$250.00	$1,380.00	Remove	The sidew alk is 5 feet av ay from the side w alk. There is a severe multi-co-dom w ith inclusion.
280	Coconut palm	Cocos nucifera		18'		24x24	70%				$9.17	$22.92	$25.00	$450.00	Remove	
281	Coconut palm	Cocos nucifera		20'		24x24	70%				$9.17	$22.92	$25.00	$500.00	Remove	
282	Coconut palm	Cocos nucifera		20'		24x24	70%				$9.17	$22.92	$25.00	$500.00	Remove	
283	Coconut palm	Cocos nucifera		20'		24x24	70%				$9.17	$22.92	$25.00	$500.00	Remove	
284	Coconut palm	Cocos nucifera		20'		24x24	70%				$9.17	$22.92	$25.00	$500.00	Remove	



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NORTH

Drawing name: G:\Teams\SECA\RSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L3-1-XX OVERALL HARDSCAPE - GF PLAN.dwg OVERALL HARDSCAPE PLAN Jun 09, 2026 1:26pm by: rhu

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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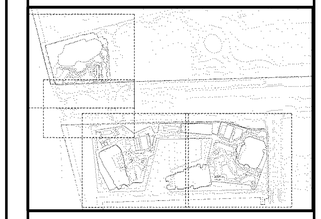
LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

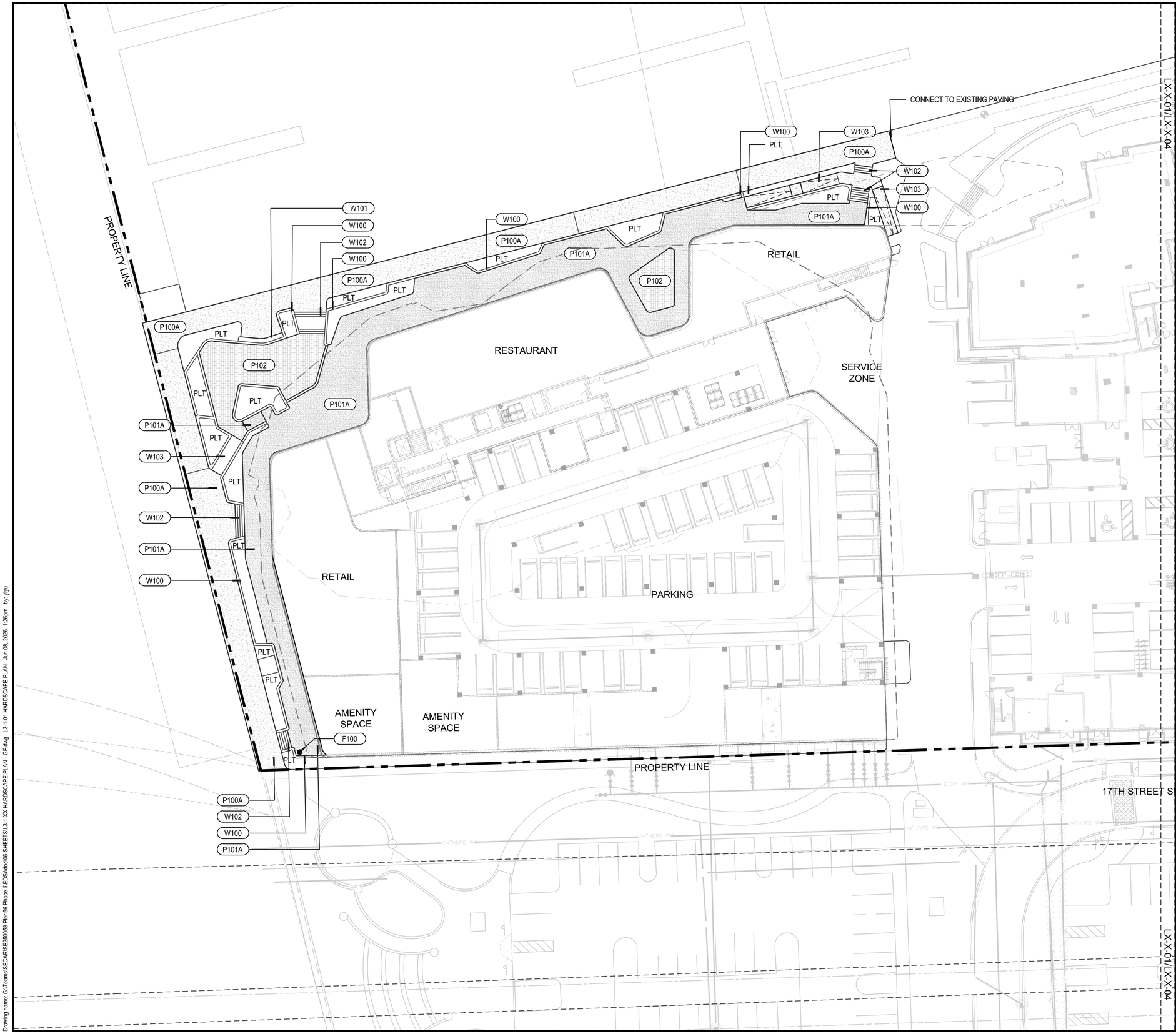
Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
OVERALL HARDSCAPE - GF

Revision Number	Sheet Number
	L3-1-00



Scale: 0 20 40

NORTH

LEGEND

SYMBOL	DESCRIPTION
P100A	PEDESTRIAN WALK TYPE 1
P100B	PEDESTRIAN WALK TYPE 2
P101A	PROMENADE PAVING TYPE 1
P101B	PROMENADE PAVING TYPE 2
P101C	PROMENADE PAVING TYPE 3
P102	SPECIAL PAVING
P103	VEHICULAR PAVING
W100	PLANTER WALLS
W101	SEATWALLS
W102	STAIRS
W103	RAMP
R100	STAIR RAILING
R101	RAMP RAILING
A100	WATER FEATURE 1
A101	WATER FEATURE 2
F100	TRASH RECEPTACLES
PLT	PLANTING
	SETBACK
	SIGHT TRIANGLE

Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

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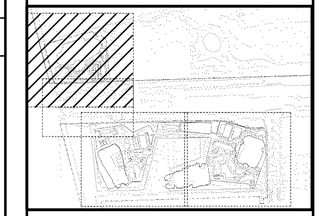
Maitland, FL 32751

Key Plan



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Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Revision Number

Sheet Number

L3-1-01

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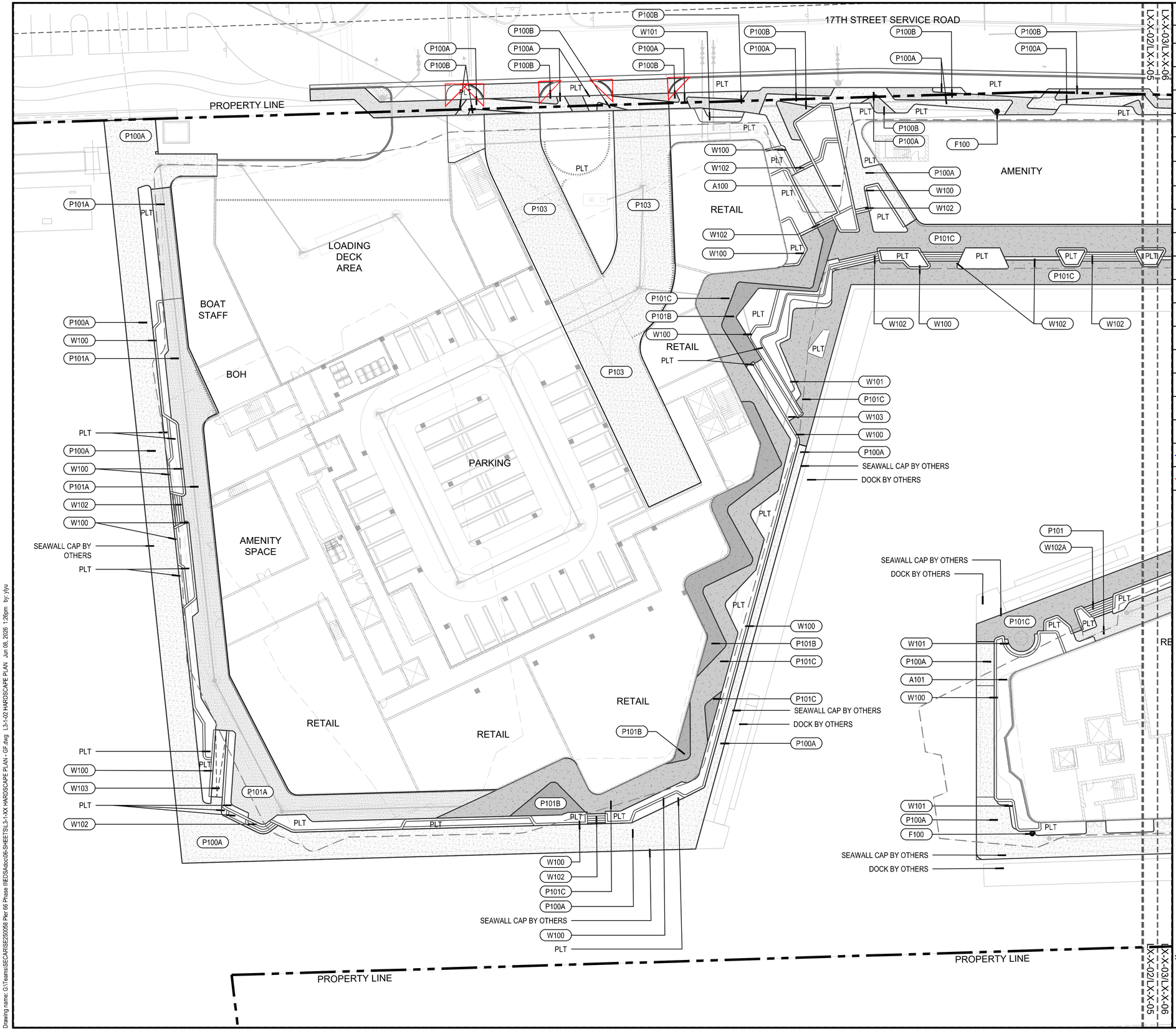

LEGEND

SYMBOL	DESCRIPTION
P100A	PEDESTRIAN WALK TYPE 1
P100B	PEDESTRIAN WALK TYPE 2
P101A	PROMENADE PAVING TYPE 1
P101B	PROMENADE PAVING TYPE 2
P101C	PROMENADE PAVING TYPE 3
P102	SPECIAL PAVING
P103	VEHICULAR PAVING
W100	PLANTER WALLS
W101	SEATWALLS
W102	STAIRS
W103	RAMP
R100	STAIR RAILING
R101	RAMP RAILING
A100	WATER FEATURE 1
A101	WATER FEATURE 2
F100	TRASH RECEPTACLES
PLT	PLANTING
	SETBACK
	SIGHT TRIANGLE

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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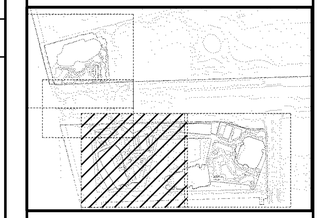
Key Plan



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Project Number	SE250058

Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Revision Number

Sheet Number
L3-1-02

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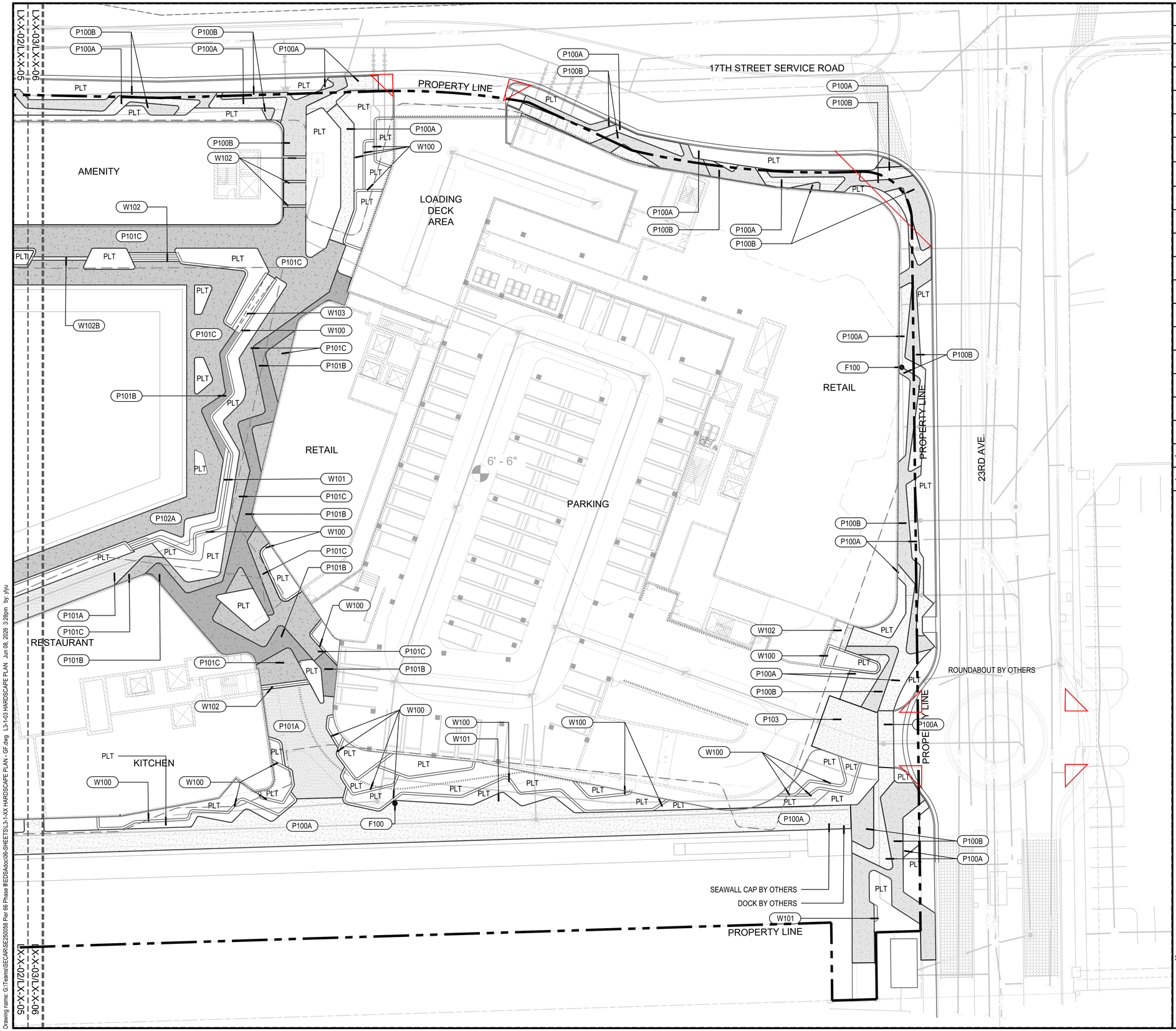

LEGEND

SYMBOL	DESCRIPTION
P100A	PEDESTRIAN WALK TYPE 1
P100B	PEDESTRIAN WALK TYPE 2
P101A	PROMENADE PAVING TYPE 1
P101B	PROMENADE PAVING TYPE 2
P101C	PROMENADE PAVING TYPE 3
P102	SPECIAL PAVING
P103	VEHICULAR PAVING
W100	PLANTER WALLS
W101	SEATWALLS
W102	STAIRS
W103	RAMP
R100	STAIR RAILING
R101	RAMP RAILING
A100	WATER FEATURE 1
A101	WATER FEATURE 2
F100	TRASH RECEPTACLES
PLT	PLANTING
	SETBACK
	SIGHT TRIANGLE

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

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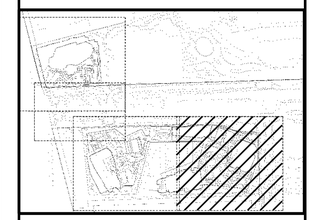
Maitland, FL 32751

Key Plan



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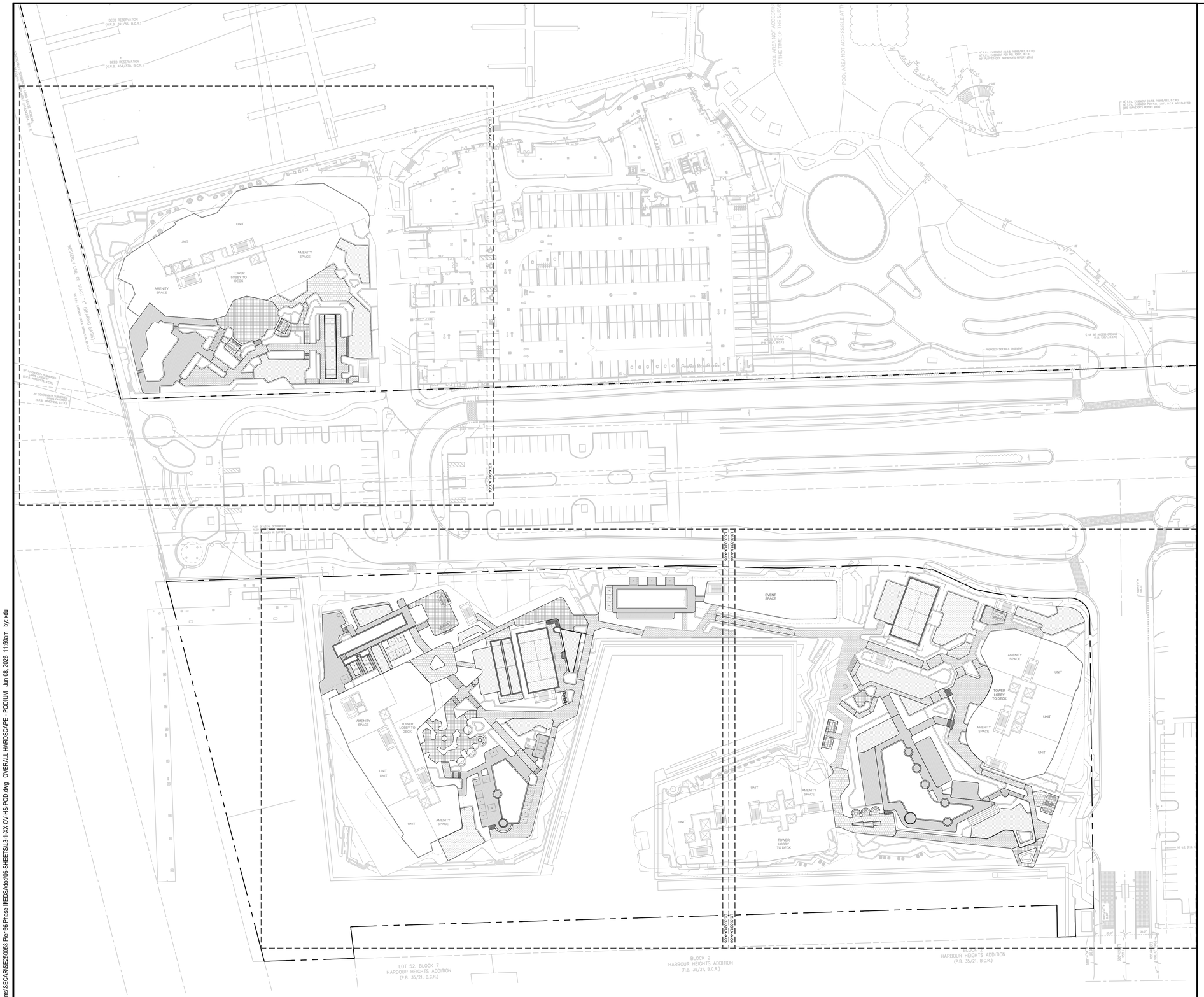
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Revision Number

Sheet Number
L3-1-03

Drawing name: G:\Teams\SEDA\RSE\250058 Pier 66 Phase II\EDSA\docs\06-SHEETS\L3-1-XX HARDSCAPE PLAN - GF.dwg L3-1-03 HARDSCAPE PLAN Jun 08, 2026 3:28pm by: yhu



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Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

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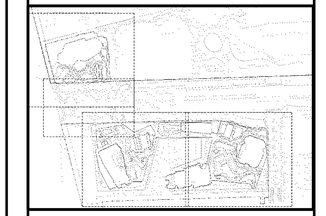
Key Plan



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Drawn By	EDSA
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Seal

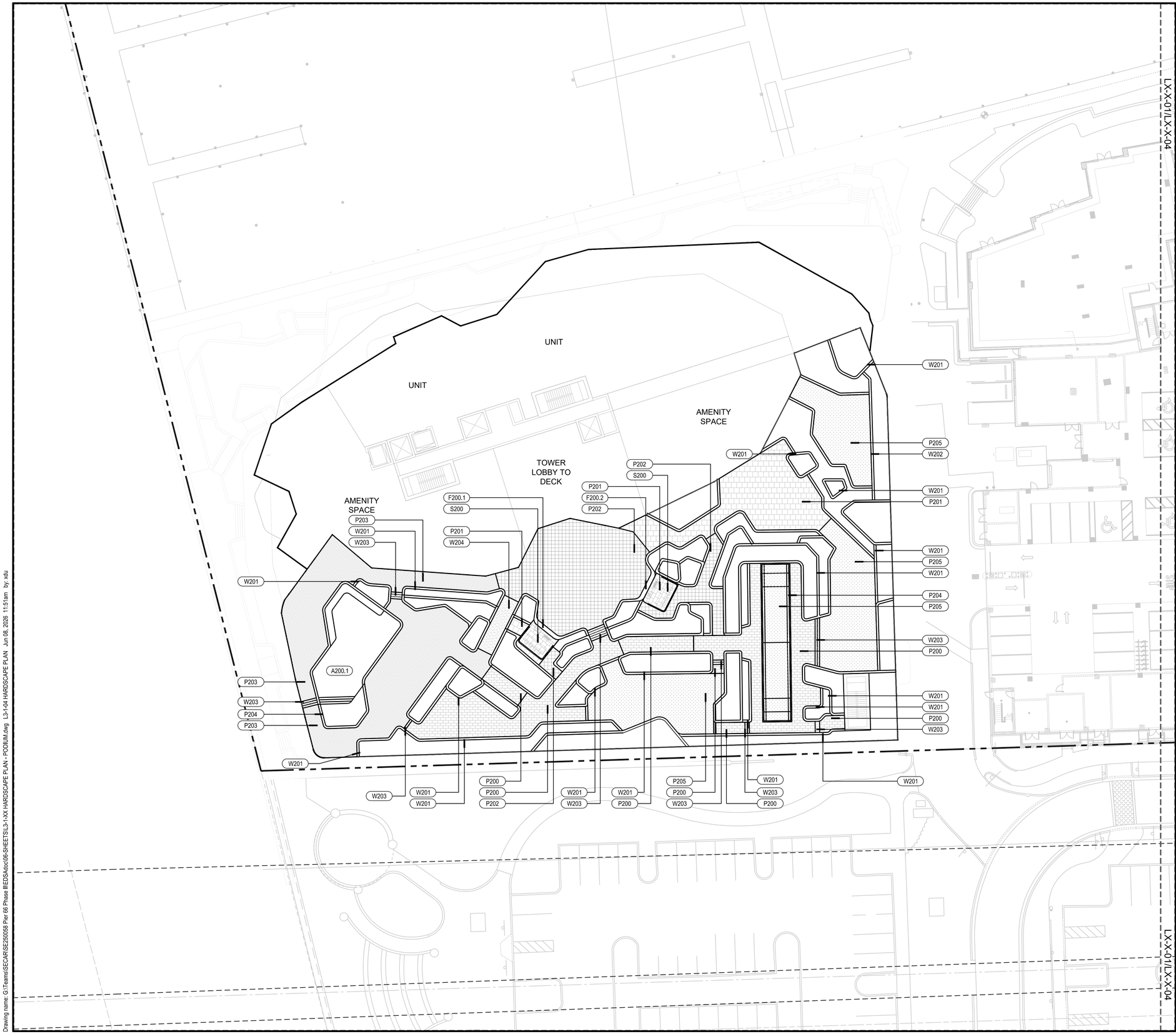
Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

OVERALL HARDSCAPE - PODIUM

Revision Number	Sheet Number
	L3-1-04



LEGEND

SYMBOL	DESCRIPTION
P200	PODIUM WALK TYPE 1 - PATH
P201	PODIUM WALK TYPE 2 - PLAZA
P202	PODIUM WALK TYPE 3 - STONE PAVERS
P203	PODIUM WALK TYPE 4 - POOL DECK
P204	PODIUM BANDING
P205	ARTIFICIAL TURF
P206	PLAY SURFACE
P207	SPORTS COURT SURFACE
W201	PODIUM PLANTER WALL
W202	BUILT-IN SEATWALLS
W203	PODIUM STAIRS
W204	PODIUM RAMP
W205	BUILT-IN WOOD BENCH
R200	STAIR RAILING TYPE 2
R201	RAMP RAILING TYPE 2
F200.1	FIRE FEATURE 1
F200.2	FIRE FEATURE 2
F200.3	FIRE FEATURE 3
F200.4	FIRE FEATURE 4
F201	ART WALL
A200.1	POOL 1
A200.2	POOL 2
A200.3	POOL 3
A200.4	POOL 4
A200.5	POOL 5
A201.1	SPA 1
A201.2	SPA 2
A201.3	SPA 3
S200	OUTDOOR KITCHEN

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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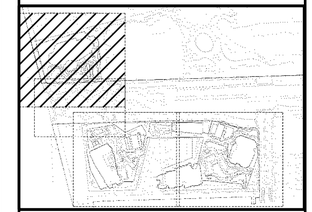
Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Revision Number

Sheet Number

L3-1-05

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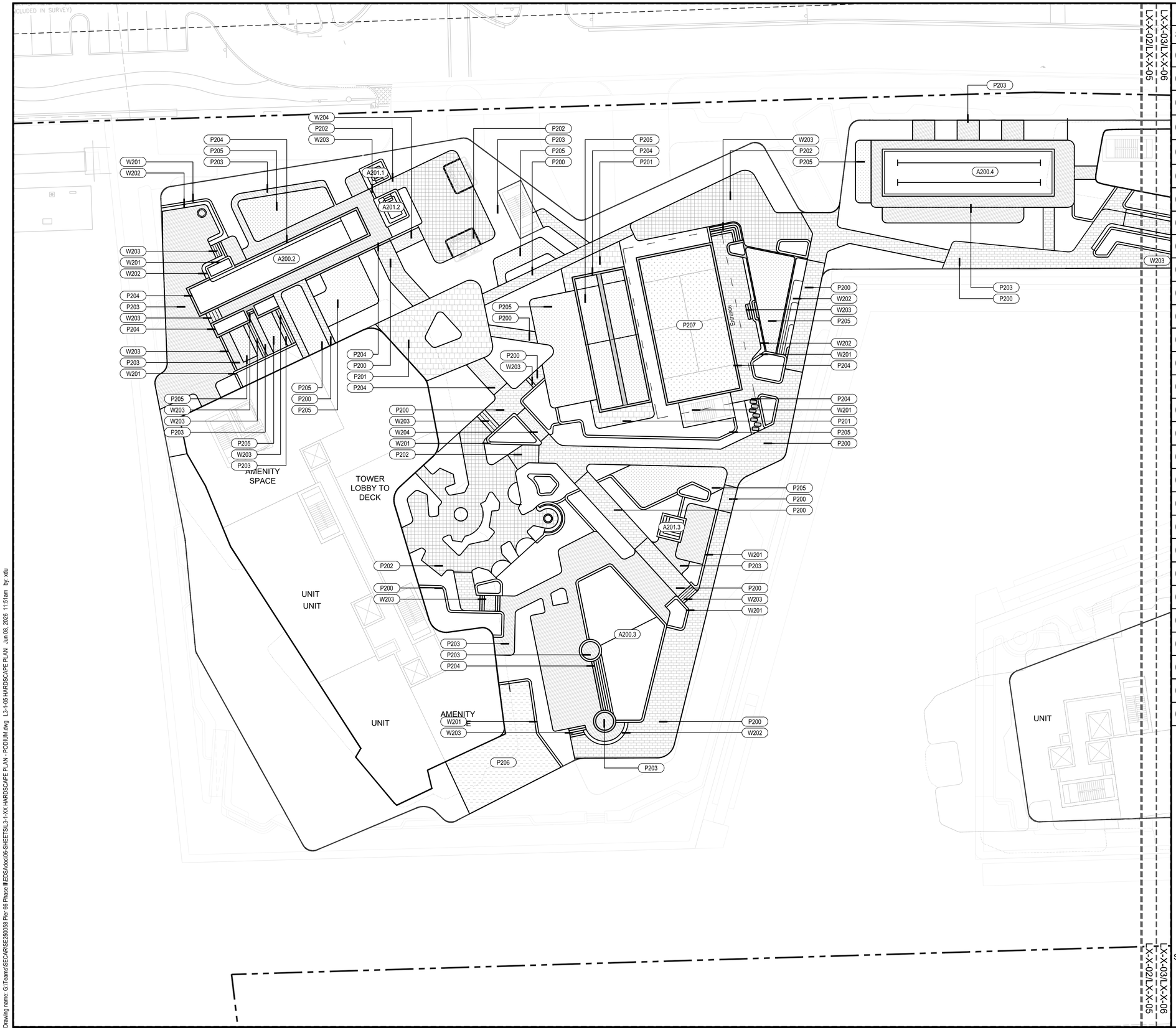

LEGEND

SYMBOL	DESCRIPTION
P200	PODIUM WALK TYPE 1 - PATH
P201	PODIUM WALK TYPE 2 - PLAZA
P202	PODIUM WALK TYPE 3 - STONE PAVERS
P203	PODIUM WALK TYPE 4 - POOL DECK
P204	PODIUM BANDING
P205	ARTIFICIAL TURF
P206	PLAY SURFACE
P207	SPORTS COURT SURFACE
W201	PODIUM PLANTER WALL
W202	BUILT-IN SEATWALLS
W203	PODIUM STAIRS
W204	PODIUM RAMP
W205	BUILT-IN WOOD BENCH
R200	STAIR RAILING TYPE 2
R201	RAMP RAILING TYPE 2
F200.1	FIRE FEATURE 1
F200.2	FIRE FEATURE 2
F200.3	FIRE FEATURE 3
F200.4	FIRE FEATURE 4
F201	ART WALL
A200.1	POOL 1
A200.2	POOL 2
A200.3	POOL 3
A200.4	POOL 4
A200.5	POOL 5
A201.1	SPA 1
A201.2	SPA 2
A201.3	SPA 3
S200	OUTDOOR KITCHEN

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
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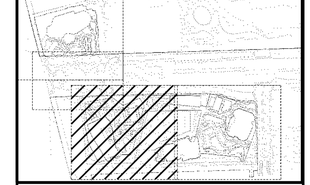

Rev	Date	Issued for

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Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Revision Number

Sheet Number

L3-1-06

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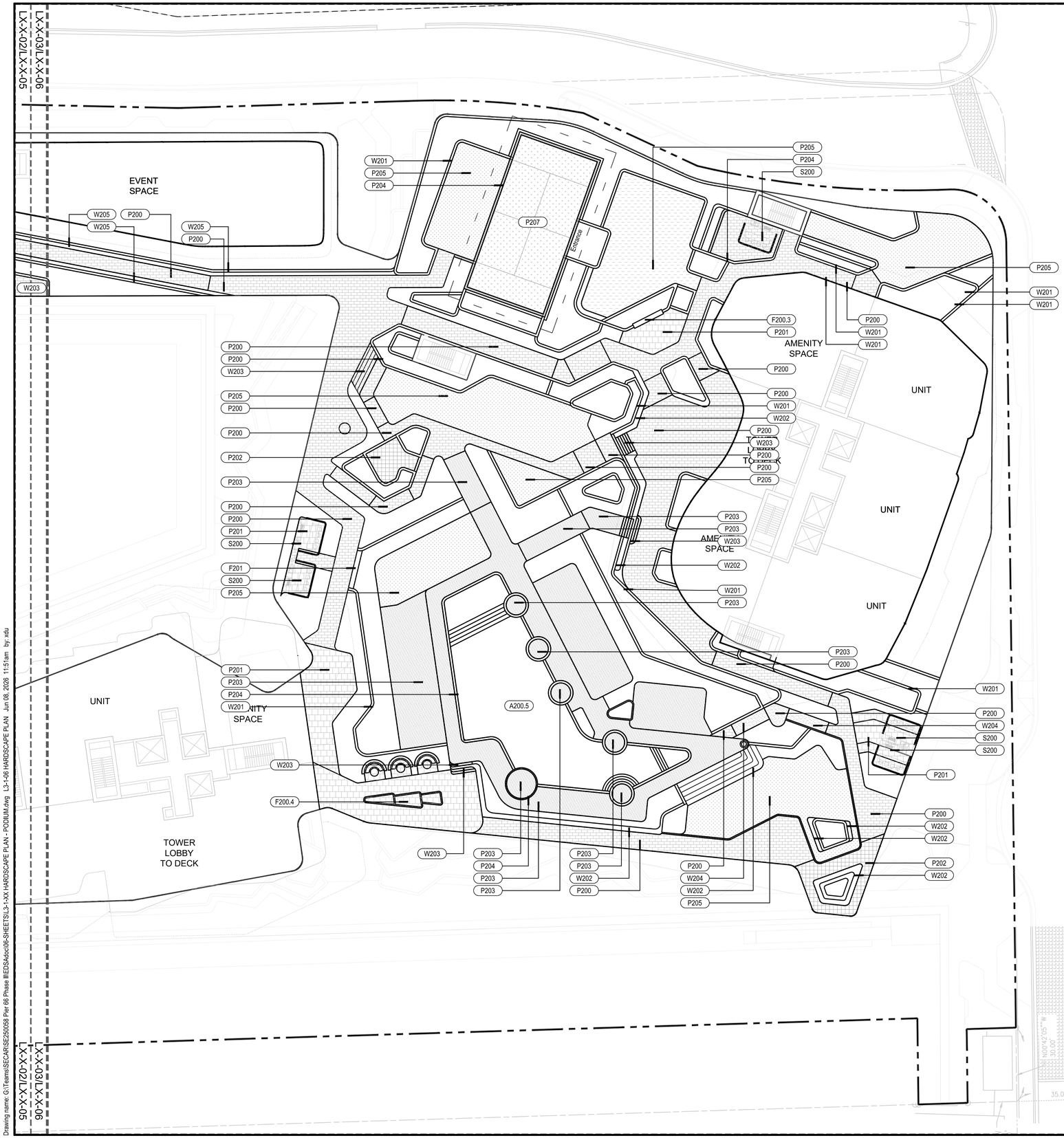

LEGEND

SYMBOL	DESCRIPTION
P200	PODIUM WALK TYPE 1 - PATH
P201	PODIUM WALK TYPE 2 - PLAZA
P202	PODIUM WALK TYPE 3 - STONE PAVERS
P203	PODIUM WALK TYPE 4 - POOL DECK
P204	PODIUM BANDING
P205	ARTIFICIAL TURF
P206	PLAY SURFACE
P207	SPORTS COURT SURFACE
W201	PODIUM PLANTER WALL
W202	BUILT-IN SEATWALLS
W203	PODIUM STAIRS
W204	PODIUM RAMP
W205	BUILT-IN WOOD BENCH
R200	STAIR RAILING TYPE 2
R201	RAMP RAILING TYPE 2
F200.1	FIRE FEATURE 1
F200.2	FIRE FEATURE 2
F200.3	FIRE FEATURE 3
F200.4	FIRE FEATURE 4
F201	ART WALL
A200.1	POOL 1
A200.2	POOL 2
A200.3	POOL 3
A200.4	POOL 4
A200.5	POOL 5
A201.1	SPA 1
A201.2	SPA 2
A201.3	SPA 3
S200	OUTDOOR KITCHEN

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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TEL: 954.524.3330 EDSA.COM

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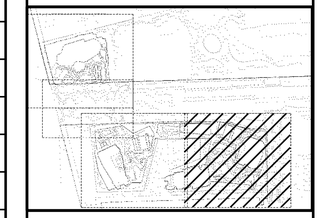

Rev	Date	Issued for

Date	06/12/2026
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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

HARDSCAPE PLAN

Revision Number

Sheet Number

L3-1-07

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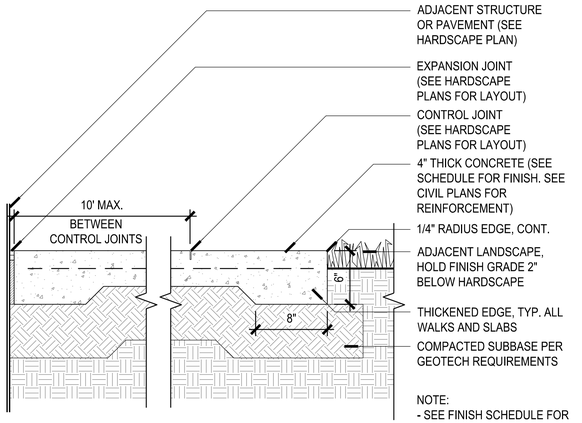
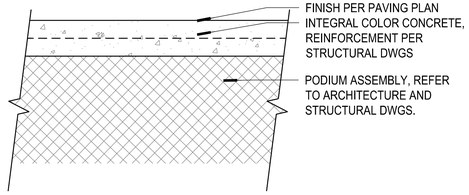


1 C.I.P PEDESTRIAN CONCRETE

SCALE - 1-1/2"-1'-0"

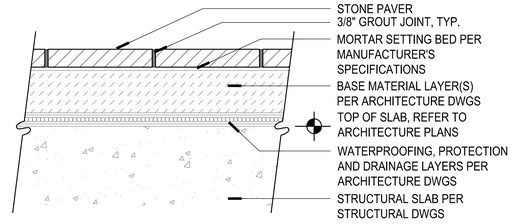
NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT AND FINISH IDENTIFICATION ONLY. FINAL CONSTRUCTION METHODS AND ATTACHMENTS SHALL BE PER STRUCTURAL ENGINEER'S AND / OR ARCHITECT'S RECOMMENDATIONS.
2. REFER TO ARCHITECT AND STRUCTURAL ENGINEER PLANS FOR ALL ASSOCIATED SLAB DETAILS, DIMENSIONS, REINFORCING AND WATERPROOFING.
3. REFER TO M.E.P. DRAWINGS FOR DRAINAGE, DRAIN SPECIFICATIONS, LAYOUT AND CONNECTIONS.
4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PAVING AND ASSOCIATED TOPPING SLABS.
5. REFER TO MATERIALS SCHEDULE FOR SIZE, COLOR AND FINISH.



2 C.I.P PEDESTRIAN CONCRETE ON PODIUM

SCALE - 1-1/2"-1'-0"

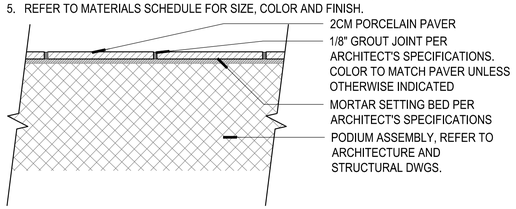
NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT AND FINISH IDENTIFICATION ONLY. FINAL CONSTRUCTION METHODS AND ATTACHMENTS SHALL BE PER STRUCTURAL ENGINEER'S AND / OR ARCHITECT'S RECOMMENDATIONS.
2. REFER TO ARCHITECT AND STRUCTURAL ENGINEER PLANS FOR ALL ASSOCIATED SLAB DETAILS, DIMENSIONS, REINFORCING AND WATERPROOFING.
3. REFER TO M.E.P. DRAWINGS FOR DRAINAGE, DRAIN SPECIFICATIONS, LAYOUT AND CONNECTIONS.
4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PAVING AND ASSOCIATED TOPPING SLABS.
5. REFER TO MATERIALS SCHEDULE FOR SIZE, COLOR AND FINISH.



3 PAVERS ON PODIUM

SCALE - 1-1/2"-1'-0"

NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT AND FINISH IDENTIFICATION ONLY. FINAL CONSTRUCTION METHODS AND ATTACHMENTS SHALL BE PER STRUCTURAL ENGINEER'S AND / OR ARCHITECT'S RECOMMENDATIONS.
2. REFER TO ARCHITECT AND STRUCTURAL ENGINEER PLANS FOR ALL ASSOCIATED SLAB DETAILS, DIMENSIONS, REINFORCING AND WATERPROOFING.
3. REFER TO M.E.P. DRAWINGS FOR DRAINAGE, DRAIN SPECIFICATIONS, LAYOUT AND CONNECTIONS.
4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PAVING AND ASSOCIATED TOPPING SLABS.
5. REFER TO MATERIALS SCHEDULE FOR SIZE, COLOR AND FINISH.

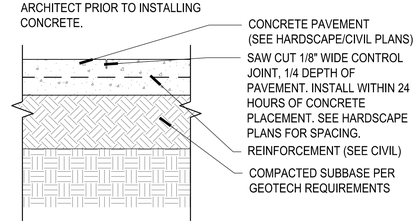


4 PORCELAIN ON PODIUM

SCALE - 1-1/2"-1'-0"

NOTE:

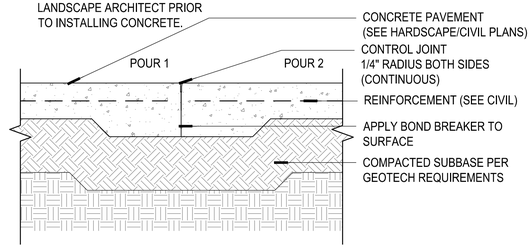
CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.



5 CONTROL JOINT

SCALE - 1-1/2"-1'-0"

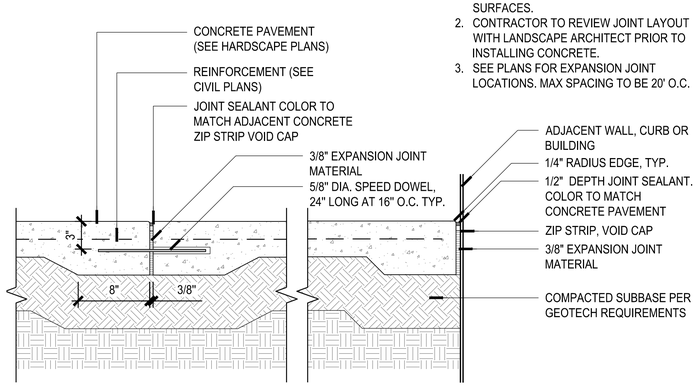
NOTES:
1. USE COLD JOINT BETWEEN 2 OR MORE PAVEMENT POURS.
2. CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.



6 COLD JOINT

SCALE - 1-1/2"-1'-0"

NOTES:
1. USE EXPANSION JOINTS WHERE PAVEMENT MEETS ALL VERTICAL SURFACES.
2. CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.
3. SEE PLANS FOR EXPANSION JOINT LOCATIONS. MAX SPACING TO BE 20' O.C.



7 EXPANSION JOINT

SCALE - 1-1/2"-1'-0"

Project Name

PIER 66
Phase II

Client

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Key Plan

Rev	Date	Issued for

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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

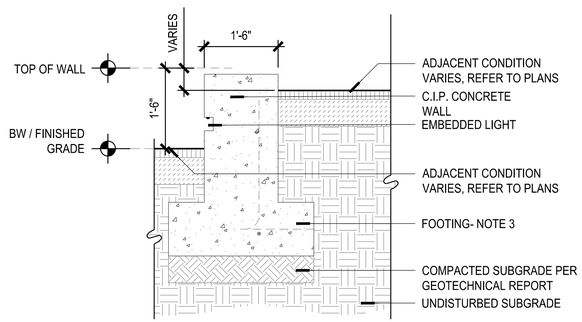
Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE DETAILS

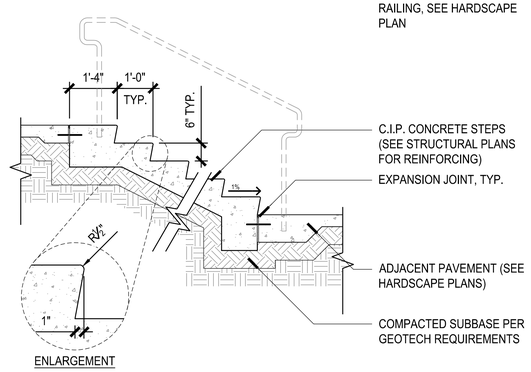
Revision Number	Sheet Number
	L3-3-01

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L3-5-XX HARDSCAPE DETAILS.dwg L3-5-01 HARDSCAPE DETAILS Jun 08, 2026 11:52am by: xdu



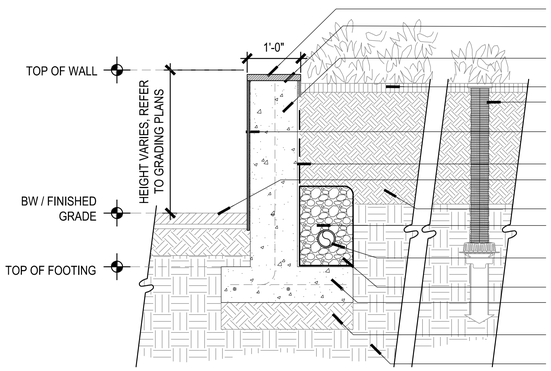
DETAIL NOTES:
1. CONTRACTOR SHALL KEEP WALL ADEQUATELY SHORED AT ALL TIMES.
2. CONNECT ALL SUBSURFACE DRAINAGE TO CIVIL ENGINEERS DRAINAGE SYSTEM.
3. REFER TO STRUCTURAL ENGINEER.
4. HARDSCAPE SCHEDULE NOTES APPLY TO DETAIL.
5. REFER TO HARDSCAPE SCHEDULE FOR COLOR AND FINISH (SHEET L3-5-01).

1 SEATWALL
SCALE - 3/4"=1-0"



NOTE:
1. SEE FINISH SCHEDULE FOR MATERIAL SPECS, COLOR, AND FINISHES.
2. STEPS AND RAILINGS SHALL MEET ALL ADA REQUIREMENTS AND BE CONSTRUCTED AS PER OUTLINED IN THE INTERNATIONAL BUILDING CODE.
3. ALL STAIR HORIZONTAL SURFACES SHALL MEET THE REQUIREMENTS OF ASTM C-1028 FOR SLIP RESISTANCE.
4. FIELD VERIFY ALL GRADES AND SLOPE TO MEET A MAXIMUM 2% CROSS SLOPE AT TOP AND BOTTOM OF LANDING.
5. SLOPE ALL WALKS AND STAIRS TO ACHIEVE A MIN. POSITIVE DRAINAGE OF 1%.
6. CONCRETE SPECIFICATION TO MATCH THOSE OUTLINED.
7. UNLESS OTHERWISE NOTED, EACH STAIRCASE WILL HAVE 2 RAILINGS, ONE ON EACH SIDE.

2 STAIRS
SCALE - 1/2"-1'-0"

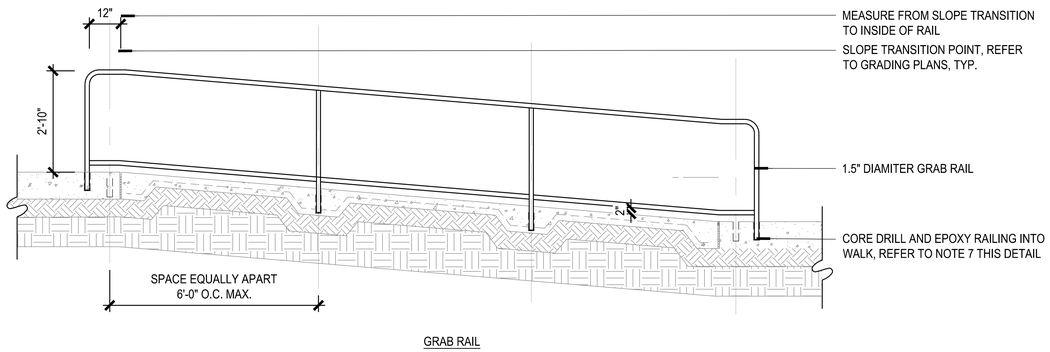


DETAIL NOTES:
1. CONTRACTOR SHALL KEEP WALL ADEQUATELY SHORED AT ALL TIMES.
2. CONNECT ALL SUBSURFACE DRAINAGE TO CIVIL ENGINEERS DRAINAGE SYSTEM.
3. PROVIDE 1/2 " KORK-PAK EXPANSION JOINT MATERIAL AT 50; O.C., NO JOINTS IN FOUNDATIONS.
4. CONNECT ALL DRAINAGE TO CIVIL ENGINEERS DRAINAGE SYSTEM.
5. REFER TO HARDSCAPE SCHEDULE FOR COLOR AND FINISH.

3 PLANTER WALL ON GRADE
SCALE - 3/4"=1-0"

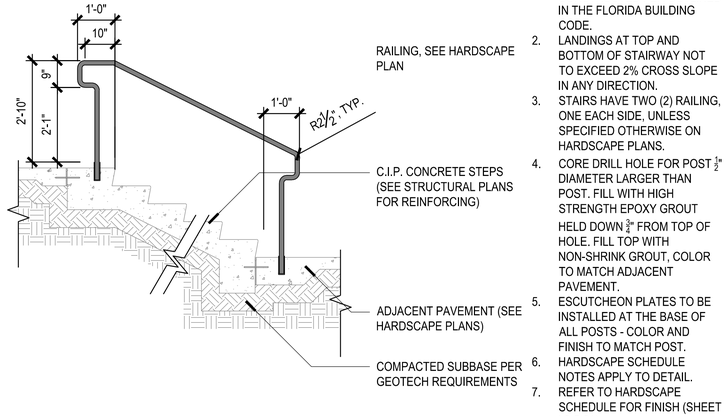
NOTE:
SEE CIVIL AND STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SLAB AND WALL COMPONENTS.

4 RAMP
SCALE - 1-1/2"-1'-0"



GRAB RAIL

5 RAMP RAILING
SCALE - 1-1/2"-1'-0"



DETAIL NOTES:
1. RAILINGS TO MEET REQUIREMENTS OF AND BE CONSTRUCTED PER OUTLINED IN THE FLORIDA BUILDING CODE.
2. LANDINGS AT TOP AND BOTTOM OF STAIRWAY NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION.
3. STAIRS HAVE TWO (2) RAILING, ONE EACH SIDE, UNLESS SPECIFIED OTHERWISE ON HARDSCAPE PLANS.
4. CORE DRILL HOLE FOR POST ½" DIAMETER LARGER THAN POST. FILL WITH HIGH STRENGTH EPOXY GROUT HELD DOWN ¾" FROM TOP OF HOLE. FILL TOP WITH NON-SHRINK GROUT, COLOR TO MATCH ADJACENT PAVEMENT.
5. ESCUTCHEON PLATES TO BE INSTALLED AT THE BASE OF ALL POSTS - COLOR AND FINISH TO MATCH POST.
6. HARDSCAPE SCHEDULE NOTES APPLY TO DETAIL.
7. REFER TO HARDSCAPE SCHEDULE FOR FINISH (SHEET L3-5-01).

6 RAMP RAILING
SCALE - 1-1/2"-1'-0"

Project Name

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE DETAILS

Revision Number

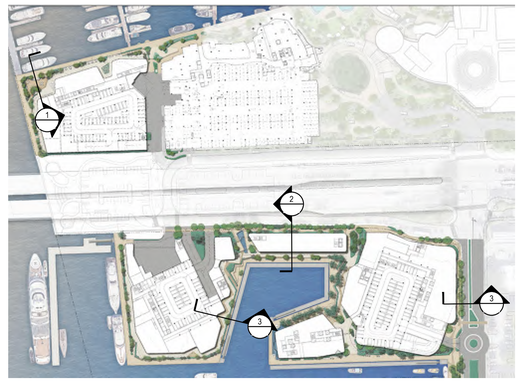
Sheet Number
L3-3-02

Drawing name: G:\Teams\SEC\ARSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L3-5-XX HARDSCAPE DETAILS.dwg L3-5-02 HARDSCAPE DETAILS Jun 08, 2026 11:52am by: xdu

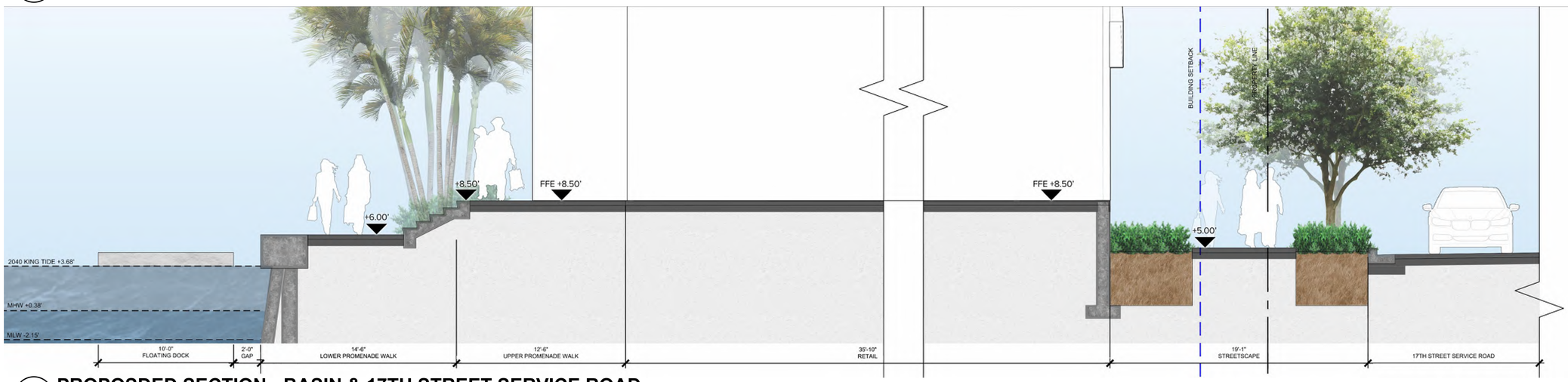


1 PROPOSDED PROMENADE SECTION - NORTH PARCEL

SCALE - 1/4"-1'-0"



KEY MAP
N.T.S



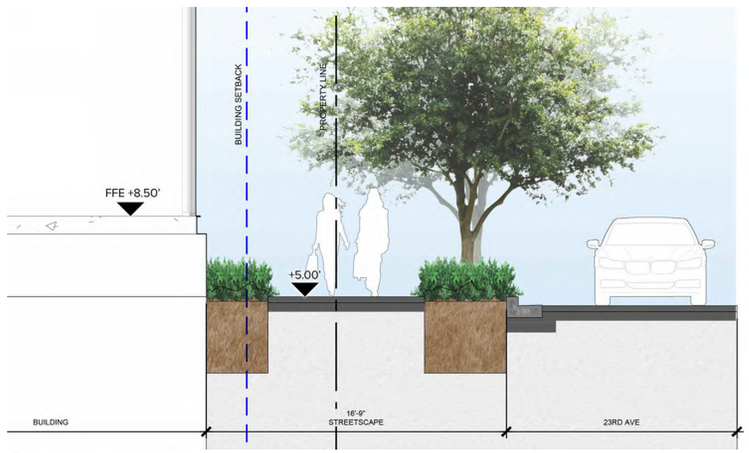
2 PROPOSDED SECTION - BASIN & 17TH STREET SERVICE ROAD

SCALE - 1/4"-1'-0"



3 PROPOSED PROMENADE SECTION - BASIN

SCALE - 1/4"-1'-0"



4 PROPSOED STREETSCAPE - 23RD AVE

SCALE - 1/4"-1'-0"

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE SECTIONS

Revision Number

Sheet Number
L3-3-04

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LANDSCAPE CALCULATIONS FOR DEVELOPMENT AREA

		SQ. FT	ACRES
LOT AREA PHASE 2	TOTAL	446,557.00	10.25
	NORTH	78,394	1.80
	SOUTH	368,163	8.45
SUBMERGED	TOTAL	128,915	
	NORTH	0	0.00
	SOUTH	128,915	2.96
BUILDING + GARAGE FOOTPRINT COVERAGE	TOTAL	214,812.00	4.93
	NORTH	53,651.00	1.23
	SOUTH	161,161.00	3.70
IMPERVIOUS (WALK/ WALL)	TOTAL	80,627.00	1.85
	NORTH	21,600.00	0.50
	SOUTH	59,027.00	1.36
VEHICULAR USE AREA	TOTAL	4,314.00	
	NORTH	2,278.00	
	SOUTH	2,036	
NET LOT AREA		17,889.00	0.41
STREET FRONTAGE		FEET	
17TH ST. SERVICE ROAD		732	
23RD AVE.		350	

Net Lot Area: *The total square footage of a parcel of land after subtracting the square footage area of any vehicular use area including the VUA required landscaping, building footprint, walls, walks and swimming pools or any other impervious area ;*

VUA LANDSCAPE

	REQUIRED		PROVIDED		
VUA LANDSCAPE AREA	863	SF	863	+	SF
VUA TREES (1/1,000SF OF VUA)	4.3	EA	4	+	
VUA NATIVE TREES (50% TOTAL VUA REQ.)	2.2	EA	2	+	
VUA SHRUBS (5 /1,000SF OF VUA)	25.9	EA	26	+	
VUA NATIVE SHRUBS (50% TOTAL VUA REQ.)	12.9	EA	13	+	
VUA SHADE TREES - 3.5" CALIPER (25% OF TOTAL VUA TREES)	1.1	EA	1	+	
VUA SHADE TREES - 2.5" CALIPER (25% OF TOTAL VUA TREES)	1.1	EA	1	+	
VUA FLOWERING TREES (20% OF TOTAL VUA TREES)	0.9	EA	0.0	+	
VUA PALMS (20% OF TOTAL VUA TREES)	0.9	EA	1.0	+	
OPTIONAL TREE SPECIES (10% OF TOTAL VUA TREES)	0.4	EA	3.0	+	

LANDSCAPE REQUIREMENTS

STREET TREES - 17TH ST. SERVICE ROAD(1/40 LF STREET FRONTAGE)	18.3		18	+	
STREET TREES - 23RD AVE. (1/40 LF STREET FRONTAGE)	8.8		9	+	
LOT AREA LANDSCAPE TREES (1 TREE/1,000 SF of net lot area)	17.9	EA	18	+	
LOT SHADE TREES (20% OF TOTAL LOT AREA TREES)	3.6	EA	4	+	
LOT NATIVE TREES (50% OF TOTAL LOT AREA TREES)	8.9	EA	9	+	

LEGEND

SYMBOL	DESCRIPTION
	VEHICULAR USE AREA (VUA)
	VUA LANDSCAPE AREA

RETAIL
RESTAURANT
SERVICE ZONE
RETAIL
PARKING
AMENITY SPACE
AMENITY SPACE
PROPERTY LINE
17TH STREET SERVICE ROAD
PROPERTY LINE
LOADING DECK AREA
BOAT STAFF
BOH
AMENITY SPACE
PARKING
RETAIL
RETAIL
RETAIL
RETAIL
AMENITY
AMENITY
RETAIL
LOADING DECK AREA
RETAIL
PARKING
RESTAURANT
KITCHEN
RETAIL
23RD AVE.
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
17TH STREET SERVICE ROAD
PROPERTY LINE

NORTH
0 40 80

Drawing name: G:\Teams\SEC\ARS\SE250058 Pier 66 Phase II\EDSA\docs\06-SHEETS\L3-1-XX OVERALL HARDSCAPE - VUA.dwg VUA DIAGRAM Jun 08, 2026 3:20pm by:Jiyu

Project Name

PIER 66 Phase II

Client

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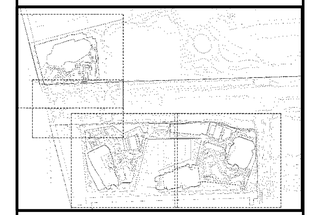

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
VUA DIAGRAM & SITE DATA

Revision Number	Sheet Number
	L3-6-01

GENERAL NOTES:

1. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
3. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
10. THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
11. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
    A. AMERICAN STANDARDS FOR NURSERY STOCK, ASNI Z60.1.
    B. FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
12. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
13. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
14. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
15. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
    A. TREES……2 YEARS.
    B. SHRUBS….1 YEAR.
    C. GROUNDCOVERS….6 MONTHS.
16. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
17. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
18. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
19. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
20. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES:

1. PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
   A. TREES/SHRUBS/GROUNDCOVER……70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT OR TOPSOIL/COMPOST MIX.
   B. PALMS……90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT OR TOPSOIL/COMPOST MIX.
   C. ANNUALS……50% CLEAN BUILDERS SAND, 25% PEAT/COMPOST, 25% VERMICULITE.
2. PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
   A. 20% CLEAN BUILDERS SAND, 30% PEAT/COMPOST, 30% RICE ROCK, 20% PERLITE.
3. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
4. TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 7.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
5. EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
6. PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES, SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 5.0 TO 7.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES. PEAT SHALL NOT BE USED IN PROJECTS PURSUING LEED OR WHERE PROHIBITED ELSEWHERE IN SPECIFICATIONS.
7. ORGANIC COMPOST SHALL MEET STA STANDARDS COMPOSED OF WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN., WITH PH OF 5.0 TO 7.5.
8. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
   A. PH VALUE BETWEEN 5.5 AND 7.5.
   B. ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
   C. NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.
   D. PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
   E. POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
9. FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
   A. PALMS……13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
   B. TREES…… 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
   C. SHRUBS/GROUNDCOVERS……8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
   D. LAWNS……16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
   E. ENDO- AND ECTOMYCORRIZAL INOCULANTS……DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.

SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

   F. ANTI-DESICCANT……WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.
10. ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
11. ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
12. ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
13. AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT, OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
14. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
15. SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENTS FOR PREPARED PLANTING MIX, THE CONTRACTOR SHALL:
    A. SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX…..OR
    B. EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
17. EXISTING LAWN OR LANDSCAPE AREAS UNDISTURBED BY CONSTRUCTION ACTIVITIES TO RECEIVE NEW LANDSCAPE SHALL RECEIVE AMENDMENTS BASED ON TOPSOIL DEPTH AND LAB TESTING RECOMMENDATIONS. PROPOSED LAWN AREAS SHALL CONSIST OF A MINIMUM OF EIGHT INCHES (8") SUITABLE EXISTING/AMENDED SOIL. SHRUB AREAS SHALL CONSIST OF A MINIMUM OF TWENTY FOUR INCHES (24") SUITABLE/AMENDED SOIL.
16. PLANTING SOIL SHALL BE PLACED ONLY OVER SUITABLE SUBGRADE SOIL. SUBGRADE PREPARATION REQUIREMENTS SHALL APPLY TO MATERIAL EXTENDING TWELVE INCHES (12") MIN. BELOW THE SPECIFIED DEPTH OF THE PLANTING MIX, OR SIX INCHES 6" BELOW SPECIFIED LAWN SOIL MIX:
    A. SUITABLE SUBGRADE SHALL CONSIST OF WELL-DRAINING CLEAN MINERAL SUBSOIL FREE OF DELETERIOUS MATTER, INCLUDING BUT NOT LIMITED TO CONSTRUCTION DEBRIS, ASPHALT, CRUSHED STONE, PAVING BASE, TRENCH BACKFILL, CEMENT SLURRY, TRASH, ROCKS, MULCH, WEEDS OR ROOTS.
    B. SUBGRADE SOIL SHALL HAVE PH CONSISTENT WITH THE PROPOSED SOIL MIX AND SHALL BE FREE OF SALTS AND CHEMICAL CONTAMINANTS ESTABLISHED VIA LAB TESTING.
    C. SUBGRADE SHALL MEET WITH COMPACTION REQUIREMENTS AND SHALL NOT BE HEAVILY OR ADVERSELY COMPACTED.
    D. SCREENED ON-SITE MATERIALS MAY BE USED ONLY IF THEY MEET WITH THE REQUIREMENTS ABOVE.
    E. SUBGRADE SHALL BE INSPECTED AND APPROVED PRIOR TO PLACEMENT OF PLANTING MIX.
    F. UNSATISFACTORY SUBGRADE SOILS SHALL BE REMOVED AND REPLACED WITH CLEAN IMPORTED FILL MEETING ALL REQUIREMENTS ABOVE. SOIL AND PLANTS PLACED OVER UNSUITABLE OR UNAPPROVED SUBGRADE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S COST AFTER APPROVAL OF CONDITIONS.
    G. DECOMPACT ADVERSELY COMPACTED SUBGRADE TO A DEPTH OF SIX INCHES (6") PRIOR TO PLANTING MIX SOIL PLACEMENT.
17. SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS AND REQUIREMENTS ABOVE.
18. SUBMITTALS:
    A. RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
    B. CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
    C. CERTIFICATION AND INSPECTION REPORTS DEMONSTRATING SUBGRADE MEETS REQUIREMENTS ABOVE.
    D. LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

PLANTING NOTES:

1. PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
2. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. REGARDLESS OF SUBGRADE PREPARATION AND APPROVAL REQUIREMENTS ABOVE, CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF TWELVE INCHES (12") FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED, ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
5. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
6. THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
8. UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
9. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
10. PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
11. "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

PLANTING NOTES: (cont.)

12. ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
13. PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
14. SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
15. BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
16. PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
17. AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
18. TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
19. MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
20. NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4" OF TREE OR PALM TRUNKS.
21. SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
22. SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
23. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

POST PLANTING NOTES :

1. MAINTENANCE:
   A. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
   B. MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
   C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
2. SUBSTANTIAL COMPLETION ACCEPTANCE:
   A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
   B. FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
   C. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
3. WARRANTY:
   A. ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION . REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

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Phase II

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Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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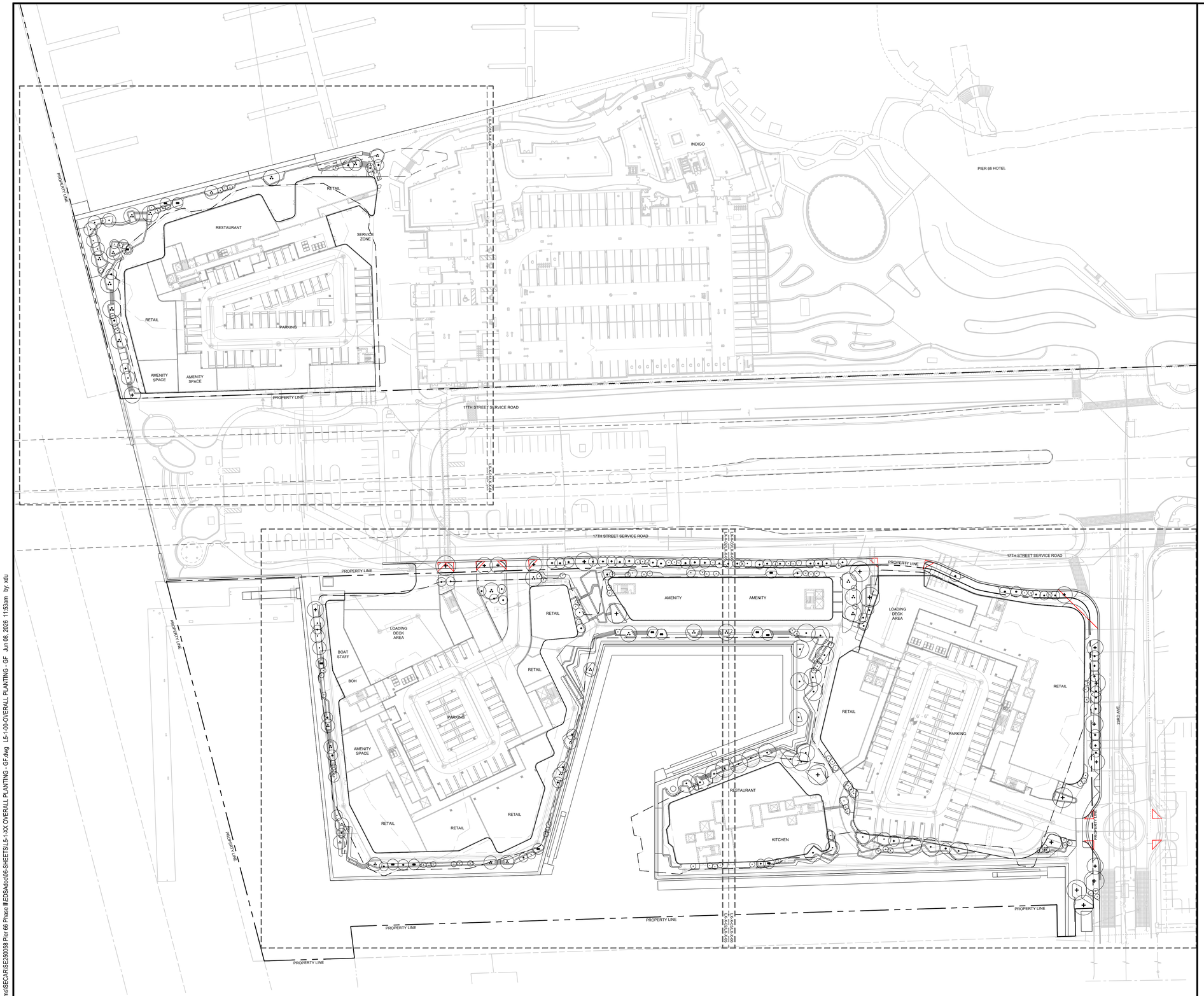
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING NOTES

Revision Number

Sheet Number
L5-0-01

Drawing name: G:\Teams\SE\CAD\RSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L5-0-XX PLANTING TREE NOTES.dwg L5-0-01 PLANTING NOTES Jun 08, 2026 11:53am by: xdu



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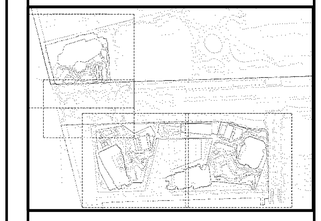

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Sheet Title

OVERALL PLANTING - GF

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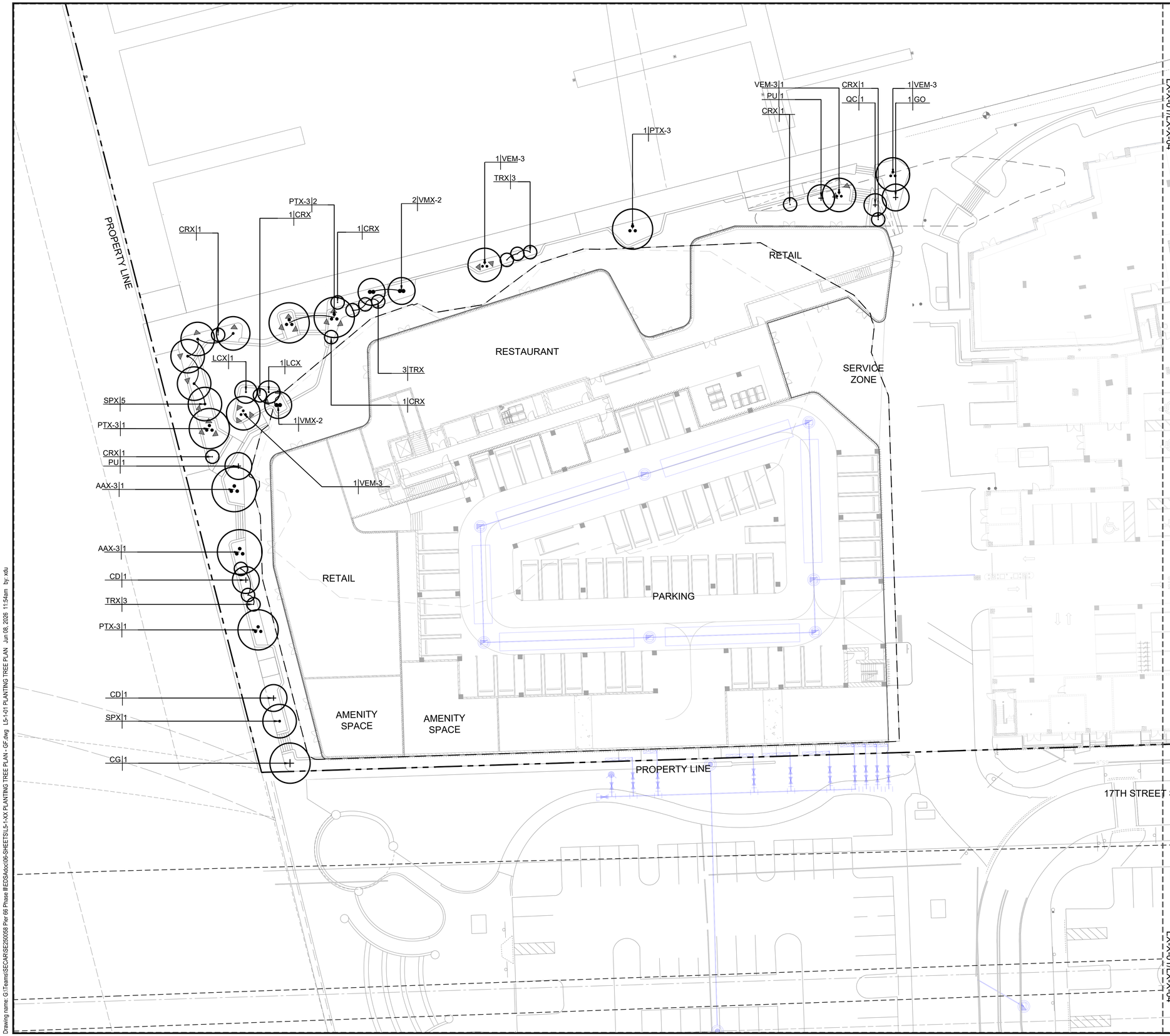
	L5-1-00



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	BB	Bauhinia x blakeana Hong Kong Orchid Tree
+	BS	Bursera simaruba Gumbo Limbo
+	CG	Caesalpinia granadillo Bridal Veil Tree
+	CS	Ceiba speciosa Floss Silk Tree
+	CR	Clusia rosea Pitch Apple
+	CD	Coccoloba diversifolia Pigeon Plum
+	CU	Coccoloba uvifera Sea Grape
+	CES	Conocarpus erectus SILVER Buttonwood
+	CE	Conocarpus erectus Buttonwood
+	EF	Eugenia spp. Stopper species
+	GO	Guaiacum officinale Lignum Vitae
+	LJ	Ligustrum japonicum Japanese Privet
+	LI	Lysiloma latisiliquum False Tamarind
+	MF	Myrcianthes fragrans Simpson Stopper
+	PA	Plumeria acuminata White Frangipani
+	PU	Plumeria obtusa Singapore White Plumeria
+	QC	Quadrella cynophallophora Jamaican Caper
CANOPY TREE		
+	PUX	Pandanus utilis Screw Pine
PALMS		
∴	AAX-3	Archontophoenix alexandrae King Alexander - Triple
•	CNX	CCONUT Cuban Petticoat Palm
•	CRX	Coccothrinax crinita Old Man Palm
•	COX	Copernicia macroglossa Cuban Petticoat Palm
•	DCX	Dypsis cabadae Cabada Palm
•	LCX	Livistona chinensis Chinese Fan Palm
∴	PTX-3	Ptychosperma elegans Alexander Palm - Triple
•	SPX	Sabal palmetto Cabbage Palmetto
•	TRX	Thrinax radiata Florida Thatch Palm
•	VMX-3	Veitchia arecina Montgomery Palm
∴	VEM-3	Veitchia arecina Montgomery Palm
●●	VMX-2	Veitchia montgomeryana Montgomery Palm

SIGHT TRIANGLE

NOTE: REFER TO THE FULL PLANTING SCHEDULE ON SHEET L6-5-01

Scale: 0 20 40

NORTH

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PIER 66
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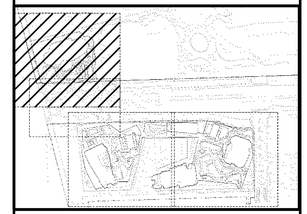

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Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING TREE PLAN

Revision Number	Sheet Number
△	L5-1-01

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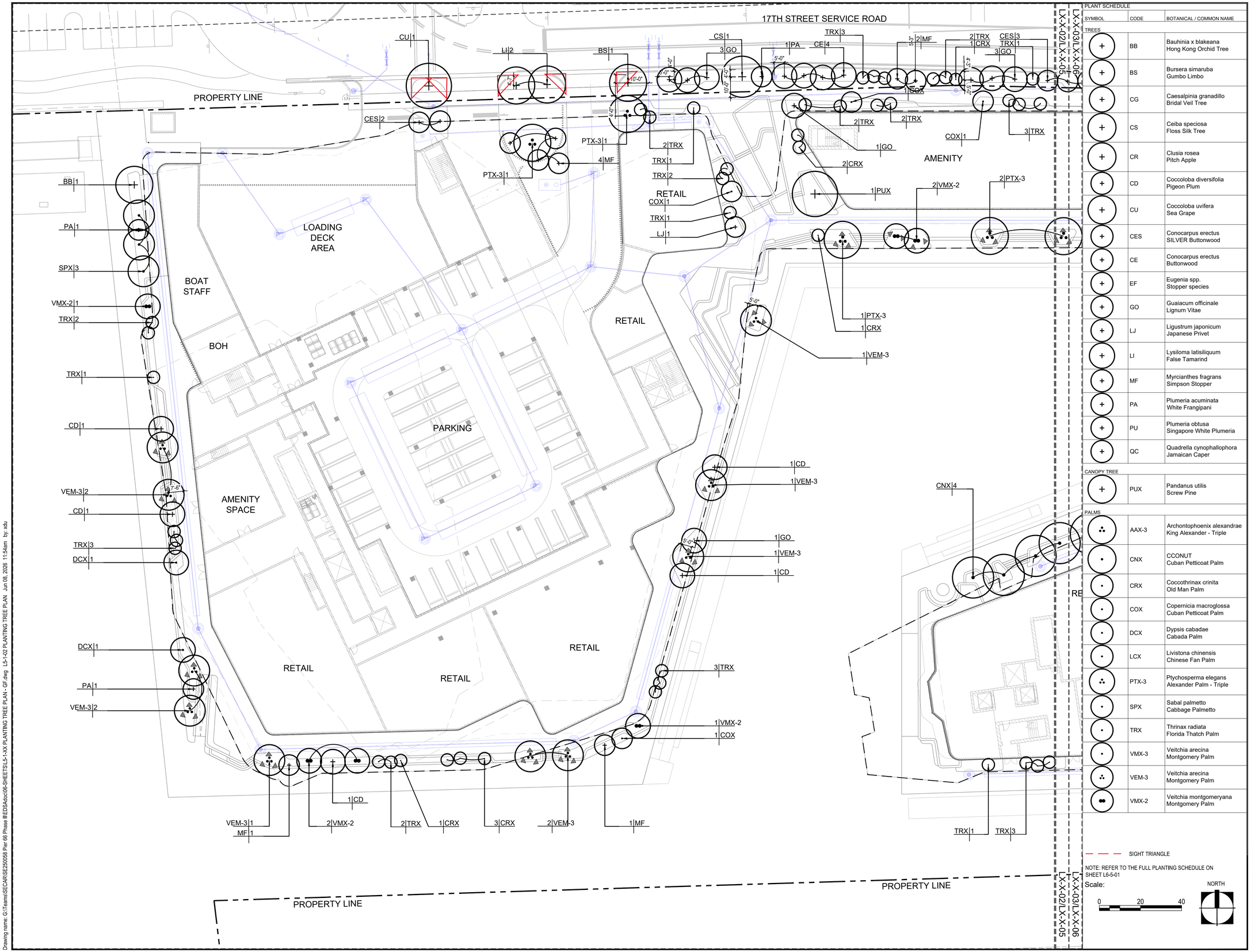

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+	CR	Clusia rosea Pitch Apple
+	CD	Coccoloba diversifolia Pigeon Plum
+	CU	Coccoloba uvifera Sea Grape
+	CES	Conocarpus erectus SILVER Buttonwood
+	CE	Conocarpus erectus Buttonwood
+	EF	Eugenia spp. Stopper species
+	GO	Guaiacum officinale Lignum Vitae
+	LJ	Ligustrum japonicum Japanese Privet
+	LI	Lysiloma latisiliquum False Tamarind
+	MF	Myrcianthes fragrans Simpson Stopper
+	PA	Plumeria acuminata White Frangipani
+	PU	Plumeria obtusa Singapore White Plumeria
+	QC	Quadrella cynophallophora Jamaican Caper
CANOPY TREE		
+	PUX	Pandanus utilis Screw Pine
PALMS		
⁂	AAX-3	Archontophoenix alexandrae King Alexander - Triple
•	CNX	CCONUT Cuban Petticoat Palm
•	CRX	Coccothrinax crinita Old Man Palm
•	COX	Copernicia macroglossa Cuban Petticoat Palm
•	DCX	Dypsis cabadae Cabada Palm
•	LCX	Livistona chinensis Chinese Fan Palm
⁂	PTX-3	Ptychosperma elegans Alexander Palm - Triple
•	SPX	Sabal palmetto Cabbage Palmetto
•	TRX	Thrinax radiata Florida Thatch Palm
•	VMX-3	Veitchia arecina Montgomery Palm
⁂	VEM-3	Veitchia arecina Montgomery Palm
••	VMX-2	Veitchia montgomeryana Montgomery Palm

SIGHT TRIANGLE

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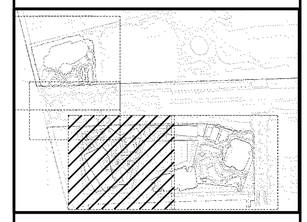
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
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Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

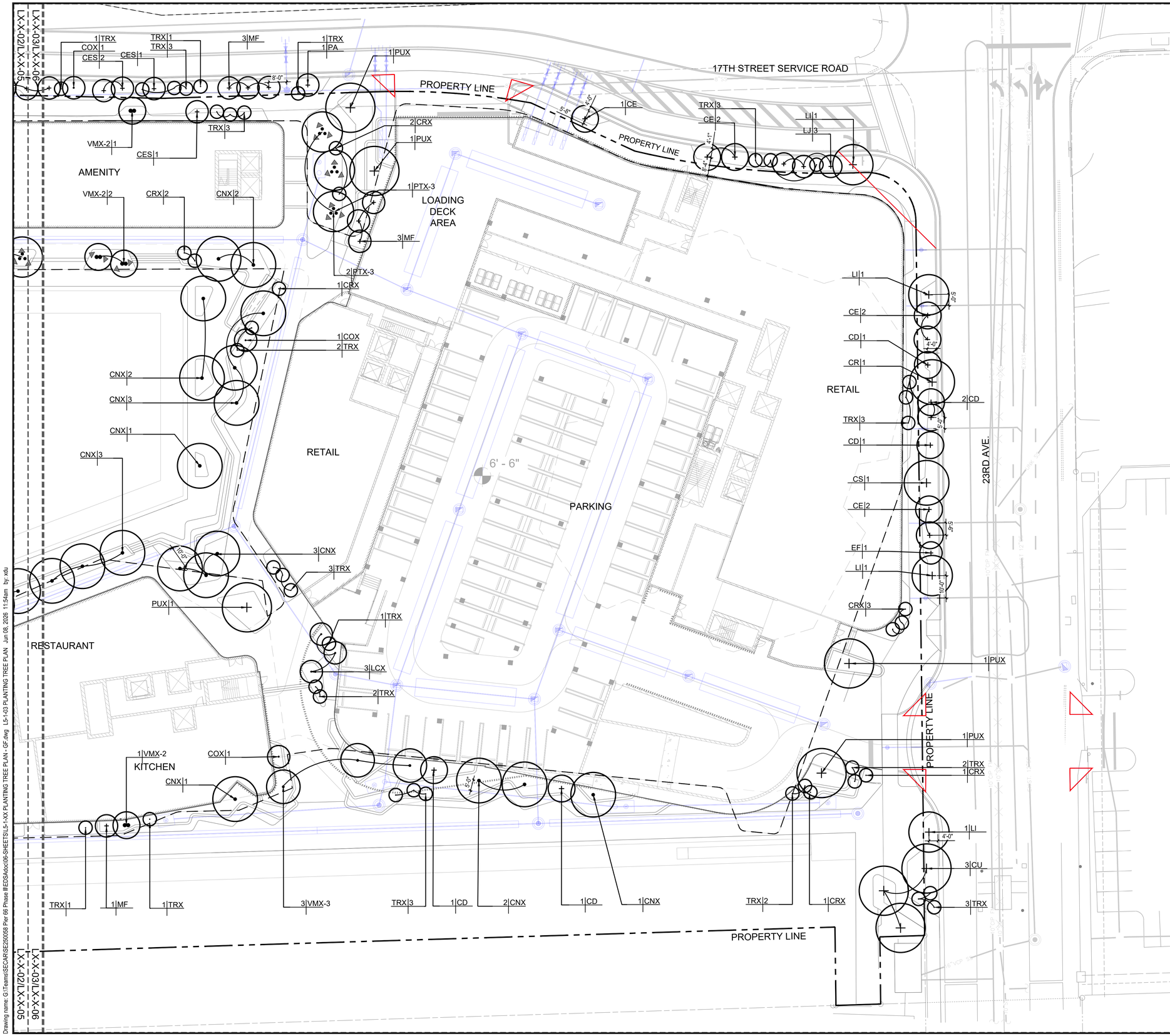
PLANTING TREE PLAN

Revision Number

Sheet Number

L5-1-02

Drawing name: G:\Teams\SE\ARSE\250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L5-1-XX PLANTING TREE PLAN - GF.dwg L5-1-02 PLANTING TREE PLAN Jun 08, 2026 11:54am by: xdu



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	BB	Bauhinia x blakeana Hong Kong Orchid Tree
+	BS	Bursera simaruba Gumbo Limbo
+	CG	Caesalpinia granadillo Bridal Veil Tree
+	CS	Ceiba speciosa Floss Silk Tree
+	CR	Clusia rosea Pitch Apple
+	CD	Coccoloba diversifolia Pigeon Plum
+	CU	Coccoloba uvifera Sea Grape
+	CES	Conocarpus erectus SILVER Buttonwood
+	CE	Conocarpus erectus Buttonwood
+	EF	Eugenia spp. Stopper species
+	GO	Guaiacum officinale Lignum Vitae
+	LJ	Ligustrum japonicum Japanese Privet
+	LI	Lysiloma latisiliquum False Tamarind
+	MF	Myrcianthes fragrans Simpson Stopper
+	PA	Plumeria acuminata White Frangipani
+	PU	Plumeria obtusa Singapore White Plumeria
+	QC	Quadrella cynophallophora Jamaican Caper
CANOPY TREE		
+	PUX	Pandanus utilis Screw Pine
PALMS		
⁂	AAX-3	Archontophoenix alexandrae King Alexander - Triple
•	CNX	CCONUT Cuban Petticoat Palm
•	CRX	Coccothrinax crinita Old Man Palm
•	COX	Copernicia macroglossa Cuban Petticoat Palm
•	DCX	Dypsis cabadae Cabada Palm
•	LCX	Livistona chinensis Chinese Fan Palm
⁂	PTX-3	Ptychosperma elegans Alexander Palm - Triple
•	SPX	Sabal palmetto Cabbage Palmetto
•	TRX	Thrinax radiata Florida Thatch Palm
•	VMX-3	Veitchia arecina Montgomery Palm
⁂	VEM-3	Veitchia arecina Montgomery Palm
●●	VMX-2	Veitchia montgomeryana Montgomery Palm

SIGHT TRIANGLE

NOTE: REFER TO THE FULL PLANTING SCHEDULE ON SHEET L6-5-01

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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TEL: 954.524.3330 C000001

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2333 Ponce de Leon Blvd. Suite 1000.,
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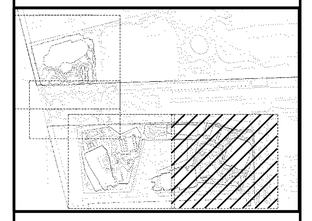
Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

PLANTING TREE PLAN

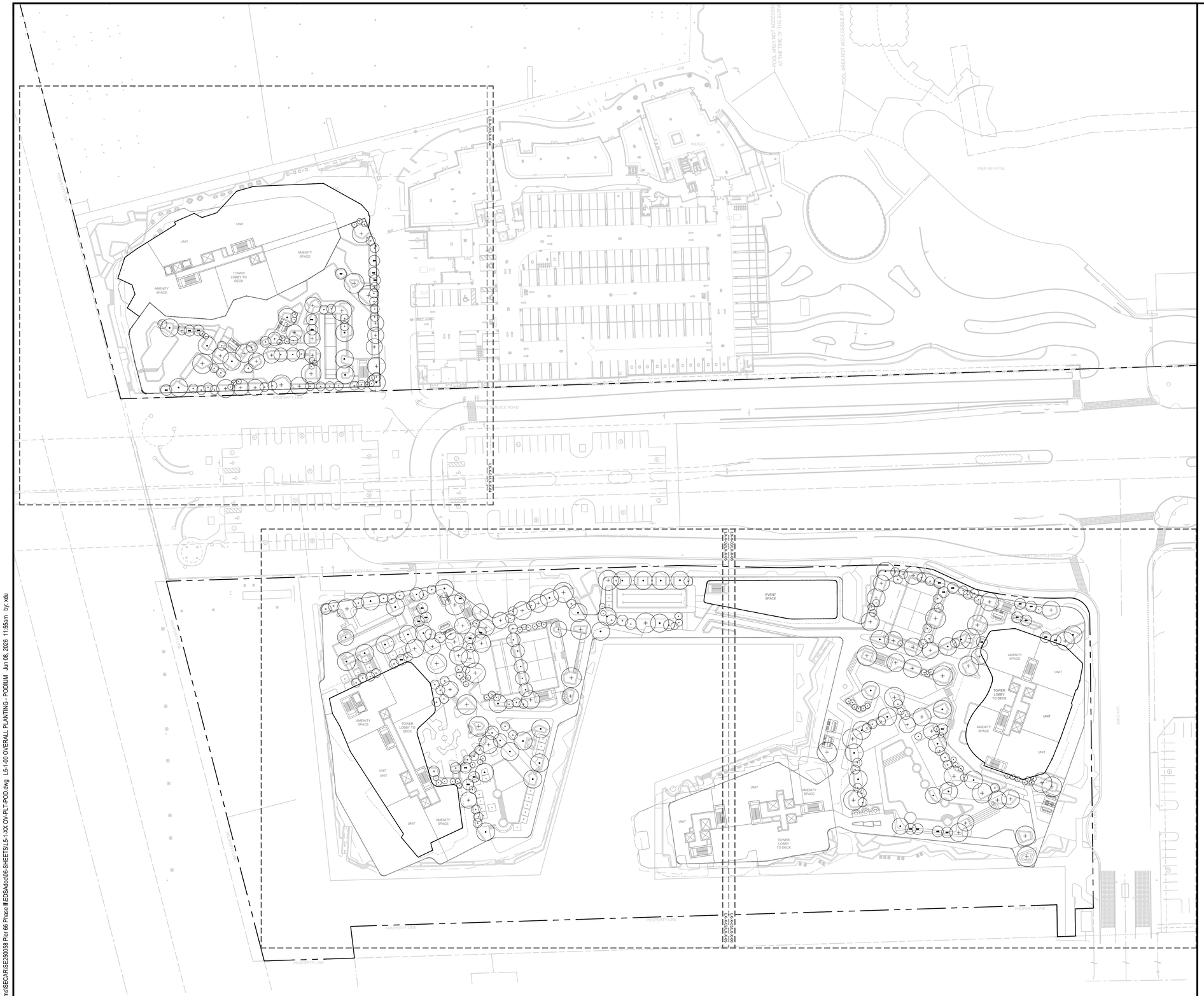
Revision Number

Sheet Number

L5-1-03

LX-X-02/LX-X-05
LX-X-03/LX-X-06

Drawing name: G:\Teams\SEDA\RSE\250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\LS-1-XX PLANTING TREE PLAN - GF.dwg L5-1-03 PLANTING TREE PLAN Jun 08, 2026 11:54am by: xdu



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NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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501 E Kennedy Blvd., Suite 1910

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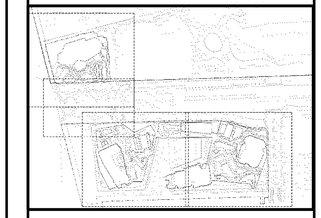
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



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Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

OVERALL PLANTING - PODIUM

Revision Number	Sheet Number
	L5-1-04

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L5-1-XX OV-PLT-POD.dwg L5-1-XX OVERALL PLANTING - PODIUM Jun 08, 2026 11:55am by: xdu



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bauhinia x blakeana Hong Kong Orchid Tree
	BS	Bursera simaruba Gumbo Limbo
	CR	Clusia rosea Pitch Apple
	CU	Coccoloba uvifera Sea Grape
	EF	Eugenia spp. Stopper species
	GO	Guaiacum officinale Lignum Vitae
	Jm	Jacaranda mimosifolia Jacaranda
	LJ	Ligustrum japonicum Japanese Privet
	MF	Myrcianthes fragrans Simpson Stopper
CANOPY TREE		
	PUX	Pandanus utilis Screw Pine
PALMS		
	AMX-2	Adonidia merrillii Christmas Palm
	AAX-3	Archontophoenix alexandrae King Alexander - Triple
	AMX-4	Archontophoenix cunninghamiana King Palm Multi-Trunk
	Crx	Coccothrinax crinita Old Man Palm
	LCX	Livistona chinensis Chinese Fan Palm
	Pix	Pinanga coronata Ivory Cane Palm
	PTX--3	Ptychosperma elegans Alexander Palm - Triple
	TRX	Thrinax radiata Florida Thatch Palm
	VMX-3	Veitchia arecina Montgomery Palm
	VMX-2	Veitchia montgomeryana Montgomery Palm

NOTE: REFER TO THE FULL PLANTING SCHEDULE ON SHEET L6-5-01

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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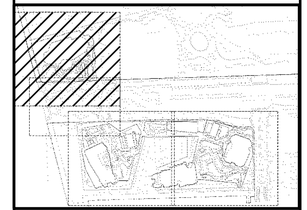
Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

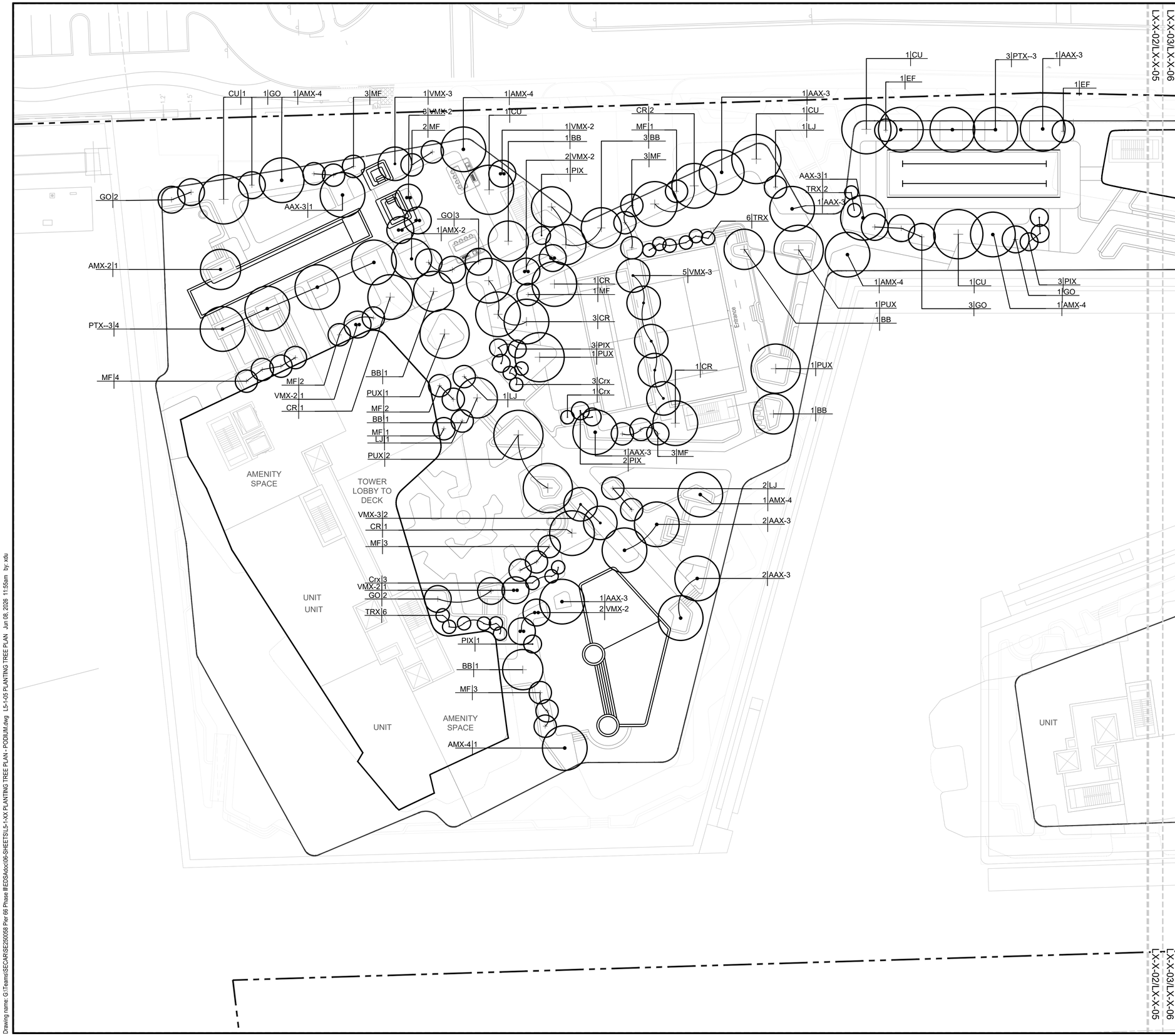
PLANTING TREE PLAN

Revision Number

Sheet Number

L5-1-05

Drawing name: G:\Teams\SECAR\SE250058 Per 06 Phase II\EDSA\doc\06-SHEETS\L5-1-XX\ PLANTING TREE PLAN - PODIUM.dwg L5-1-04 PLANTING TREE PLAN Jun 08, 2026 11:55am by: xdu



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BB	Bauhinia x blakeana Hong Kong Orchid Tree
	BS	Bursera simaruba Gumbo Limbo
	CR	Clusia rosea Pitch Apple
	CU	Coccoloba uvifera Sea Grape
	EF	Eugenia spp. Stopper species
	GO	Guaiacum officinale Lignum Vitae
	Jm	Jacaranda mimosifolia Jacaranda
	LJ	Ligustrum japonicum Japanese Privet
	MF	Myrcianthes fragrans Simpson Stopper
CANOPY TREE		
	PUX	Pandanus utilis Screw Pine
PALMS		
	AMX-2	Adonidia merrillii Christmas Palm
	AAX-3	Archontophoenix alexandrae King Alexander - Triple
	AMX-4	Archontophoenix cunninghamiana King Palm Multi-Trunk
	Crx	Coccothrinax crinita Old Man Palm
	LCX	Livistona chinensis Chinese Fan Palm
	Pix	Pinanga coronata Ivory Cane Palm
	PTX--3	Ptychosperma elegans Alexander Palm - Triple
	TRX	Thrinax radiata Florida Thatch Palm
	VMX-3	Veitchia arecina Montgomery Palm
	VMX-2	Veitchia montgomeryana Montgomery Palm

NOTE: REFER TO THE FULL PLANTING SCHEDULE ON SHEET L6-5-01

Scale: 0 20 40

NORTH

Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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TEL: 954.524.3330 FAX: 000001

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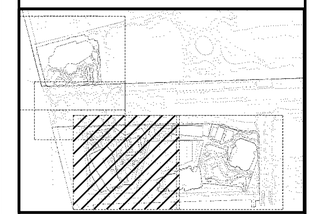
Marine Structural Engineer

Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

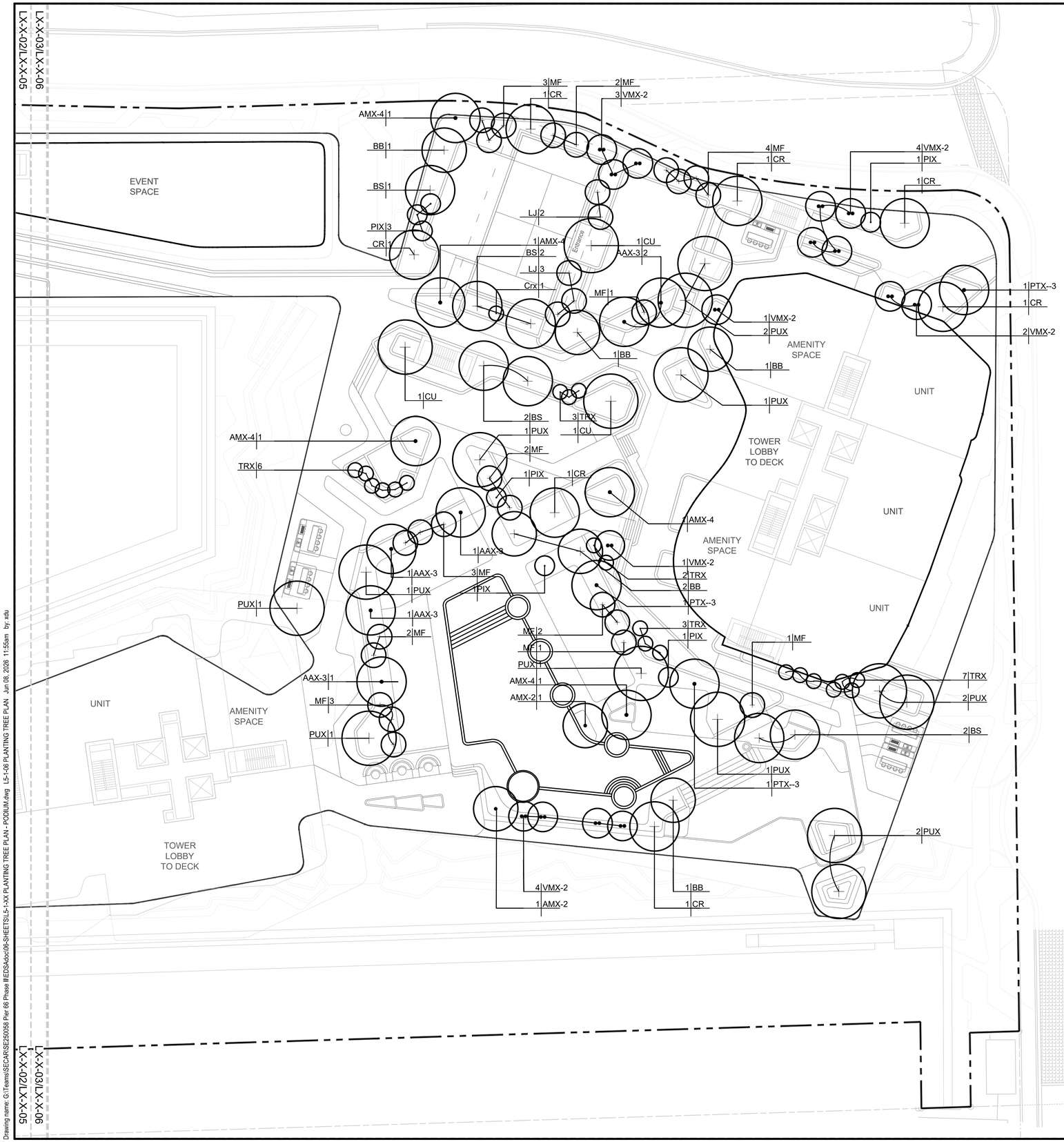
PLANTING TREE PLAN

Revision Number

Sheet Number

L5-1-06

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSAdoc\06-SHEETS\L5-1-XX PLANTING TREE PLAN - PODIUM.dwg L5-1-05 PLANTING TREE PLAN Jun 08, 2026 11:55am by: xdu



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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	BB	Bauhinia x blakeana Hong Kong Orchid Tree
+	BS	Bursera simaruba Gumbo Limbo
+	CR	Clusia rosea Pitch Apple
+	CU	Coccoloba uvifera Sea Grape
+	EF	Eugenia spp. Stopper species
+	GO	Guaiacum officinale Lignum Vitae
+	Jm	Jacaranda mimosifolia Jacaranda
+	LJ	Ligustrum japonicum Japanese Privet
+	MF	Myrcianthes fragrans Simpson Stopper
CANOPY TREE		
+	PUX	Pandanus utilis Screw Pine
PALMS		
•	AMX-2	Adonidia merrillii Christmas Palm
⁂	AAX-3	Archontophoenix alexandrae King Alexander - Triple
•	AMX-4	Archontophoenix cunninghamiana King Palm Multi-Trunk
•	Crx	Coccothrinax crinita Old Man Palm
•	LCX	Livistona chinensis Chinese Fan Palm
•	Pix	Pinanga coronata Ivory Cane Palm
•	PTX--3	Ptychosperma elegans Alexander Palm - Triple
•	TRX	Thrinax radiata Florida Thatch Palm
•	VMX-3	Veitchia arecina Montgomery Palm
••	VMX-2	Veitchia montgomeryana Montgomery Palm

NOTE: REFER TO THE FULL PLANTING SCHEDULE ON SHEET L6-5-01

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3312 C000001

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2333 Ponce de Leon Blvd, Suite 1000.,
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Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

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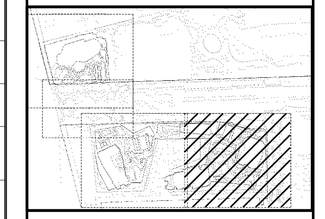
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



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Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

PLANTING TREE PLAN

Revision Number

Sheet Number

L5-1-07

LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	STRUCTURAL SOIL	1/L6-3-02
	PLANTING SOIL	1/L6-3-02
— — —	ROOT BARRIER	2/L6-3-02

INDIGO

PIER 66 HOTEL

RETAIL

RESTAURANT

SERVICE ZONE

RETAIL

PARKING

AMENITY SPACE

AMENITY SPACE

PROPERTY LINE

17TH STREET SERVICE ROAD

17TH STREET SERVICE ROAD

PROPERTY LINE

17TH STREET SERVICE ROAD

PROPERTY LINE

PROPERTY LINE

AMENITY

AMENITY

LOADING DECK AREA

RETAIL

BOAT STAFF

BOH

LOADING DECK AREA

RETAIL

PARKING

AMENITY SPACE

RETAIL

RETAIL

RETAIL

RETAIL

RESTAURANT

KITCHEN

6' - 6"

PARKING

RETAIL

23RD AVE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

NORTH

0 40 80

Drawing name: G:\Teams\SECA\RSE250058 Per 06 Phase II\EDSA\doc\06-SHEETS\L5-1-XX STRUCTURAL SOIL - GF.dwg OVERALL SOIL PLAN Jun 08, 2026 11:58am by:xdu

Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3312 C000001

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501 E Kennedy Blvd., Suite 1910

LIGHTING
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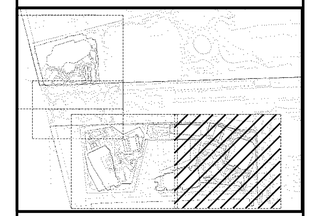
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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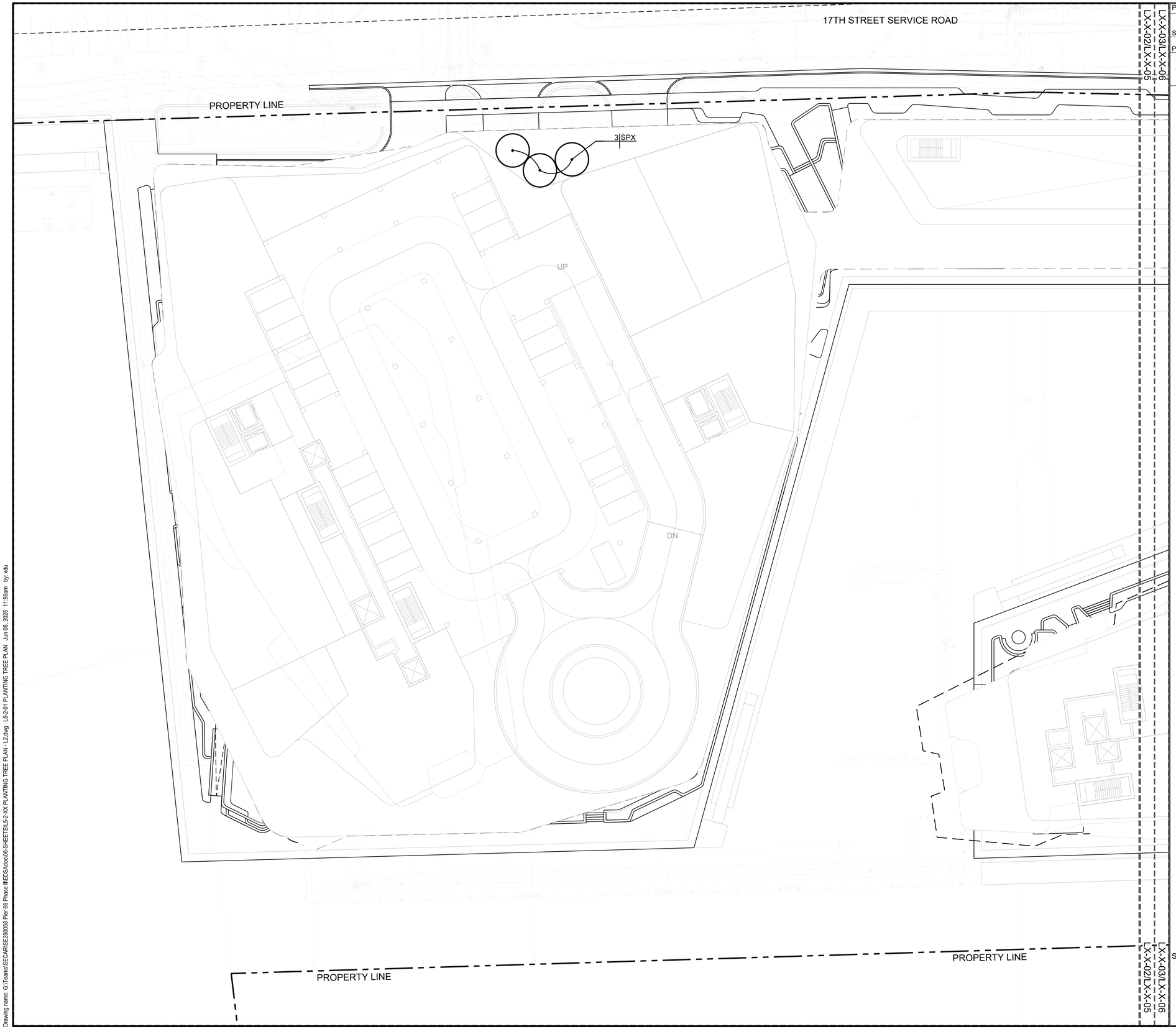
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
OVERALL STRUCTURAL SOIL PLAN

Revision Number	Sheet Number
	L5-1-08



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
PALMS		
	SPX	Sabal palmetto Cabbage Palmetto

Scale: 0 20 40

NORTH

Project Name

PIER 66 Phase II

Client

TAVISTOCK

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URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
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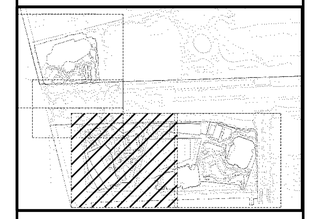

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Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

PLANTING TREE PLAN - L2

Revision Number

Sheet Number

L5-2-01

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSAdoc\06-SHEETS\L5-2-XX PLANTING TREE PLAN - L2.dwg L5-2-01 PLANTING TREE PLAN Jun 08, 2026 11:56am by: xdu

17TH STREET SERVICE ROAD

PROPERTY LINE

2|MF 3|SPX

UP

DN

PROPERTY LINE

PROPERTY LINE

LX-X-01/LX-X-05

LX-X-02/LX-X-06

LX-X-03/LX-X-06

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	MF	Myrcianthes fragrans Simpson Stopper
PALMS		
•	SPX	Sabal palmetto Cabbage Palmetto

Scale:

0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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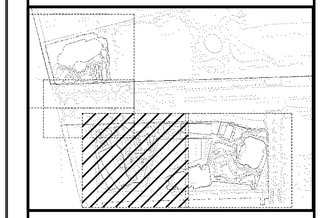

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Project Number	SE250058

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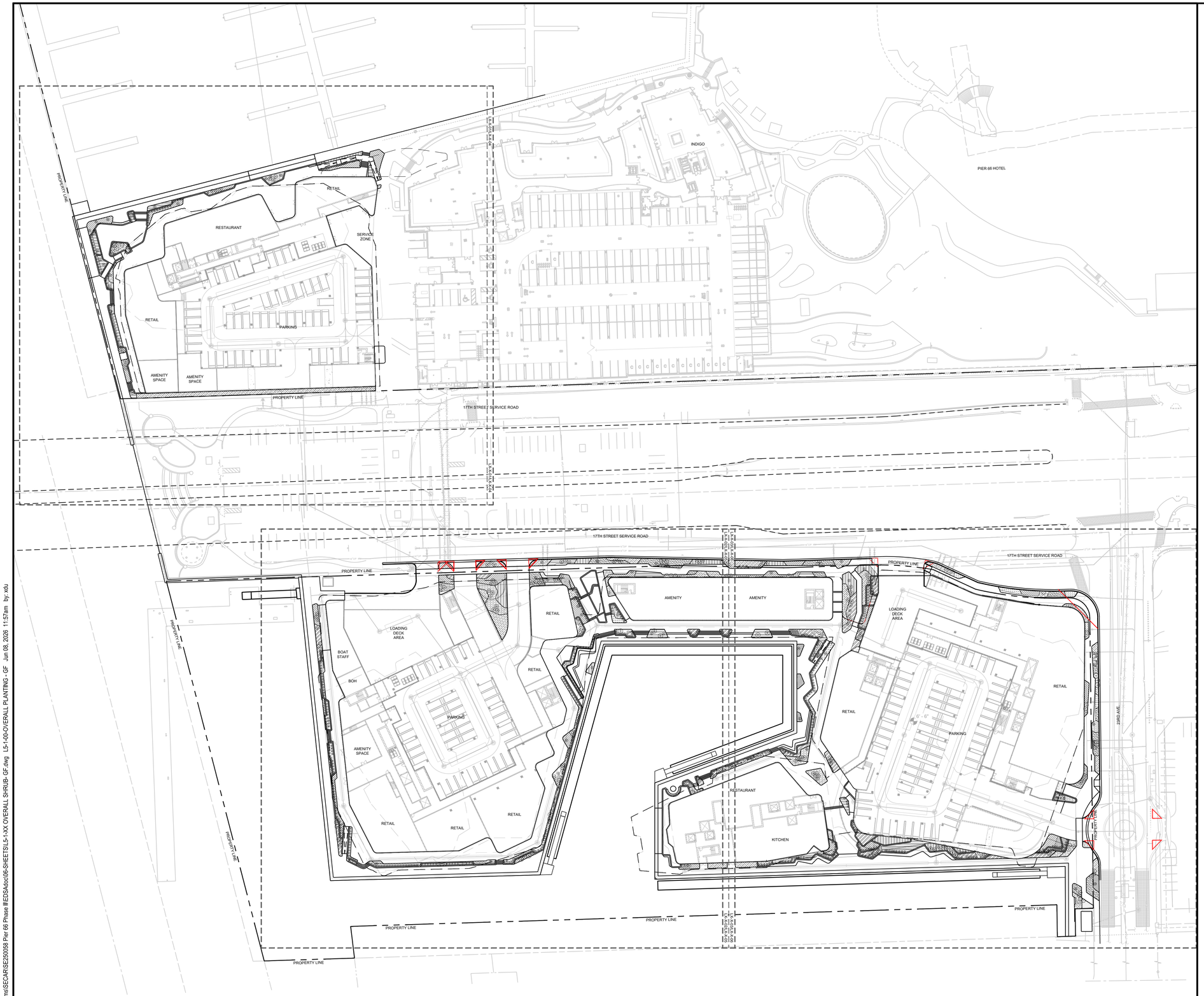
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING TREE PLAN - L3

Revision Number

Sheet Number
L5-2-02

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L5-2-XX PLANTING TREE PLAN - L3.dwg TREE PLAN - L3 Jun 08, 2026 11:57am by: xdu



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Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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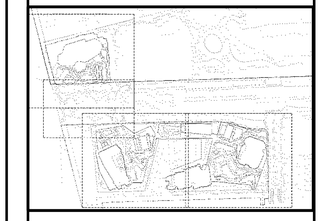
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



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Date	06/12/2026
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Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

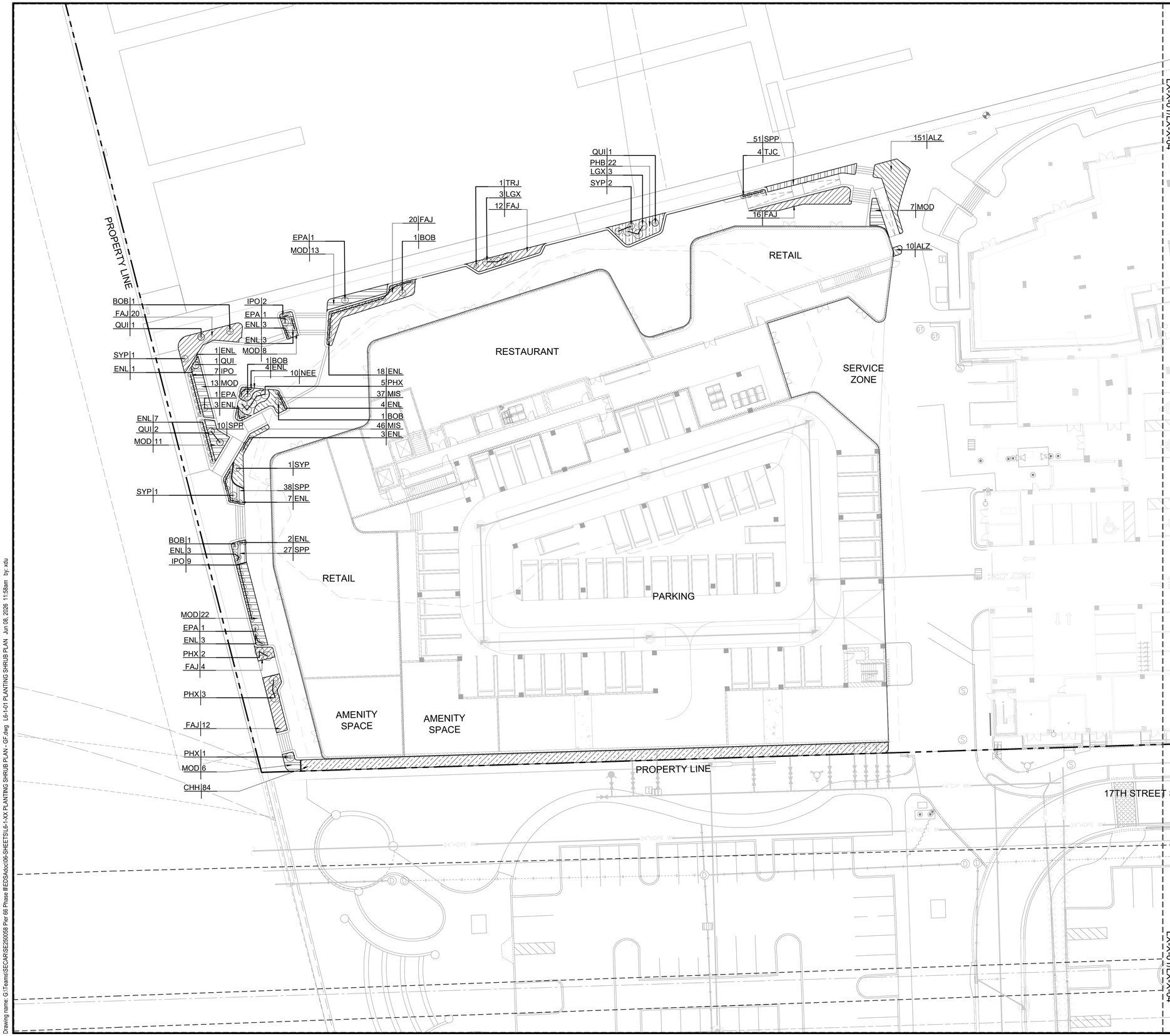
Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

OVERALL PLANTING SHRUB-GF

Revision Number	Sheet Number
	L6-1-00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AMENITY SPACE
PROPERTY LINE
17TH STREET S
LX-X-01/LX-X-04
LX-X-01/LX-X-04
BOB 1
FAJ 20
QUI 1
SYP 1
ENL 1
IPO 2
EPA 1
ENL 3
ENL 3
1 ENL
1 QUI
7 IPO
13 MOD
1 EPA
3 ENL
MOD 8
1 BOB
4 ENL
10 NEE
ENL 7
QUI 2
MOD 11
10 SPP
EPA 1
MOD 13
20 FAJ
1 BOB
1 TRJ
3 LGX
12 FAJ
QUI 1
PHB 22
LGX 3
SYP 2
51 SPP
4 TJC
16 FAJ
151 ALZ
7 MOD
10 ALZ
18 ENL
5 PHX
37 MIS
4 ENL
1 BOB
46 MIS
3 ENL
1 SYP
SYP 1
38 SPP
7 ENL
BOB 1
ENL 3
IPO 9
2 ENL
27 SPP
MOD 22
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ENL 3
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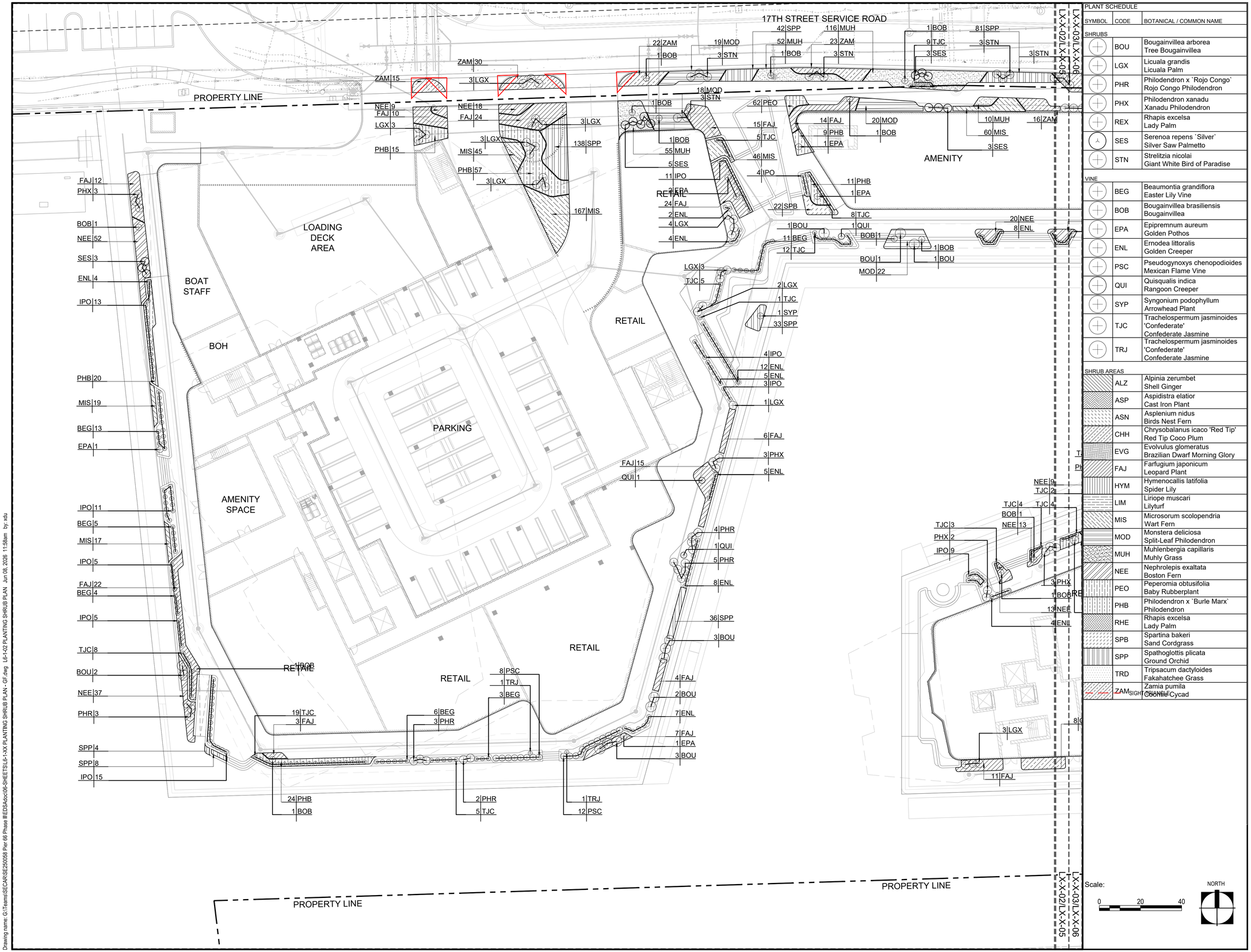

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	BOU	Bougainvillea arborea Tree Bougainvillea
	LGX	Licuala grandis Licuala Palm
	PHR	Philodendron x `Rojo Congo` Rojo Congo Philodendron
	PHX	Philodendron xanadu Xanadu Philodendron
	REX	Rhapis excelsa Lady Palm
	SES	Serenoa repens `Silver` Silver Saw Palmetto
	STN	Strelitzia nicolai Giant White Bird of Paradise
VINE		
	BEG	Beaumontia grandiflora Easter Lily Vine
	BOB	Bougainvillea brasiliensis Bougainvillea
	EPA	Epipremnum aureum Golden Pothos
	ENL	Ernodea littoralis Golden Creeper
	PSC	Pseudogynoxys chenopodioides Mexican Flame Vine
	QUI	Quisqualis indica Rangoon Creeper
	SYP	Syngonium podophyllum Arrowhead Plant
	TJC	Trachelospermum jasminoides 'Confederate' Confederate Jasmine
	TRJ	Trachelospermum jasminoides 'Confederate' Confederate Jasmine
SHRUB AREAS		
	ALZ	Alpinia zerumbet Shell Ginger
	ASP	Aspidistra elatior Cast Iron Plant
	ASN	Asplenium nidus Birds Nest Fern
	CHH	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum
	EVG	Evolvulus glomeratus Brazilian Dwarf Morning Glory
	FAJ	Farfugium japonicum Leopard Plant
	HYM	Hymenocallis latifolia Spider Lily
	LIM	Liriope muscari Lilyturf
	MIS	Microsorum scolopendria Wart Fern
	MOD	Monstera deliciosa Split-Leaf Philodendron
	MUH	Muhlenbergia capillaris Muhly Grass
	NEE	Nephrolepis exaltata Boston Fern
	PEO	Peperomia obtusifolia Baby Rubberplant
	PHB	Philodendron x `Burle Marx` Philodendron
	RHE	Rhapis excelsa Lady Palm
	SPB	Spartina bakeri Sand Cordgrass
	SPP	Spathoglottis plicata Ground Orchid
	TRD	Tripsacum dactyloides Fakahatchee Grass
	ZAM	Zamia pumila Coontie Cycad

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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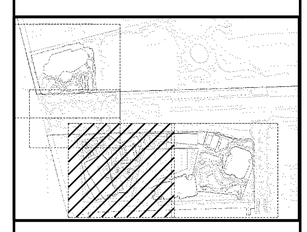
Key Plan



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Project Number	SE250058

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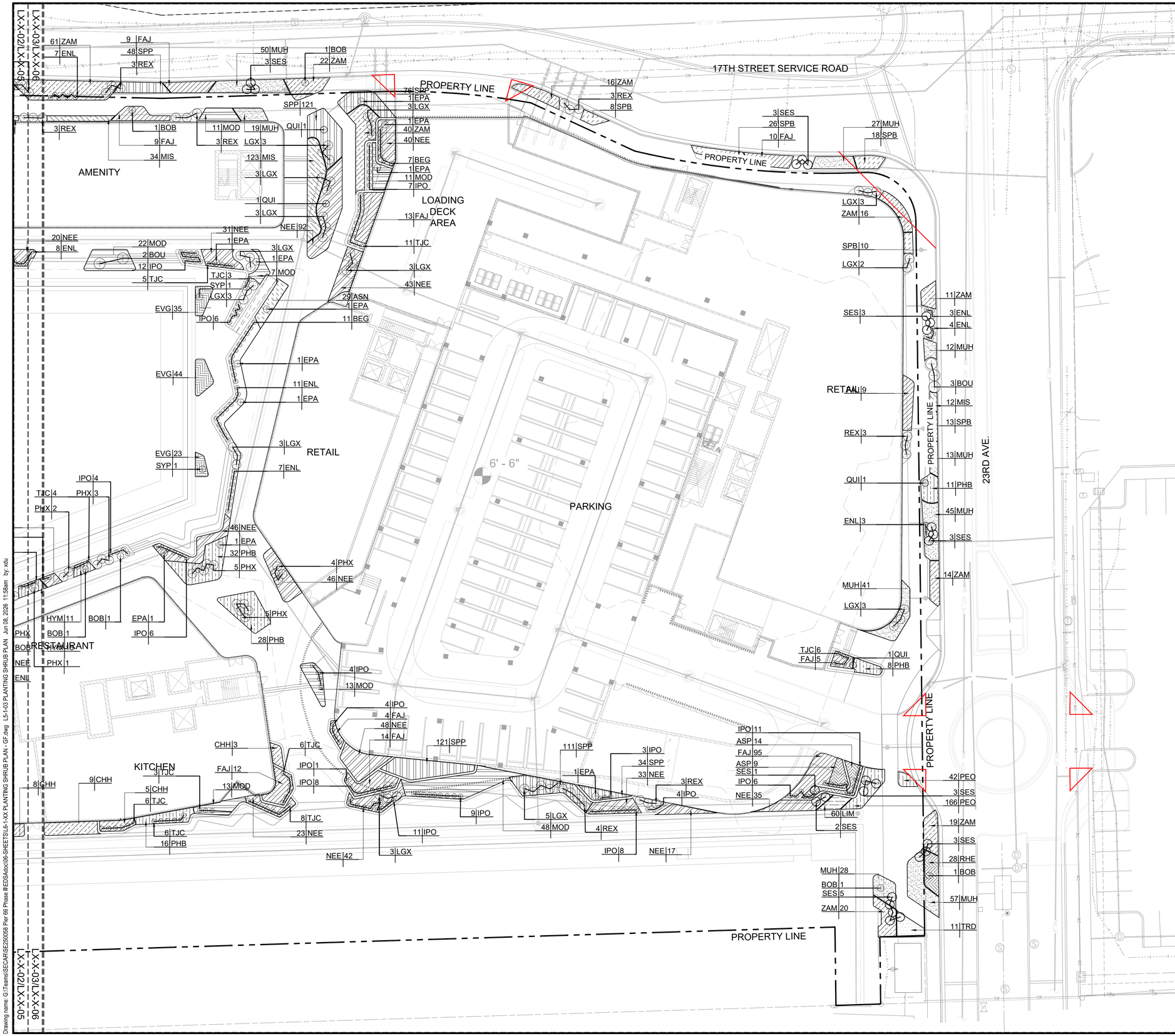
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING SHRUB PLAN

Revision Number

Sheet Number
L6-1-02

Drawing name: G:\Teams\SEC\ARS\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-1-XX PLANTING SHRUB PLAN - GF.dwg L6-1-02 PLANTING SHRUB PLAN Jun 08, 2026 11:58am by: xdu



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VINE		
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	SPP	Spathoglottis plicata Ground Orchid
	TRD	Tripsacum dactyloides Fakahatchee Grass
	ZAM	Zamia pumila Coontie Cycad

SIGHT TRIANGLE

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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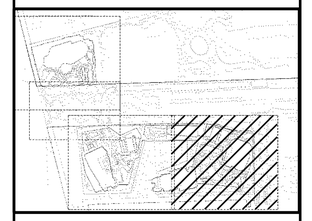
Key Plan



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Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

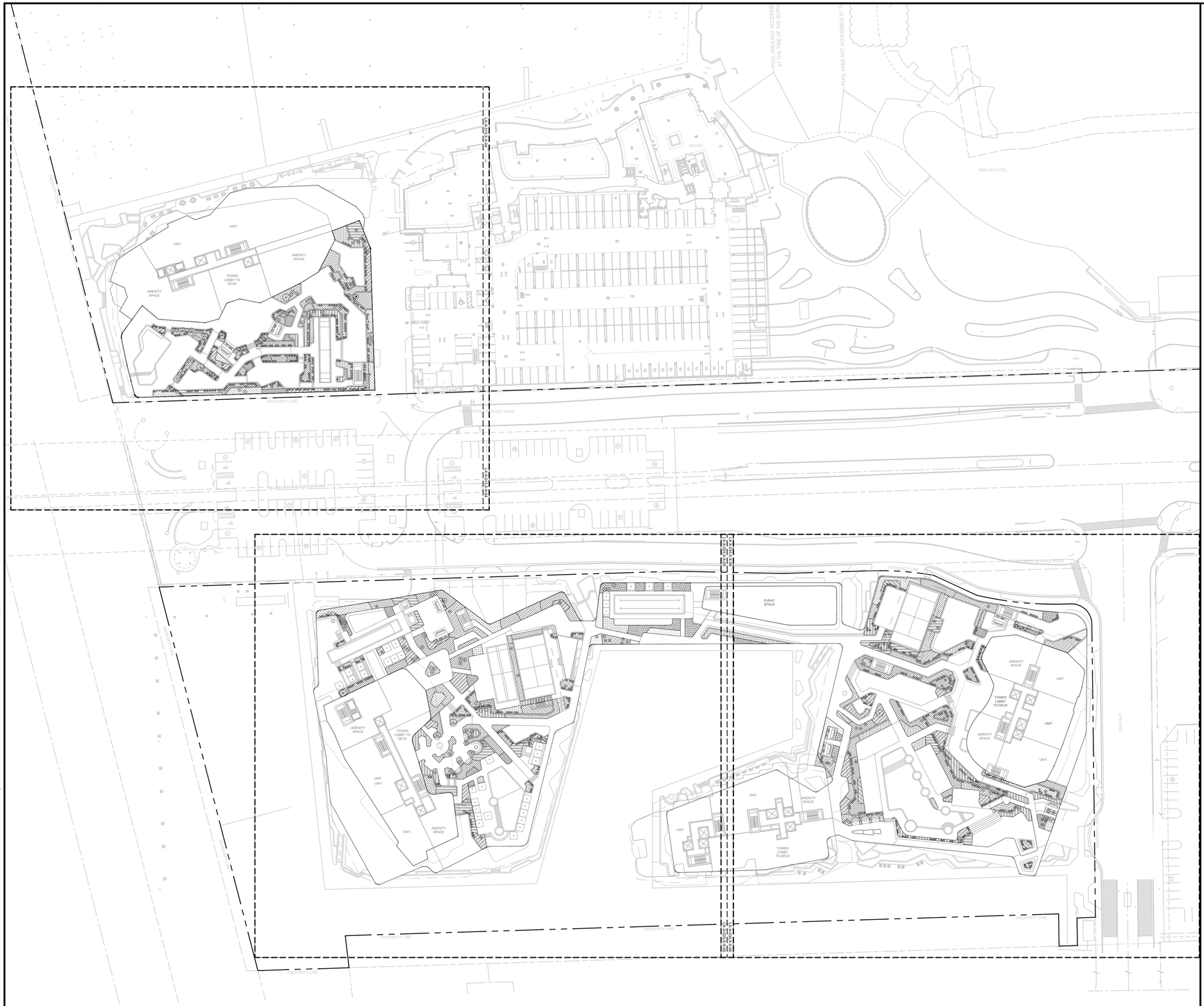
PLANTING SHRUB PLAN

Revision Number

Sheet Number

L6-1-03

Drawing name: G:\Teams\SEC4\RS\SE250058 Pier 66 Phase II\EDSA\dwg\06-SHEETS\L6-1-HX PLANTING SHRUB PLAN - GF.dwg L5-1-03 PLANTING SHRUB PLAN Jun 06, 2026 11:58am by: xdu



Project Name

PIER 66 Phase II

Client

TAVISTOCK

edsa

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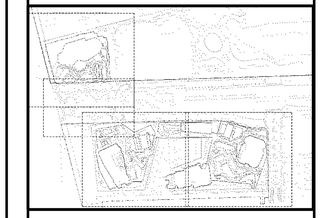

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Project Number	SE250058

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

OVERALL PLANTING SHRUB - PODIUM

Revision Number	Sheet Number
	L6-1-04

Drawing name: G:\Teams\SEC\ARS\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-1-XX OV-PLT-POD.dwg L6-1-04 OVERALL PLANTING - PODIUM Jun 08, 2026 11:59am by: xdu



Drawing name: G:\Teams\SE\ARSE250058 Pier 66 Phase II\EDSA\docs\06-SHEETS\L6-1-XX PLANTING SHRUB PLAN - PODIUM.dwg L6-1-04 PLANTING SHRUB PLAN Jun 08, 2026 11:59am by: xdu

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Alo	Alocasia odora Asian Taro
	BOU	Bougainvillea arborea Tree Bougainvillea
	Cyr	Cycas revoluta Sago Palm
	Dio	Dioon edule Mexican Cycad
	LGX	Licuala grandis Licuala Palm
	PHR	Philodendron x `Rojo Congo` Rojo Congo Philodendron
	SES	Serenoa repens `Silver` Silver Saw Palmetto
	STN	Strelitzia nicolai Giant White Bird of Paradise
VINE		
	BEG	Beaumontia grandiflora Easter Lily Vine
	ENL	Ernodea littoralis Golden Creeper
	QUI	Quisqualis indica Rangoon Creeper
	SYP	Syngonium podophyllum Arrowhead Plant
	TJC	Trachelospermum jasminoides 'Confederate' Confederate Jasmine
SHRUB AREAS		
	CHH	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum
	COU	Coccoloba uvifera Sea Grape
	CES	Conocarpus erectus var. sericeus Silver Buttonwood
	EVG	Evolvulus glomeratus Brazilian Dwarf Morning Glory
	FAJ	Farfugium japonicum Leopard Plant
	HYM	Hymenocallis latifolia Spider Lily
	IPO	Ipomoea pes-caprae Railroad Vine
	MIS	Microsorum scolopendria Wart Fern
	MOD	Monstera deliciosa Split-Leaf Philodendron
	MUH	Muhlenbergia capillaris Muhly Grass
	NEE	Nephrolepis exaltata Boston Fern
	PHB	Philodendron x `Burle Marx` Philodendron
	PHR	Philodendron x `Rojo Congo` Rojo Congo Philodendron
	PHX	Philodendron xanadu Xanadu Philodendron
	PLU	Plumbago auriculata Blue Plumbago
	RHE	Rhapis excelsa Lady Palm
	SPB	Spartina bakeri Sand Cordgrass
	SPP	Spathoglottis plicata Ground Orchid
	TRD	Tripsacum dactyloides Fakahatchee Grass
	ZAM	Zamia pumila Coontie Cycad

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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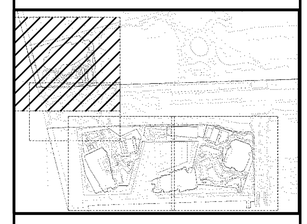
Maitland, FL 32751

Key Plan



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DRC SITE PLAN SUBMITTAL

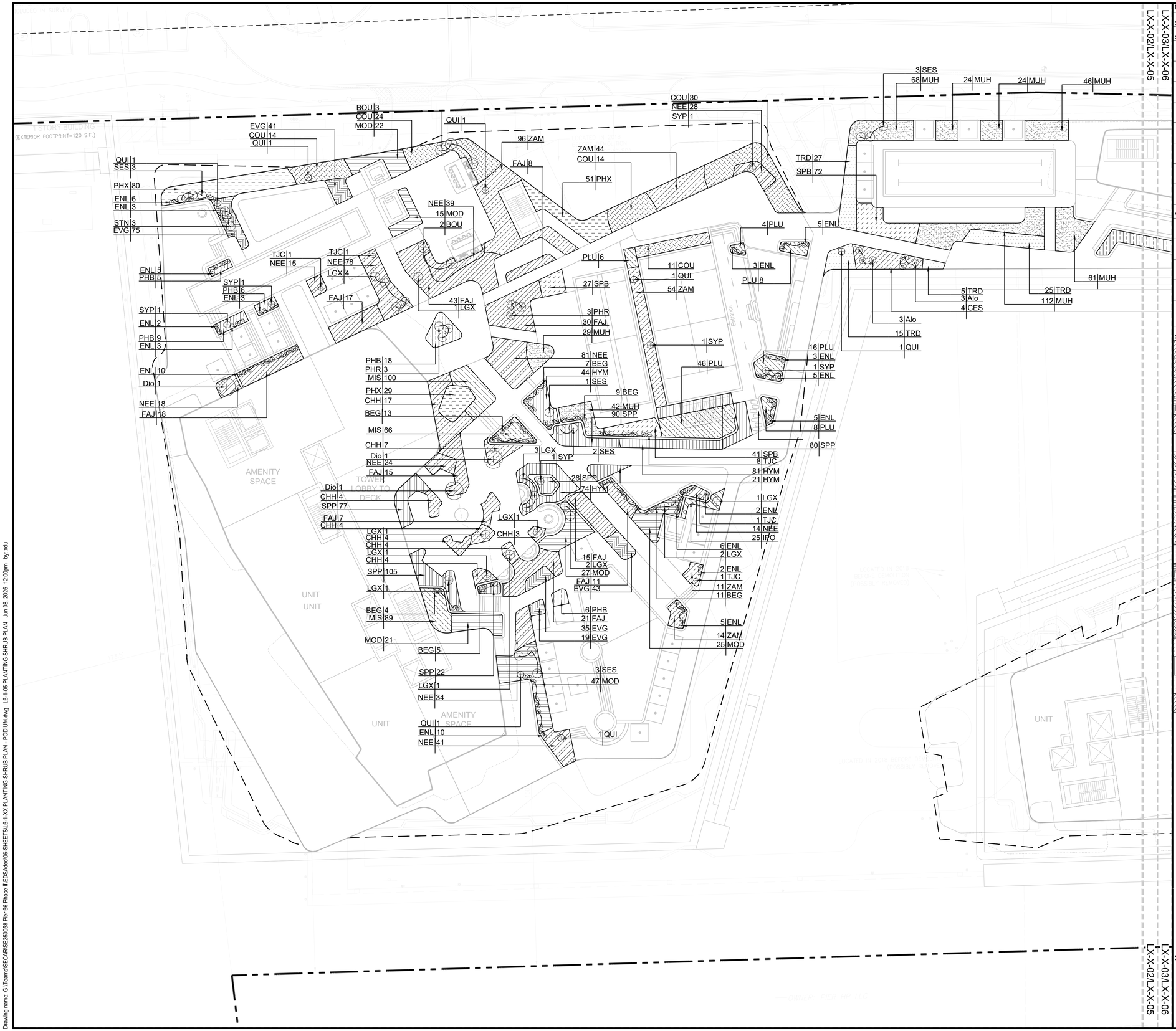
Sheet Title

PLANTING SHRUB PLAN

Revision Number

Sheet Number

L6-1-05



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Alo	Alocasia odora Asian Taro
	BOU	Bougainvillea arborea Tree Bougainvillea
	Cyr	Cycas revoluta Sago Palm
	Dio	Dioon edule Mexican Cycad
	LGX	Licuala grandis Licuala Palm
	PHR	Philodendron x `Rojo Congo` Rojo Congo Philodendron
	SES	Serenoa repens `Silver` Silver Saw Palmetto
	STN	Strelitzia nicolai Giant White Bird of Paradise
VINE		
	BEG	Beaumontia grandiflora Easter Lily Vine
	ENL	Ernodea littoralis Golden Creeper
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	SYP	Syngonium podophyllum Arrowhead Plant
	TJC	Trachelospermum jasminoides 'Confederate' Confederate Jasmine
SHRUB AREAS		
	CHH	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum
	COU	Coccoloba uvifera Sea Grape
	CES	Conocarpus erectus var. sericeus Silver Buttonwood
	EVG	Evolvulus glomeratus Brazilian Dwarf Morning Glory
	FAJ	Farfugium japonicum Leopard Plant
	HYM	Hymenocallis latifolia Spider Lily
	IPO	Ipomoea pes-caprae Railroad Vine
	MIS	Microsorum scolopendria Wart Fern
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Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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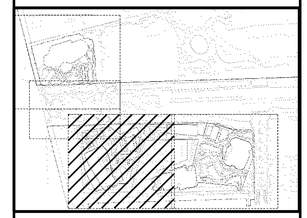

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Sheet Title

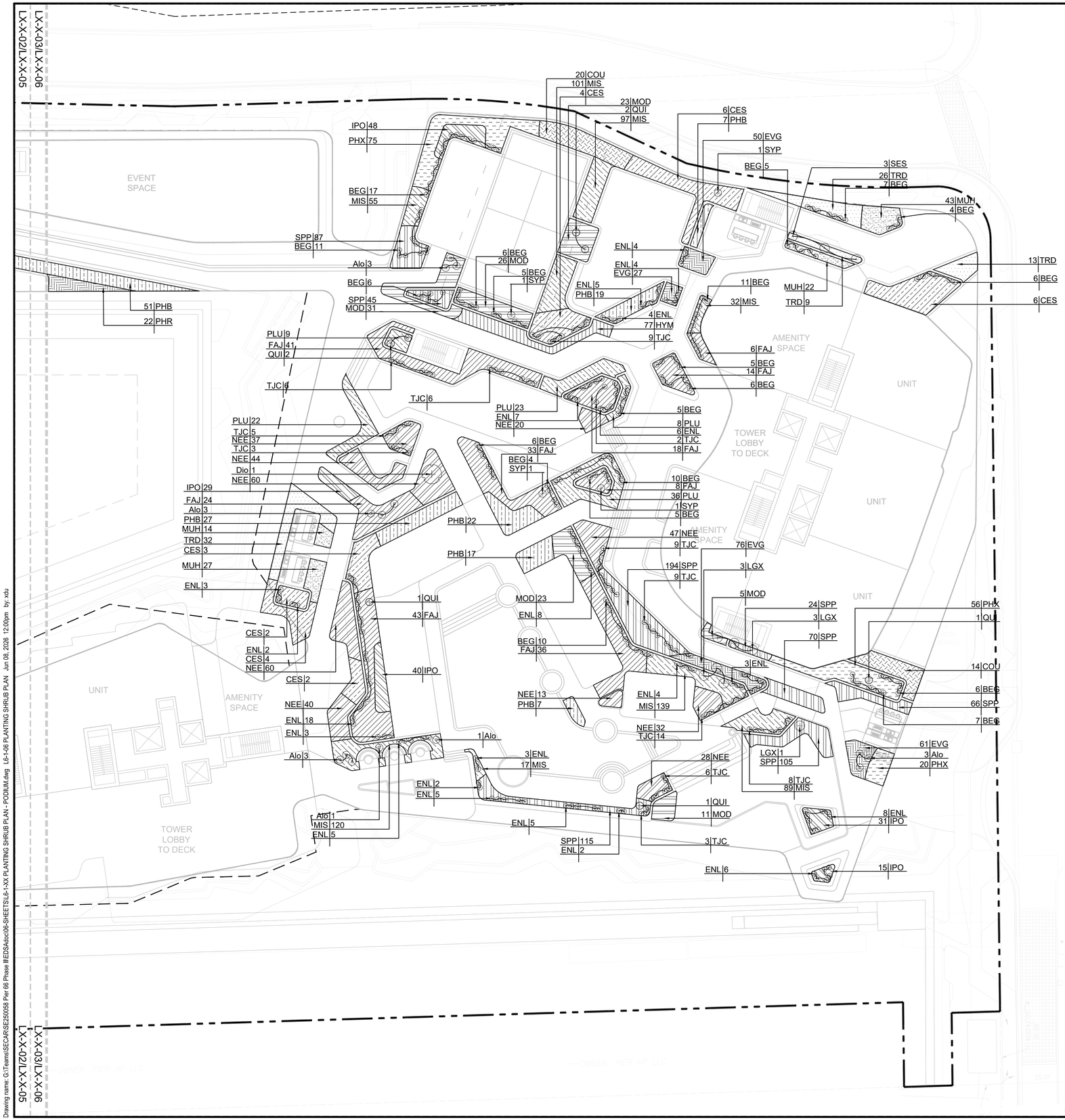
PLANTING SHRUB PLAN

Revision Number

Sheet Number

L6-1-06

Drawing name: G:\Teams\SEC\ARSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-1-XX PLANTING SHRUB PLAN - PODIUM.dwg L6-1-05 PLANTING SHRUB PLAN Jun 08, 2026 12:09pm by xdu



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Phase II

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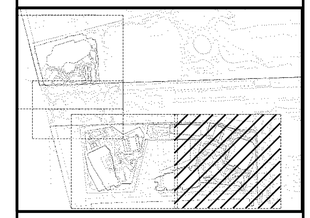

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Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

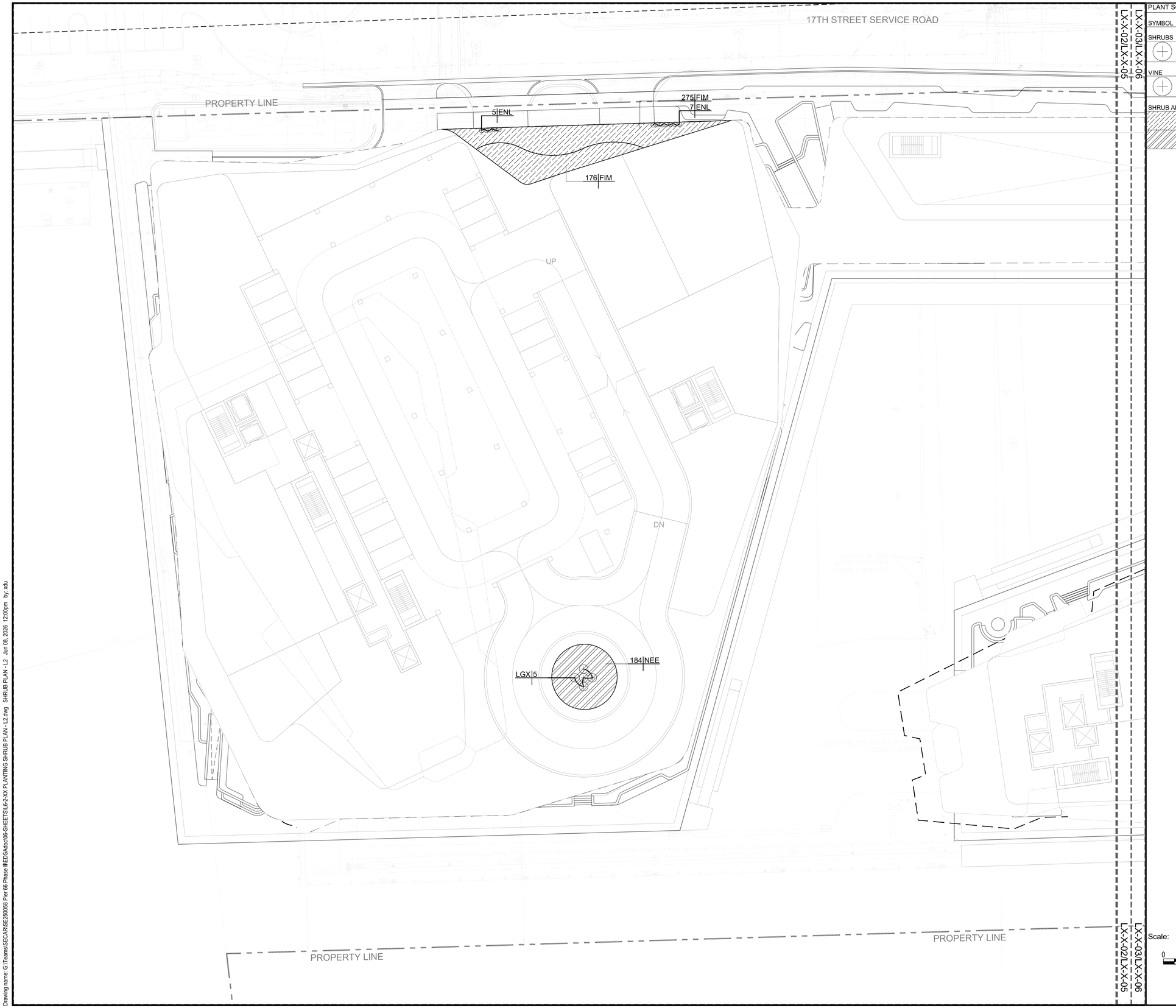
PLANTING SHRUB PLAN

Revision Number

Sheet Number

L6-1-07

Drawing name: G:\Teams\SEC\ARSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-1-XX PLANTING SHRUB PLAN - PODIUM.dwg L6-1-06 PLANTING SHRUB PLAN Jun 08, 2026 12:09pm by xdu



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
⊕	LGX	Licuala grandis Licuala Palm
VINE		
⊕	ENL	Ernodea littoralis Golden Creeper
SHRUB AREAS		
▨	FIM	Ficus microcarpa 'Green Island' Green Island Indian Laurel Fig
▨	NEE	Nephrolepis exaltata Boston Fern

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 C000001

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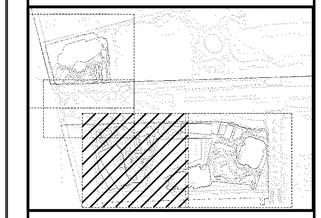
Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan



Rev	Date	Issued for

Date	06/12/2026
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Drawn By	EDSA
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Seal

Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

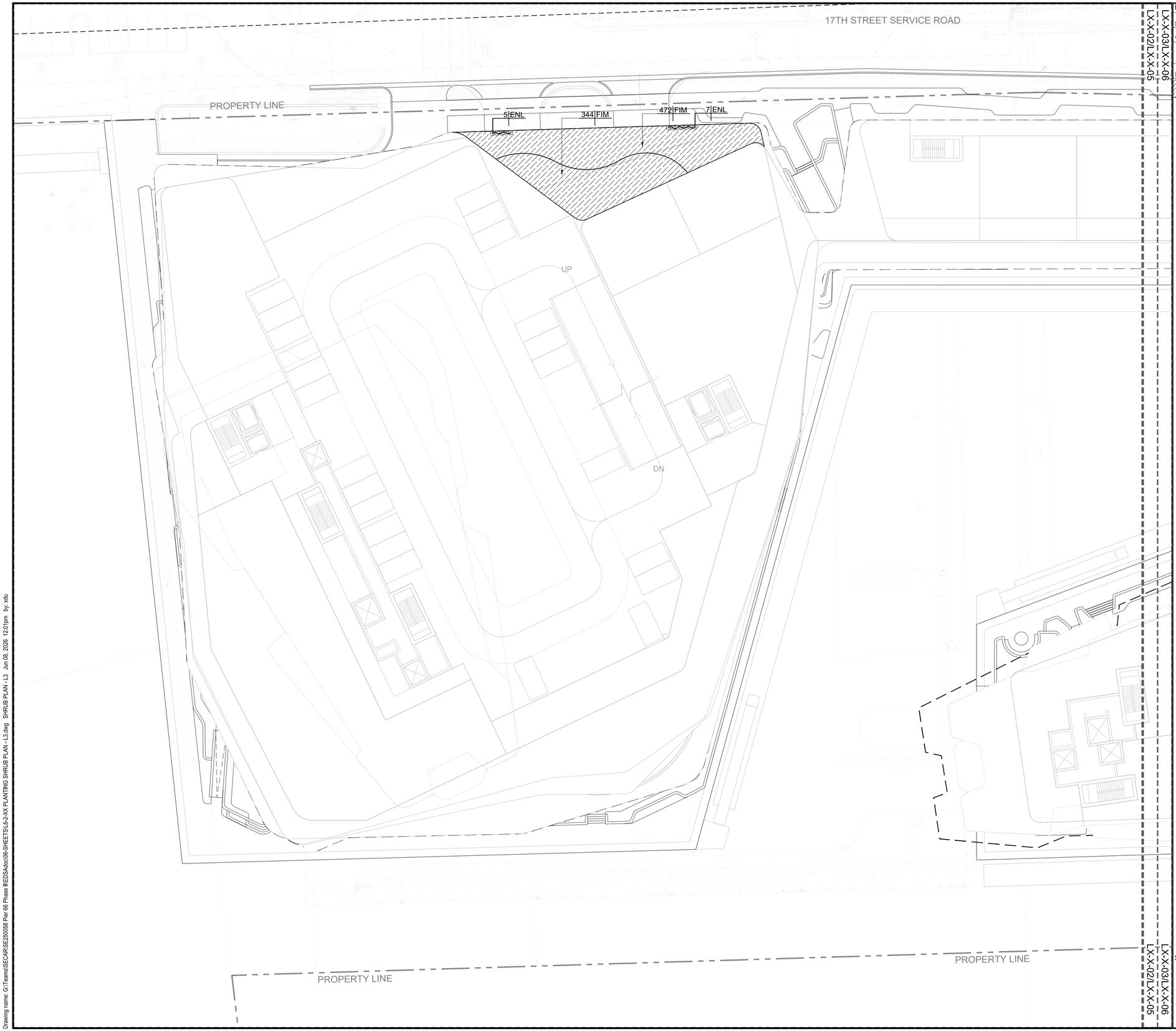
PLANTING SHRUB PLAN - L2

Revision Number

Sheet Number

L6-2-01

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-2-XX PLANTING SHRUB PLAN - L2.dwg SHRUB PLAN - L2 Jun 08, 2026 12:00pm by: xdu



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
VINE		
⊕	ENL	Ernodea littoralis Golden Creeper
SHRUB AREAS		
▨	FIM	Ficus microcarpa 'Green Island' Green Island Indian Laurel Fig

Scale: 0 20 40

NORTH

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa

PLANNING
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URBAN DESIGN

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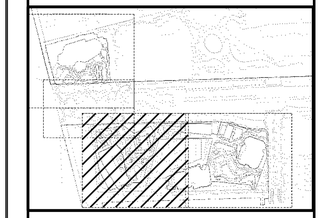
Key Plan



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Seal

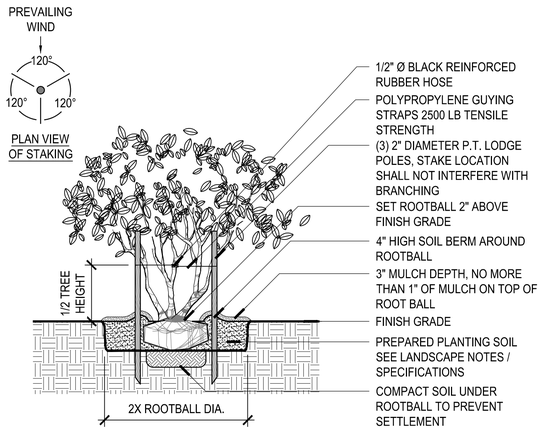
Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING SHRUB PLAN - L3

Revision Number

Sheet Number
L6-2-02

Drawing name: G:\Teams\SECAR\SE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-2-XX PLANTING SHRUB PLAN - L3.dwg SHRUB PLAN - L3 Jun 08, 2026 12:01pm by: xdu



NOTE:

- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

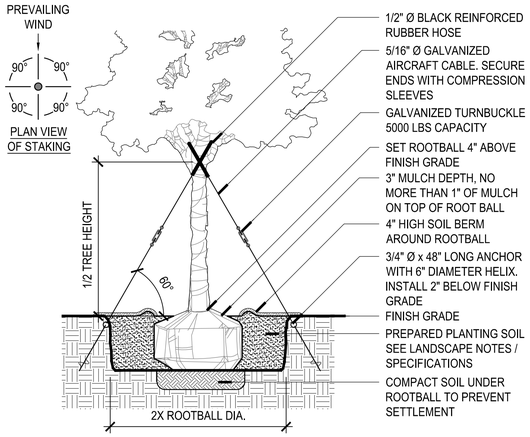
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).

- ALL TREES TO BE SET PLUMB IN PLANTING PIT.

- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

1 TREE STAKING: MULTI-STEM TREE

SCALE - NTS



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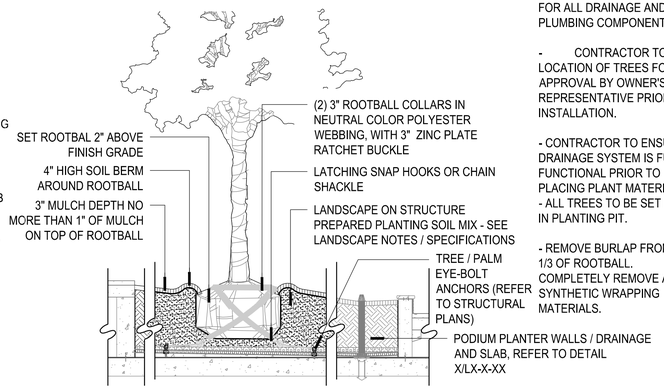
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

2 LARGE TREE ON GRADE

SCALE - NTS



NOTE:

- SEE ARCHITECTURE/ WATERPROOFING/ M.E.P. PLANS FOR ALL DRAINAGE AND PLUMBING COMPONENTS.

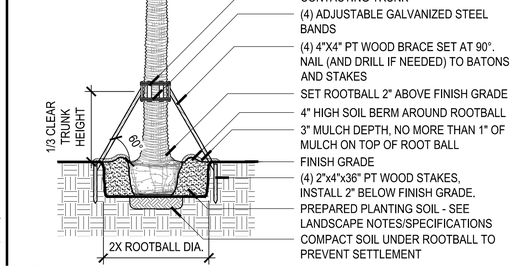
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- CONTRACTOR TO ENSURE DRAINAGE SYSTEM IS FULLY FUNCTIONAL PRIOR TO PLACING PLANT MATERIAL.
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.

- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

3 LARGE TREE ON PODIUM

SCALE - NTS



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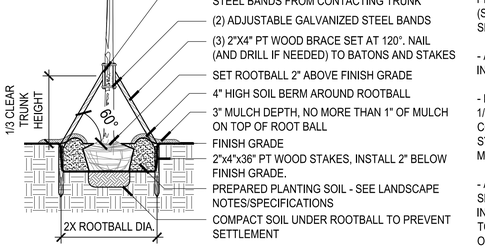
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.

- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

- ALL WOOD BRACING MEMBERS SHALL BE STAINED PRIOR TO INSTALLATION. STAIN COLOR TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE.

3 ROYAL PALM ON GRADE

SCALE - NTS



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- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

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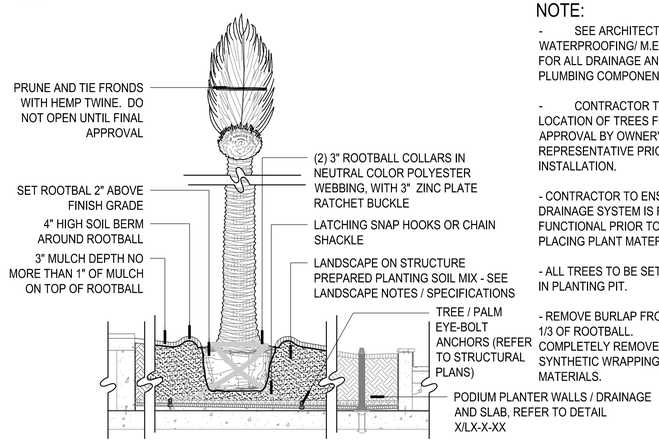
4 SMALL PALM ON GRADE

SCALE - NTS



NOTE:

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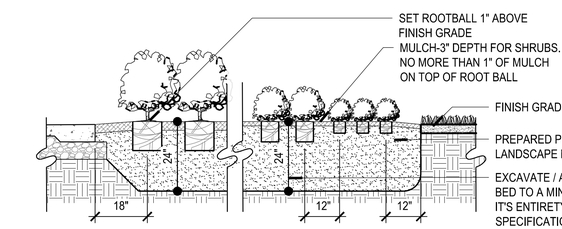
- CONTRACTOR TO ENSURE DRAINAGE SYSTEM IS FULLY FUNCTIONAL PRIOR TO PLACING PLANT MATERIAL.
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.

- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

5 LARGE PALM ON PODIUM

SCALE - NTS

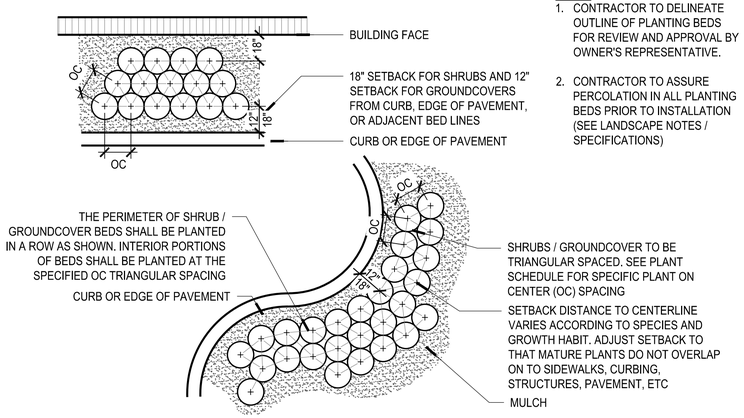


NOTES:

1. CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS.
3. LAY OUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. BEST FACE OF SHURB TO FACE FRONT OF PLANTING BED.

6 SHRUB/GROUND COVER PLANTING

SCALE - NTS



NOTES:

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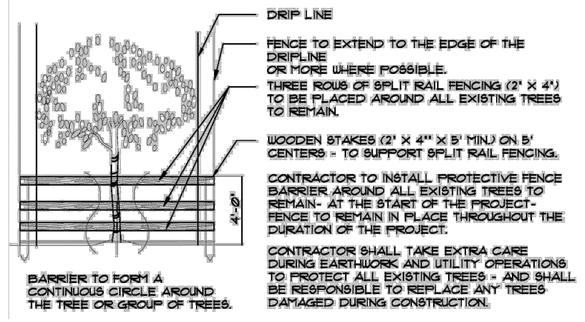
2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

7 SHRUB/GROUNDCOVER SPACING

SCALE - NTS



8 TREE PROTECTION

SCALE - NTS

Drawing name: G:\Teams\SEC\ARSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-5-XX PLANTING SHRUB DETAILS.dwg PLANTING DETAILS Jun 06, 2026 12:01pm by xdu

Project Name

PIER 66 Phase II

Client

TAVISTOCK

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Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

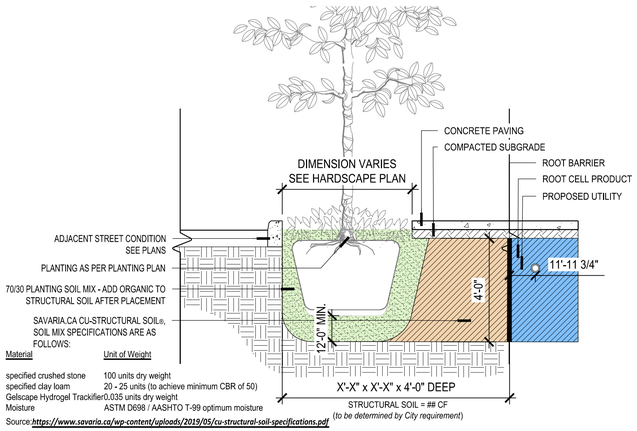
Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

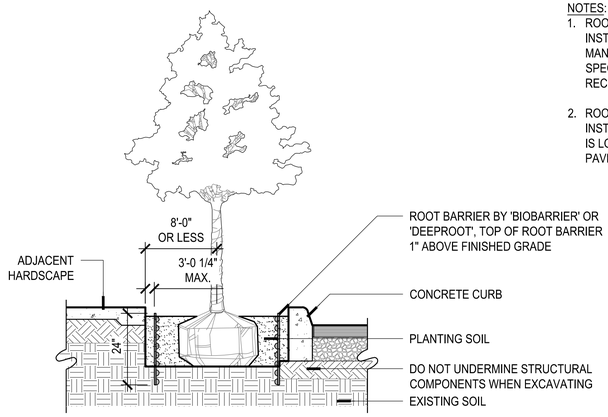
PLANTING DETAILS

Revision Number	Sheet Number
	L6-3-01



1 STRUCTURAL SOIL

SCALE - NTS



NOTES:

1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

2 ROOT BARRIER

SCALE - 1/2" =1'-0"

Project Name

PIER 66
Phase II

Client

TAVISTOCK

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Key Plan

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Project Phase

DRC SITE PLAN SUBMITTAL

Sheet Title

PLANTING DETAILS

Revision Number	Sheet Number
	L6-3-02

Drawing name: G:\Teams\SEC\ARSE250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L6-5-XX PLANTING SHRUB DETAILS.dwg L6-3-02 - PLANTING DETAILS Jun 08, 2026 12:01pm by: xdu

GROUND FLOOR PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	CAL. (")	NATIVE	REMARKS	CLASS	Ordinance Minimum	DOLLAR REPLACEMEN
BB	1	Bauhinia blakeana	Hong Kong Orchid Tree	14' HT x 6' SPR	FG	6	NON-NATIVE	Standard	0.6	$250.00	$900.00
BS	1	Bursera simaruba	Gumbo Limbo	16' HT x 8' SPR	FG	6	NATIVE	Standard	1	$250.00	$1,500.00
CG	1	Caesalpinia granadillo	Bridal Veil Tree	16' HT x 8' SPR	FG	6	NON-NATIVE	Standard	1	$250.00	$1,500.00
CS	2	Ceiba speciosa	Floss Silk Tree	22' HT x 12'' SPR	FG	12	NON-NATIVE	Collected Specimen	0.8	$250.00	$4,800.00
CD	13	Coccoloba diversifolia	Pigeon Plum	12'' HTx 5' SPR	FG	3	NATIVE	Standard	1	$250.00	$9,750.00
CU	4	Coccoloba uvifera	Sea Grape	25' HT x 14' SPR	FG	12	NATIVE	Collected; Multi-trunk	1	$250.00	$12,000.00
CES	9	Conocarpus erectus	Silver Buttonwood	12' HT x 6' SPR	65GAL	2	NATIVE	Standard	1	$250.00	$4,500.00
CE	11	Conocarpus erectus	Green Buttonwood	12' HT x 6' SPR	FG	3	NATIVE	Standard	1	$250.00	$8,250.00
EF	1	Eugenia spp.	Stopper species	10' HT x 4' SPR	65GAL	2	NON-NATIVE	Standard	1	$250.00	$500.00
GO	9	Guaiacum sanctum	Lignum Vitae	8' - 10'' HT	FG	3	NATIVE	Standard	1	$250.00	$6,750.00
LJ	4	Ligustrum japonicum	Japanese Privet	8' - 10'' HT	FG	4	NON-NATIVE	Standard	0.6	$250.00	$2,400.00
LI	6	Lysiloma latisiliquum	False Tamarind	16'' HT	FG	6	NATIVE	Standard	1	$250.00	$9,000.00
MF	15	Myrcianthes fragrans	Simpson Stopper	8' HT x 6' SPR	65GAL	2	NATIVE	Multi-trunk	1	$250.00	$7,500.00
PA	6	Plumeria obtusa	Singapore White Plumeria	6' - 8' HT	FG	2	NON-NATIVE	Standard	0.6	$250.00	$1,800.00
PUX	6	Pandanus utilis	Screw Pine	16' - 18' HT	FG	10	NON-NATIVE	Specimen Character	0.6	$250.00	$9,000.00
QC	1	Quadrella cynophallophora	Jamaican Caper	4' - 5' HT	FG	4	NATIVE	Standard	0.6	$250.00	$600.00
										TREE REPLACE TOTAL	$80,750.00

PALMS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	Height CT (FT)	NATIVE	REMARKS	CLASS	Ordinance Minimum	DOLLAR REPLACEMEN
AAX-3	2	Archontophoenix alexandrae	King Alexander - Triple	16'-18' CT	FG	18	NON-NATIVE	Triple-trunk	1	$25.00	$900.00
CNX	23	Coconut palm	Cocos nucifera	18'-22' CT	FG	20	NON-NATIVE	Curved Character	1	$25.00	$11,500.00
CRX	25	Coccothrinax crinita	Old Man Palm	4'-5' HT	FG	4	NON-NATIVE	Single-trunk	1	$25.00	$2,500.00
COX	7	Copernicia macroglossa	Cuban Petticoat Palm	8'-10' HT	FG	4	NON-NATIVE	Specimen	1	$25.00	$700.00
DCX	2	Dypsis cabadae	Cabada Palm	14'-16' HT	FG	10	NON-NATIVE	Multi-trunk	1	$25.00	$500.00
LCX	5	Livistona chinensis	Chinese Fan Palm	8'-10' HT x 8' SPR	FG	8	NON-NATIVE	Single-trunk	1	$25.00	$1,000.00
PTX-3	13	Ptychosperma elegans	Triple-trunk	14'-18' CT	FG	14	NON-NATIVE	Triple-trunk	1	$25.00	$4,550.00
SPX	9	Sabal palmetto	Cabbage Palmetto	12'-14' CT	FG	12	NATIVE	Curved Character	1	$25.00	$2,700.00
TRX	73	Thrinax radiata	Florida Thatch Palm	6'-7' HT x 5' SPR	FG	2	NATIVE	Single-trunk	1	$25.00	$3,650.00
VEM-3	15	Veitchia montgomeryana	Montgomery Palm	14'-16' CT	FG	14	NON-NATIVE	Triple-trunk	1	$25.00	$5,250.00
VMX-2	12	Veitchia montgomeryana	Montgomery Palm	12'-14' CT	FG	12	NON-NATIVE	Double-trunk	1	$25.00	$3,600.00
										PALM REPLACEMENT TOTAL	$36,850.00
										TOTAL	$117,600.00

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
BOU	18	Bougainvillea arborea	Bougainvillea	3 gal.	36'' HT x 24'' SPR	per plan	NON-NATIVE
LGX	74	Licuala grandis	Licuala Palm	3 gal.	6' HT X 4' SPR	per plan	NON-NATIVE
PHR	17	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	3 gal.	36'' HT x 24'' SPR	per plan	NATIVE
PHX	42	Philodendron xanadu	Xanadu Philodendron	3 gal.	36'' HT x 24'' SPR	per plan	NON-NATIVE
REX	22	Rhapis excelsa	Lady Palm	3 gal.	6' O.A.	per plan	NON-NATIVE
SES	40	Serenoa repens `Silver`	Silver Saw Palmetto	3 gal.	36'' HT x 24'' SPR	per plan	NATIVE
STN	15	Strelitzia nicolai	Giant White Bird of Paradise	3 gal.	36'' HT x 24'' SPR	per plan	NON-NATIVE

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
BEG	60	Beaumontia grandiflora	Easter Lily Vine	3 gal.	18'' HT Full	per plan	NON-NATIVE
BOB	24	Bougainvillea brasiliensis	Bougainvillea	3 gal.	18'' HT Full	per plan	NON-NATIVE
EPA	21	Epipremnum aureum	Golden Pothos	3 gal.	18'' HT Full	per plan	NON-NATIVE
ENL	164	Ernodea littoralis	Golden Creeper	3 gal.	18'' HT Full	per plan	NATIVE
PSC	20	Pseudogynoxys chenopodioides	Mexican Flame Vine	3 gal.	18'' HT Full	per plan	NON-NATIVE
QUI	12	Quisqualis indica	Rangoon Creeper	3 gal	18'' HT Full	per plan	NON-NATIVE
SYP	8	Syngonium podophyllum	Arrowhead Plant	3 gal.	18'' HT Full	per plan	NON-NATIVE
TJC	147	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3 gal.	18'' HT Full	per plan	NON-NATIVE
TRJ	3	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3 gal.	18'' HT Full	per plan	NON-NATIVE

SHRUB AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
ALZ	161	Alpinia zerumbet	Shell Ginger	3 gal.	36'' HT Full	15'' o.c.	NON-NATIVE
ASP	23	Aspidistra elatior	Cast Iron Plant	3 gal.	30'' HT x 24'' SPR	36'' o.c.	NON-NATIVE
ASN	29	Asplenium nidus	Birds Nest Fern	3 gal.	30'' HT x 24'' SPR	24'' o.c.	NON-NATIVE
CHH	19	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	1 gal.	18'' HT x 12'' SPR	24'' o.c.	NATIVE
EVG	102	Evolvulus glomeratus	Brazilian Dwarf Morning Glory	1 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
FAJ	350	Farfugium japonicum	Leopard Plant	3 gal.	36'' HT x 24'' SPR	42'' o.c.	NON-NATIVE
HYM	26	Hymenocallis latifolia	Spider Lily	3 gal.	24'' HT x 18'' SPR	24'' o.c.	NATIVE
LIM	60	Liriope muscari	Lilyturf	1 gal.	12'' HT x 12'' SPR	12'' o.c.	NON-NATIVE
MIS	606	Microsorum scolopendria	Wart Fern	3 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
MOD	284	Monstera deliciosa	Split-Leaf Philodendron	3 gal.	36'' HT x 24'' SPR	36'' o.c.	NON-NATIVE
MUH	525	Muhlenbergia capillaris	Muhly Grass	3 gal.	24'' HT x 18'' SPR	24'' o.c.	NATIVE
NEE	697	Nephrolepis exaltata	Boston Fern	3 gal.	18'' HT x 12'' SPR	24'' o.c.	NATIVE
PEO	270	Peperomia obtusifolia	Baby Rubberplant	1 gal.	12'' HT x 12'' SPR	12'' o.c.	NATIVE
PHB	251	Philodendron x `Burle Marx`	Philodendron	3 gal.	24'' HT x 18'' SPR	36'' o.c.	NON-NATIVE
SPB	101	Spartina bakeri	Sand Cordgrass	3 gal.	2` Ht. x 2` Spread	24'' o.c.	NATIVE
SPP	979	Spathoglottis plicata	Ground Orchid	3 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
TRD	11	Tripsacum dactyloides	Fakahatchee Grass	3 gal.	36'' HT x 24'' SPR	36'' o.c.	NATIVE
ZAM	325	Zamia pumila	Coontie Cycad	3 gal.	24'' HT x 24'' SPR	30'' o.c.	NATIVE

PODIUM PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	CAL.(")	NATIVE	REMARKS
BB	27	Bauhinia x blakeana	Hong Kong Orchid Tree	14' HT x 6' SPR	FG	6	NON-NATIVE	Standard
BS	7	Bursera simaruba	Gumbo Limbo	16' HT x 8' SPR	FG	6	NATIVE	Standard
CR	21	Clusia rosea	Pitch Apple	10' HT x 4' SPR	-	3	NATIVE	Standard
CU	11	Coccoloba uvifera	Sea Grape	25' HT x 14' SPR	FG	12	NATIVE	Collected; Multi-trunk
EF	2	Eugenia spp.	Stopper species	10' HT x 4' SPR	65GAL	2	NON-NATIVE	Standard
GO	12	Guaiacum officinale	Lignum Vitae	8' - 10'' HT	FG	3	NATIVE	Standard
JM	2	Jacaranda mimosifolia	Jacaranda	16' HT x 8' SPR	-	6	NON-NATIVE	Standard
LJ	12	Ligustrum japonicum	Japanese Privet	8' - 10'' HT	FG	2	NON-NATIVE	Standard
MF	80	Myrcianthes fragrans	Simpson Stopper	10' HT x 6' SPR	65GAL	2	NATIVE	Multi-trunk
PUX	22	Pandanus utilis	Screw Pine	16' - 18' HT	FG	8	NON-NATIVE	Specimen Character

PALMS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	Height CT (FT	NATIVE	REMARKS
AMX-2	4	Adonidia merrillii	Christmas Palm	GW Per Plan	-	-	NON-NATIVE	Double - trunk
AAX-3	20	Archontophoenix alexandrae	King Alexander - Triple	GW Per Plan	FG	16	NON-NATIVE	Triple-trunk
AMX-4	14	Archontophoenix cunninghamiana	King Palm Multi-Trunk	10' HT C.T.	-	-	NON-NATIVE	-
CRX	8	Coccothrinax crinita	Old Man Palm	4'-5' HT	FG	4	NON-NATIVE	-
LCX	2	Livistona chinensis	Chinese Fan Palm	8'-10' HT x 8' SPR	FG	8	NON-NATIVE	-
PIX	17	Pinanga coronata	Ivory Cane Palm	7'-8' HT	-	-	NON-NATIVE	-
PTX-3	13	Ptychosperma elegans	Alexander Palm - Triple	GW Per Plan	FG	12	NON-NATIVE	Triple-trunk
TRX	54	Thrinax radiata	Florida Thatch Palm	6'-7' HT x 5' SPR	FG	2	NATIVE	-
VMX-3	11	Veitchia arecina	Montgomery Palm	-	-	-	NON-NATIVE	Triple-trunk
VMX-2	34	Veitchia montgomeryana	Montgomery Palm	CT Per Plan	FG	12	NON-NATIVE	Double-trunk

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
ALO	32	Alocasia odora	Asian Taro	-	4' O.A.	per plan	NON-NATIVE
BOU	5	Bougainvillea arborea	Tree Bougainvillea	3 gal.	36'' HT x 24'' SPR	per plan	NON-NATIVE
CYR	1	Cycas revoluta	Sago Palm	-	4' O.A.	per plan	NON-NATIVE
DIO	7	Dioon edule	Mexican Cycad	-	6' O.A.	per plan	NON-NATIVE
LGX	50	Licuala grandis	Licuala Palm	3 gal.	6' HT X 4' SPR	per plan	NON-NATIVE
PHR	6	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	3 gal.	36'' HT x 24'' SPR	per plan	NATIVE
SES	27	Serenoa repens `Silver`	Silver Saw Palmetto	3 gal.	36'' HT x 24'' SPR	per plan	NATIVE
STN	3	Strelitzia nicolai	Giant White Bird of Paradise	3 gal.	36'' HT x 24'' SPR	per plan	NON-NATIVE

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
BEG	287	Beaumontia grandiflora	Easter Lily Vine	3 gal.	18'' HT Full	per plan	NON-NATIVE
ENL	365	Ernodea littoralis	Golden Creeper	3 gal.	18'' HT Full	per plan	NATIVE
QUI	17	Quisqualis indica	Rangoon Creeper	3 gal	18'' HT Full	per plan	NON-NATIVE
SYP	14	Syngonium podophyllum	Arrowhead Plant	3 gal.	18'' HT Full	per plan	NON-NATIVE
TJC	197	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3 gal.	18'' HT Full	per plan	NON-NATIVE

SHRUB AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
CHH	47	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	1 gal.	18'' HT x 12'' SPR	24'' o.c.	NATIVE
COU	146	Coccoloba uvifera	Sea Grape	-	48'' HT x 48'' SPR	48'' o.c.	NATIVE
CES	40	Conocarpus erectus var. sericeus	Silver Buttonwood	-	-	100'' o.c.	NATIVE
EVG	618	Evolvulus glomeratus	Brazilian Dwarf Morning Glory	1 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
FAJ	483	Farfugium japonicum	Leopard Plant	3 gal.	36'' HT x 24'' SPR	42'' o.c.	NON-NATIVE
HYM	406	Hymenocallis latifolia	Spider Lily	3 gal.	24'' HT x 18'' SPR	24'' o.c.	NATIVE
IPO	228	Ipomoea pes-caprae	Railroad Vine	-	-	22'' o.c.	NATIVE
MIS	1,796	Microsorum scolopendria	Wart Fern	3 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
MOD	341	Monstera deliciosa	Split-Leaf Philodendron	3 gal.	36'' HT x 24'' SPR	36'' o.c.	NON-NATIVE
MUH	547	Muhlenbergia capillaris	Muhly Grass	3 gal.	24'' HT x 18'' SPR	24'' o.c.	NATIVE
NEE	1,023	Nephrolepis exaltata	Boston Fern	3 gal.	18'' HT x 12'' SPR	24'' o.c.	NATIVE
PHB	322	Philodendron x `Burle Marx`	Philodendron	3 gal.	24'' HT x 18'' SPR	36'' o.c.	NON-NATIVE
PHR	22	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	3 gal.	36'' HT x 24'' SPR	30'' o.c.	NON-NATIVE
PHX	464	Philodendron xanadu	Xanadu Philodendron	3 gal.	1 gal	30'' o.c.	NON-NATIVE
PLU	202	Plumbago auriculata	Blue Plumbago	-	-	36'' o.c.	NON-NATIVE
RHE	32	Rhapis excelsa	Lady Palm	-	6' O.A.	24'' o.c.	NON-NATIVE
SPB	140	Spartina bakeri	Sand Cordgrass	3 gal.	2` Ht. x 2` Spread	24'' o.c.	NATIVE
SPP	1449	Spathoglottis plicata	Ground Orchid	3 gal.	24'' HT x 18'' SPR	18'' o.c.	NON-NATIVE
TRD	152	Tripsacum dactyloides	Fakahatchee Grass	3 gal.	36'' HT x 24'' SPR	36'' o.c.	NATIVE
ZAM	219	Zamia pumila	Coontie Cycad	3 gal.	24'' HT x 24'' SPR	30'' o.c.	NATIVE

LEVEL 2 PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	CAL.(")	NATIVE	REMARKS
MF	2	Myrcianthes fragrans	Simpson Stopper	8' HT x 6' SPR	65GAL	2	NATIVE	Multi-trunk

PALMS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	Height CT (FT	NATIVE	REMARKS
SPX	3	Sabal palmetto	Cabbage Palmetto	12'-14' CT	FG	12	NATIVE	Curved Character

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
ENL	12	Ernodea littoralis	Golden Creeper	3 gal.	18'' HT Full	per plan	NATIVE

SHRUB AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
FIM	451	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	-	24'' o.c.	NON-NATIVE

LEVEL 3 PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	CAL.(")	NATIVE	REMARKS
MF	2	Myrcianthes fragrans	Simpson Stopper	8' HT x 6' SPR	65GAL	2	NATIVE	Multi-trunk

PALMS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	Height CT (FT	NATIVE	REMARKS
SPX	3	Sabal palmetto	Cabbage Palmetto	12'-14' CT	FG	12	NATIVE	Curved Character

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
LGX	5	Licuala grandis	Licuala Palm	3 gal.	6' HT X 4' SPR	per plan	NON-NATIVE

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
ENL	12	Ernodea littoralis	Golden Creeper	3 gal.	18'' HT Full	per plan	NATIVE

SHRUB AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	NATIVE
FIM	816	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	-	24'' o.c.	NON-NATIVE

Project Name

PIER 66
Phase II

Client

TAVISTOCK

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 C000001

Consultants

ARCHITECT
10 DESING
2333 Ponce de Leon Blvd, Suite 1000,,
Coral Gables, FL 33134

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Marine Structural Engineer
Moffatt & Nichol
501 E Kennedy Blvd., Suite 1910

LIGHTING
SESCO LIGHTING
222 West Maitland Blvd.
Maitland, FL 32751

Key Plan

Rev	Date	Issued for

Date	06/12/2026
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JEFF R. SUITER
Project Number	SE250058

Seal

Project Phase
DRC SITE PLAN SUBMITTAL

Sheet Title
PLANTING SCHEDULE

Revision Number	Sheet Number
	L6-5-01

Drawing name: G:\Teams\SE\ARISE\250058 Pier 66 Phase II\EDSA\doc\06-SHEETS\L-6-XX PLANTING SCHEDULE Jun 08, 2026 12:02pm by: xdu
L6-6-01 PLANTING SCHEDULE.dwg

pier SIXTY-SIX

pier sixty-six

Master Development Plan

pier SIXTY-SIX

PHASE I & II

Phase I



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SCALE: 1" = 200'

0 200' 400'

PHASE I & II

Phase II

Program Area Phase 2	
Retail	25,145 sqft
Office	29,050 sqft
Grocery	13,955 sqft
Restaurant	17,327 sqft
Residential	339 Units

Residence A	
Height	270 ft
# of Units	101 Units

Residence B	
Height	270 ft
# of Units	90 Units

Residence C	
Height	270 ft
# of Units	75 Units

Residence D	
Height	270 ft
# of Units	73 Units

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SCALE: 1" = 200'

0 200' 400'

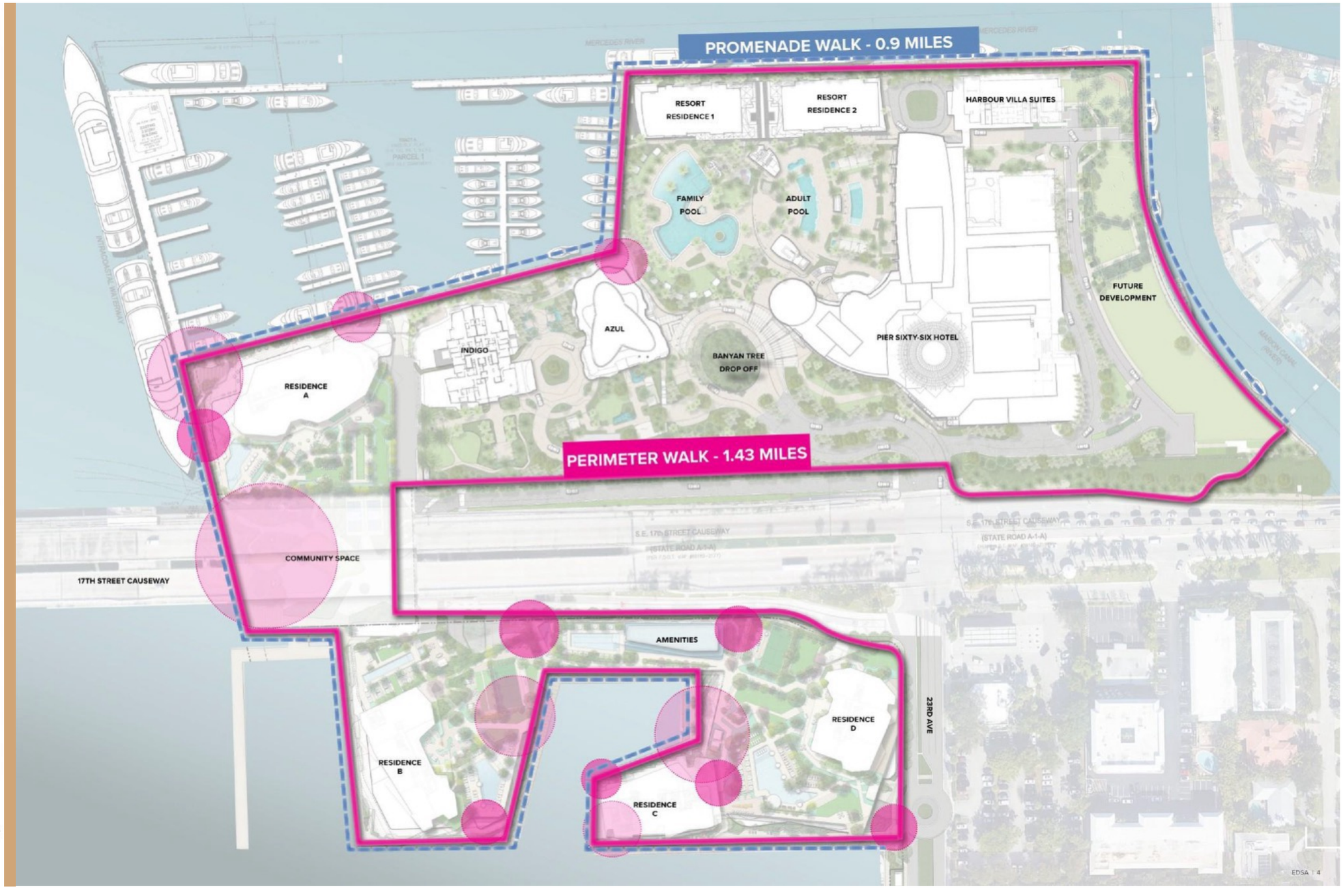


PHASE I & II

Promenade Attractions

Legend

- ATTRACTIONS
- PERIMETER WALK
- PROMENADE WALK



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SCALE: 1" = 200'

0 200' 400'

SITE INFORMATION

EXISTING CONDITION

TOTAL PROPERTY AREA:
31.13 Acres

Total Land: 21.85 Acres
Total Water: 9.28 Acres

NORTH SITE PARCEL:

Total Site: 1.47 Acres
Land: 1.47 Acres

SOUTH SITE: PARCEL B HARBOR HEIGHTS

Total Site: 8.45 Acres

Total Land Area: 6.59 Acres
Total Water Area: 1.86 Acres

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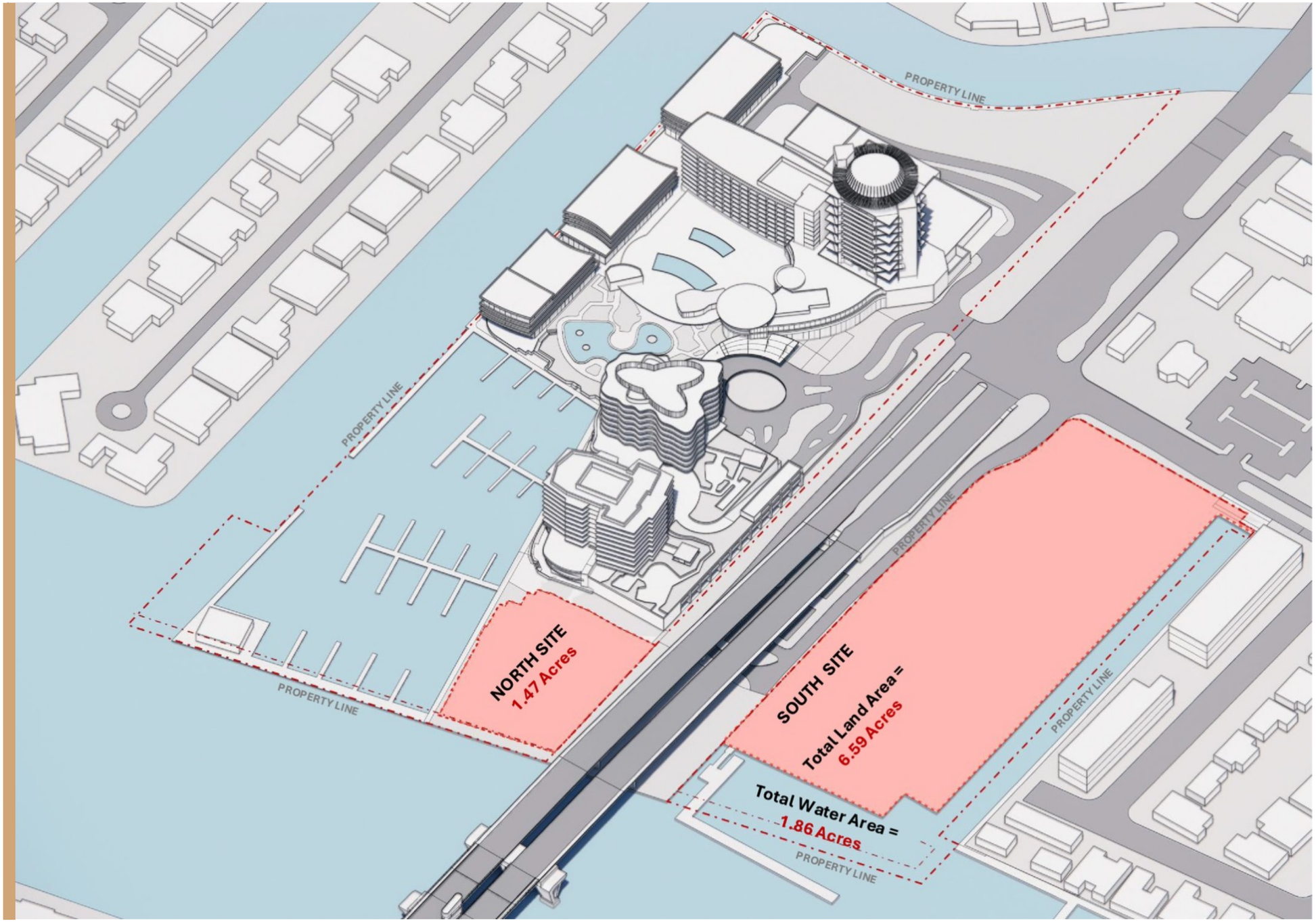

SITE INFORMATION

PROPOSED CONDITION

TOTAL PROPERTY AREA:
31.13 Acres

Total Land: 21.85 Acres
Total Water: 9.28 Acres

NORTH SITE PARCEL:

Total Site: 1.47 Acres
Land: 1.47 Acres

SOUTH SITE: PARCEL B HARBOR HEIGHTS

Total Site: 8.45 Acres

Total Land Area: 5.49 Acres
Total Water Area: 2.96 Acres
New Water Basin : 1.0 Acres
Waterway Area: 1.96 Acres

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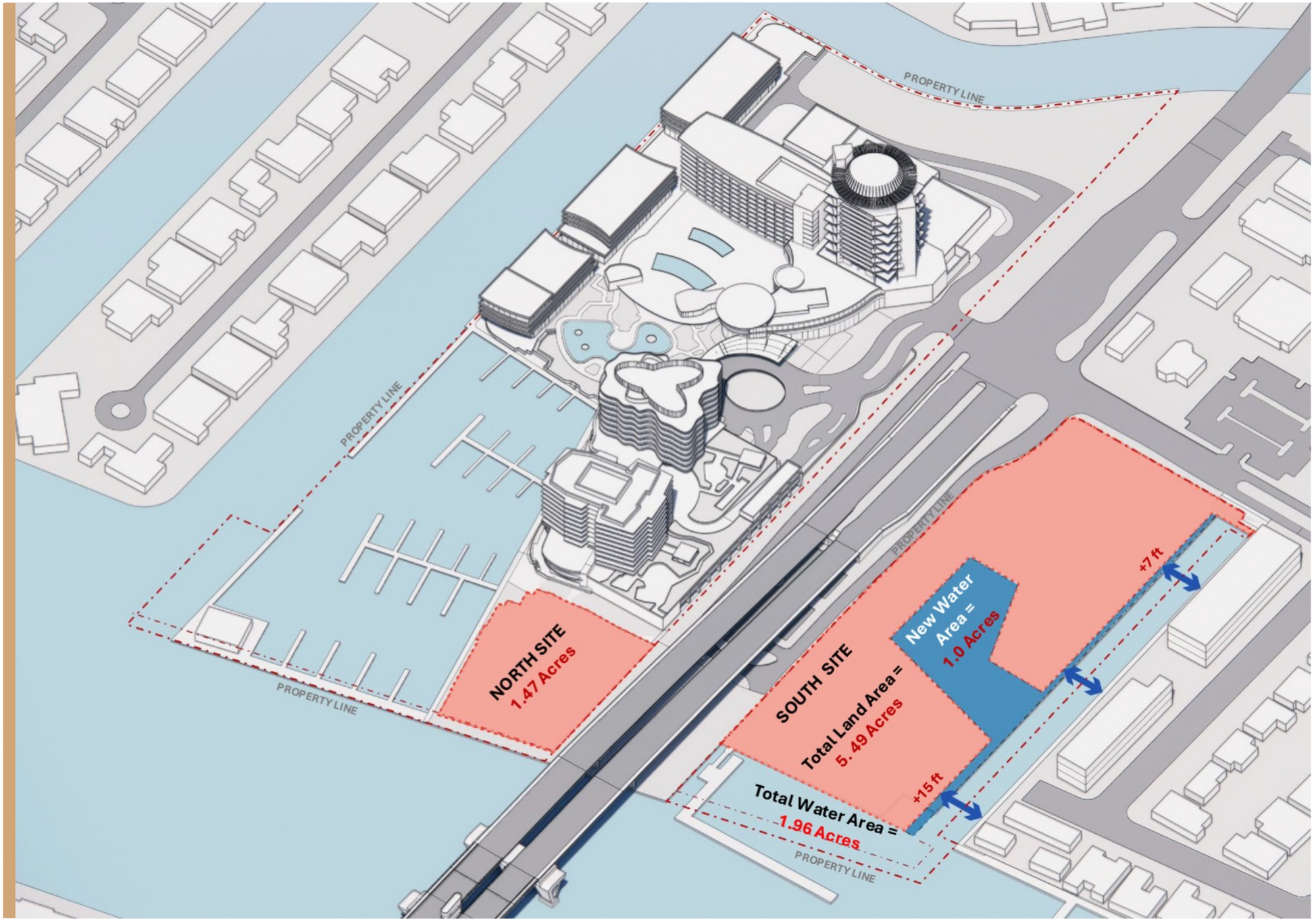


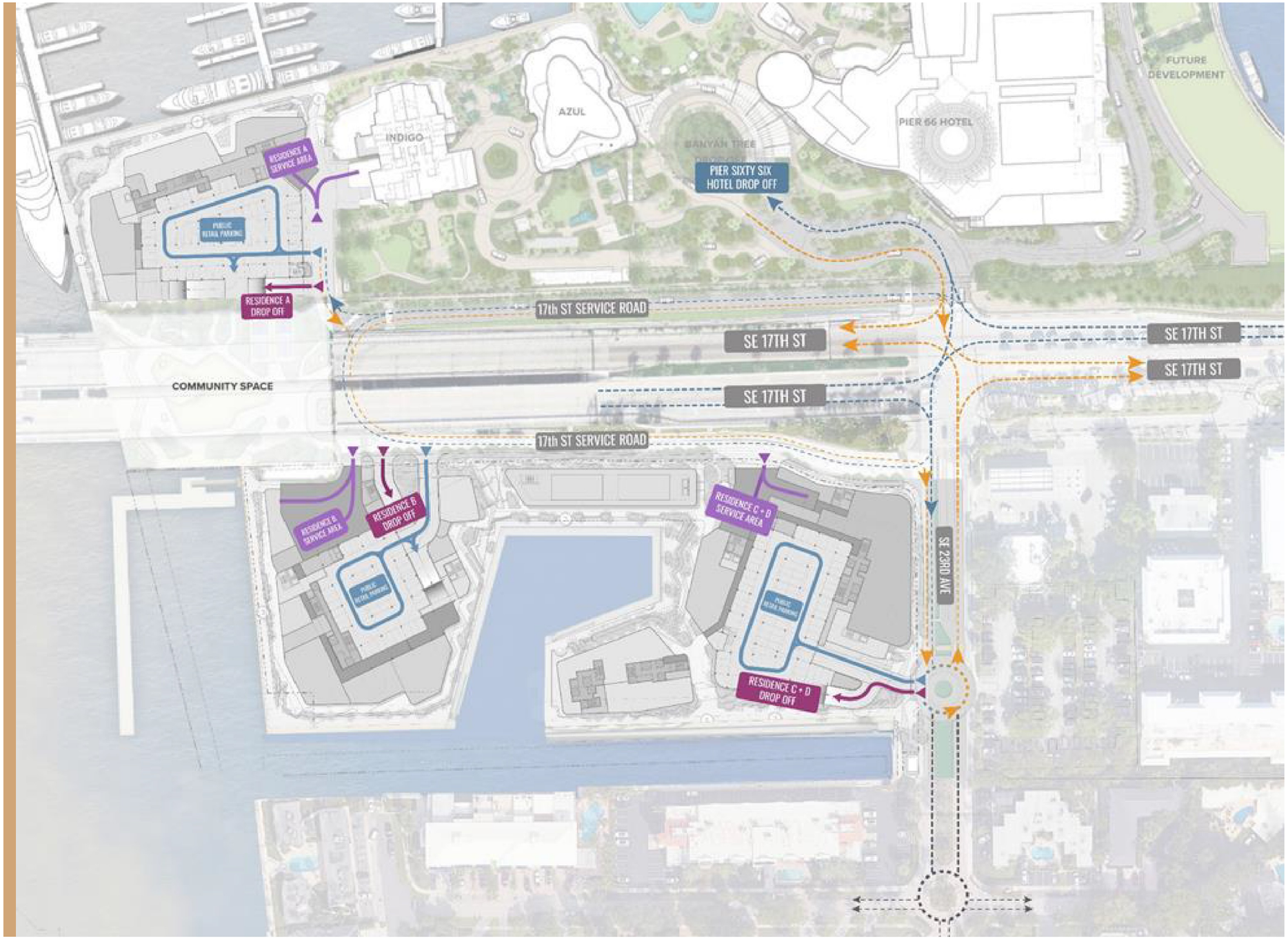
GROUND LEVEL

VEHICULAR ACCESS

+0’-0” (+5’-0” NAVD)

- PUBLIC (RETAIL) VEHICLE CIRCULATION
- SERVICE ZONE CIRCULATION
- RESIDENCE A, B, C, D DROP-OFF CIRCULATION

- SITE ENTRY CIRCULATION
- SITE EXIT CIRCULATION
- 18TH ST EXISTING TRAFFIC CIRCLE





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New Roundabout



New Water Basin

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GROUND LEVEL PARKING L01

RETAIL

+0’-0” (+5’-0” NAVD)

LEGEND

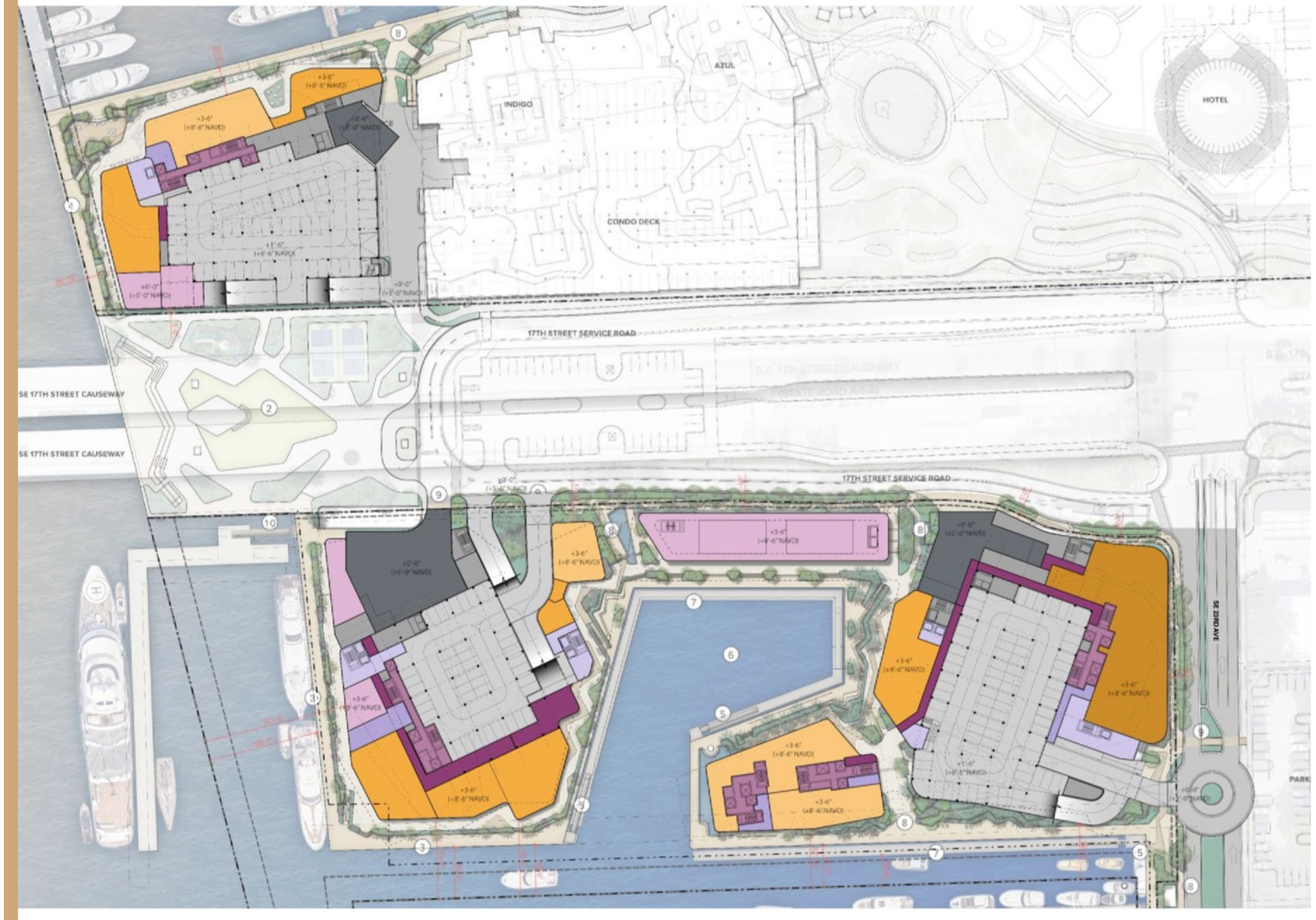
- RETAIL
- RESTAURANTS
- GROCERY
- PARKING
- AMENITY SPACES
- SERVICE ZONE
- BOH
- BOH CORRIDOR
- BUILDING CORE
- BUILDING LOBBY
- PODIUM LOBBY

LANDSCAPE LEGEND

1. NORTH PROMENADE
2. COMMUNITY SPACE
3. SOUTH PROMENADE
4. DROP-OFF
5. GANGWAY
6. THE BASIN
7. FLOATING DOCK
8. ENTRY PORTAL
9. CROSSWALK

pier sixty-six

SCALE: 1" = 80'
0 80'



ENLARGEMENT - NORTHWEST

GROUND LEVEL PARKING L01

RETAIL

+0’-0” (+5’-0” NAVD)

LANDSCAPE LEGEND

1. UPPER PROMENADE (+8.5')
2. LOWER PROMENADE (+3.0' - + 6.0'')
3. EVENT TERRACE
4. EXISTING DOCK ACCESS

LEGEND

- RETAIL
- RESTAURANTS
- GROCERY
- PARKING
- AMENITY SPACES
- SERVICE ZONE
- BOH
- BOH CORRIDOR
- BUILDING CORE
- BUILDING LOBBY
- PODIUM LOBBY



SCALE: 1" = 40'

0 40' 80'

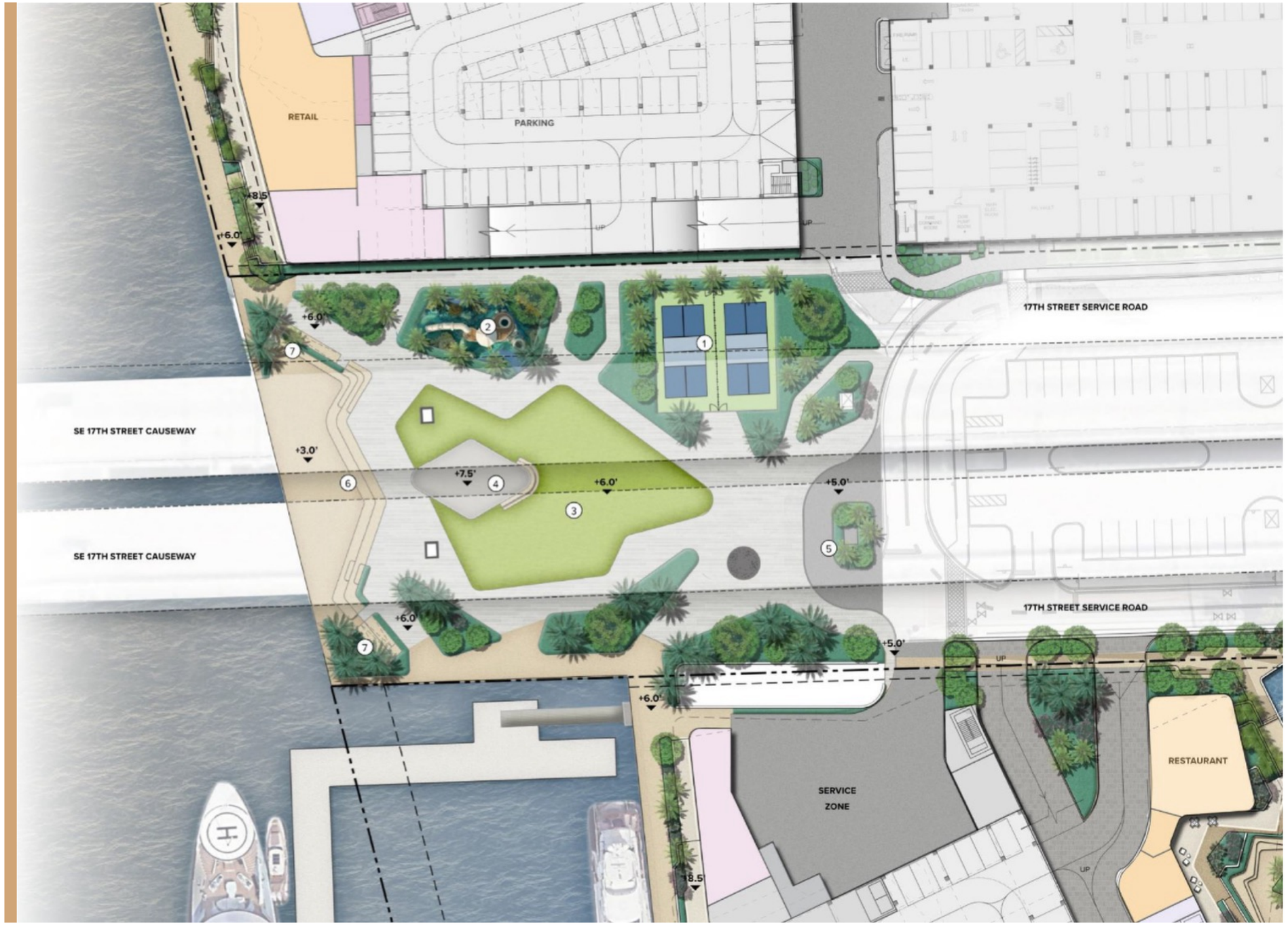


Enlargement

COMMUNITY SPACE

Legend

1. PICKLE BALL COURTS (2)
2. PLAYGROUND (2,700 SF)
3. FLEX LAWN (8,500 SF)
   YOGA, MOVIE LAWN, ACTIVATION
4. STAGE
5. DROP-OFF
6. TERRACED SEATING
7. ADA ACCESS



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SCALE: 1" = 40'

0 40' 80'

ENLARGEMENT - SOUTHWEST

GROUND LEVEL PARKING L01

RETAIL

+0’-0” (+5’-0” NAVD)

LANDSCAPE LEGEND

1. WATER FEATURE
2. TERRACED SEATING
3. SEAT WALL
4. FLOATING DOCK
5. GANGWAY ACCESS

LEGEND

- RETAIL
- RESTAURANTS
- GROCERY
- PARKING
- AMENITY SPACES
- SERVICE ZONE
- BOH
- BOH CORRIDOR
- BUILDING CORE
- BUILDING LOBBY
- PODIUM LOBBY



SCALE: 1" = 40'

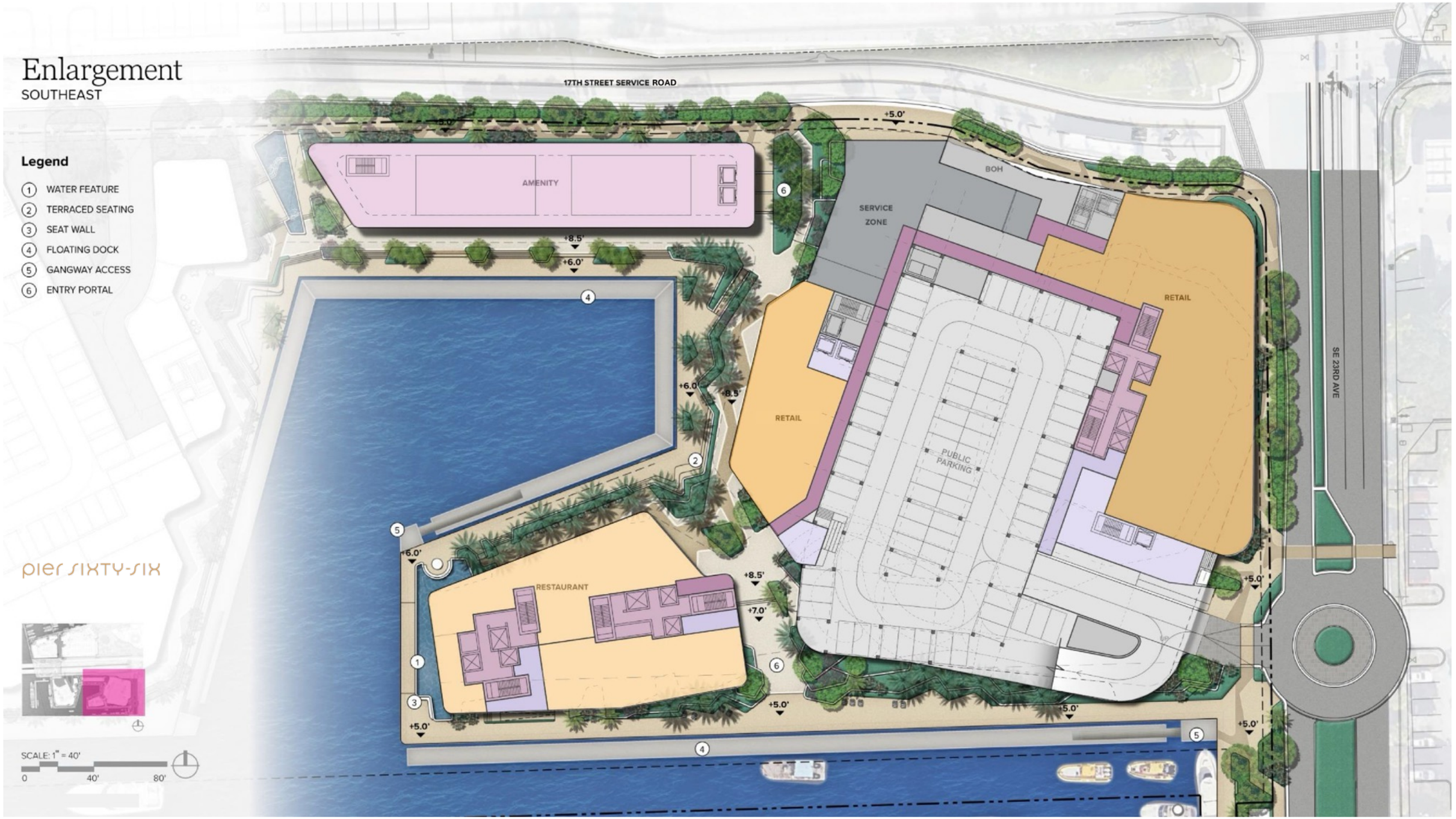
0 40' 80'



Enlargement
SOUTHEAST

Legend

1. WATER FEATURE
2. TERRACED SEATING
3. SEAT WALL
4. FLOATING DOCK
5. GANGWAY ACCESS
6. ENTRY PORTAL



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SCALE: 1" = 40'
0 40' 80'

SOUTH PODIUM TOWER C & D

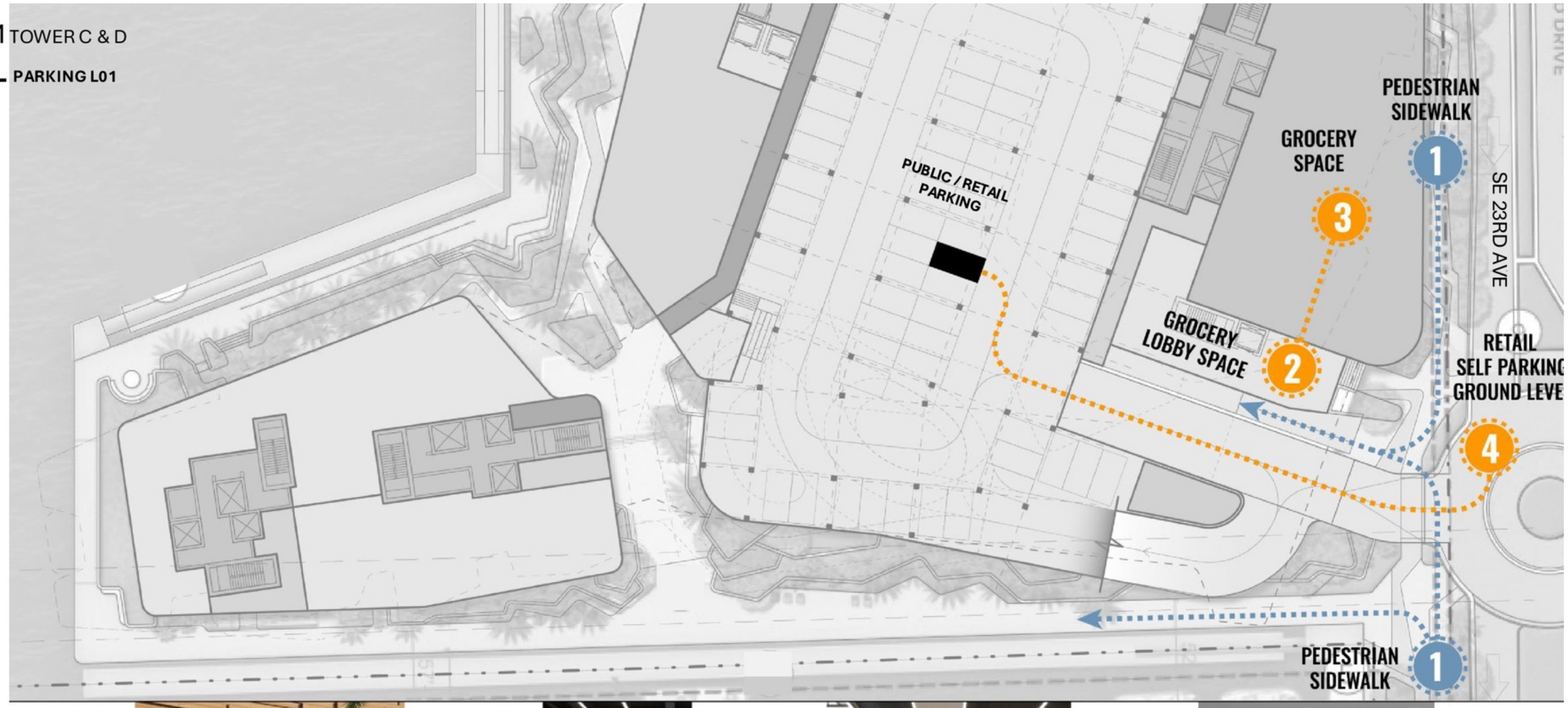
GROUND LEVEL PARKING L01

GUEST EXPERIENCE

+0’-0” (+5’-0” NAVD)

LEGEND

- PEDESTRIAN CIRCULATION
- VEHICLE CIRCULATION





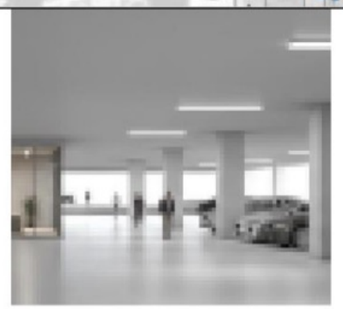
GUEST WALKING TO GROCERY



GROCERY LOBBY ENTRANCE SPACE



RETAIL GUEST GROCERY SPACE



RETAIL GUEST PARKING - GROUND LEVEL

LEVEL 02 PARKING L03

OFFICE

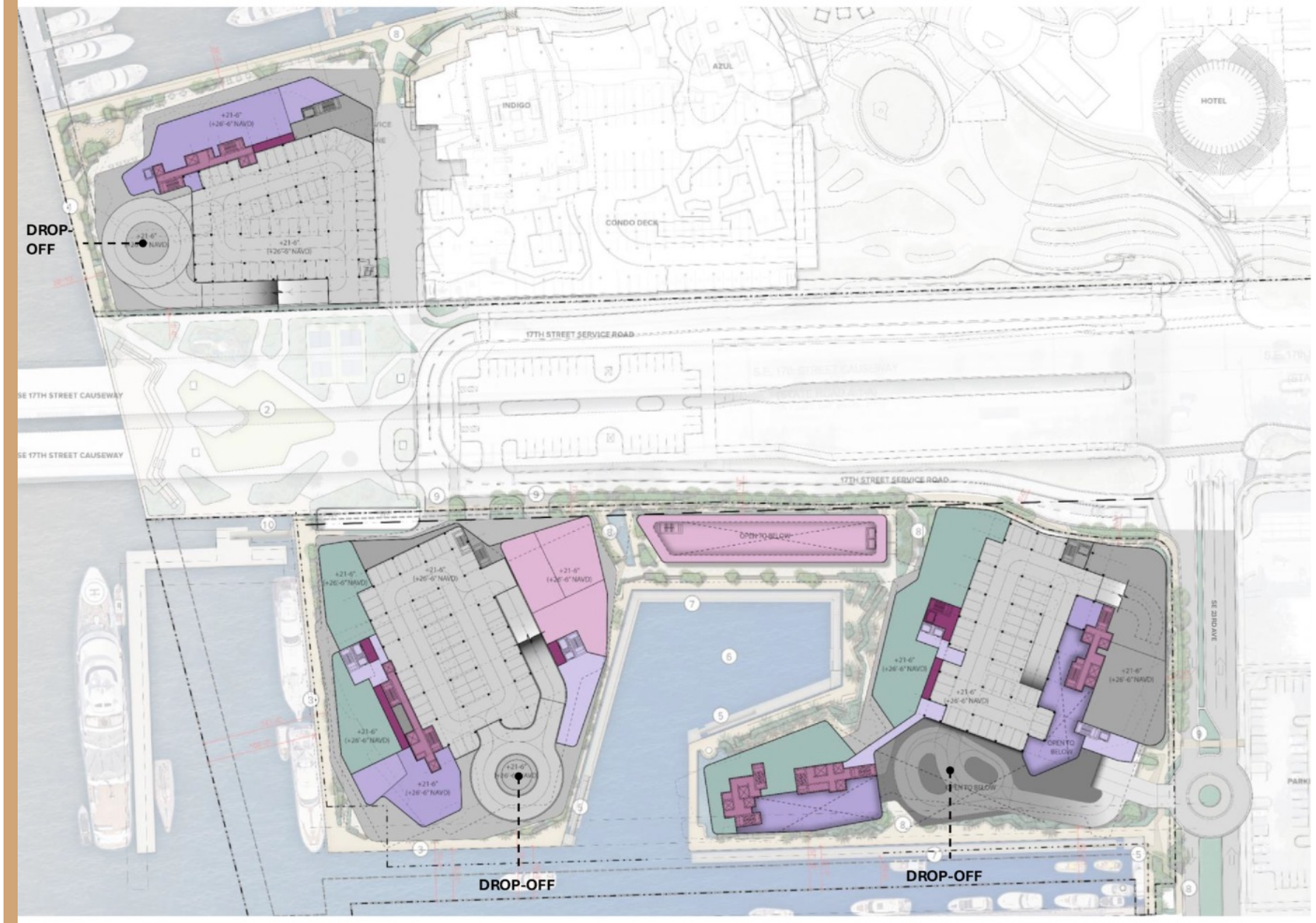
+21’-6” (+26’-6” NAVD)

LEGEND

- OFFICE
- PARKING
- AMENITY SPACES
- BOH
- BOH CORRIDOR
- BUILDING CORE
- BUIDLING LOBBY
- PODIUM LOBBY

pier SIXTY-SIX

SCALE: 1" = 80'
0 80'



LEVEL 03 PARKING L05

RESIDENTIAL

+39’-6” (+44’-6” NAVD)

LEGEND

- RESIDENTIAL
- PARKING
- AMENITY SPACES
- OFFICE
- BOH
- BOH CORRIDOR
- BUILDING CORE
- BUILDING LOBBY
- PODIUM LOBBY

pier SIXTY-SIX

SCALE: 1" = 80'
0 80'



LEVEL 04 AMENITY PODIUM DECK

LANDSCAPE

+58’-6” (+63’-6” NAVD)

LEGEND

- RESIDENTIAL
- AMENITY SPACES
- BOH CORRIDOR
- BUILDING CORE
- BUIDING LOBBY

LANDSCAPE LEGEND

1. SUNSET TERRACE
2. BAR
3. RECREATION PROGRAM
4. MULTI PURPOSE LAWN (PUTTING/GAMING)
5. DOG AREA
6. LAP POOL
7. INDOOR & OUTDOOR WELLNESS CENTER
8. SUNRISE POOL
9. KIDS/TEEN AREA
10. VOYAGE WALK
11. OUTDOOR LIVING ROOM
12. ZERO ENTRY POOL
13. EGRESS
14. KITCHEN

pier SIXTY-SIX

SCALE: 1" = 80'
0 80'



INTENT AND PURPOSE

- Provide significant, substantial, and recognizable improvements to the community
- Uses land resources more efficiently through compact building forms

CONDITIONS FOR POD REZONING REQUEST

- Minimum area: 2 acres (½ acre for regional activity centers) OR the 2 acres may be reduced upon a finding of substantial public benefit or similar benefit over and above the application of the ULDR
- Consistent with City's Comprehensive Plan
- Under unified control
- Recordation of Restrictive Covenants and Development Agreement - made a condition of approval

CRITERIA AND LIMITATIONS

- Compatible land uses
- Encourages mix of uses
- Building mass and scale shall provide transition to surroundings
- Streetscape improvements that promote multimodal connectivity
- Vacation of streets not permitted unless no negative impact (NOT APPLICABLE)
- Density limited to 50 units per acre or as permitted by the underlying land use (NOT APPLICABLE)
- Max. floor area ratio of 3 for nonresidential use V
- Height at 125% of permitted existing not to exceed 300 feet

REVIEW AND APPROVAL PROCESS

- Pre-submittal & Post DRC public outreach, Planning and Zoning Board, and City Commission super majority approval

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PDD Requirements



pier SIXTY-SIX

View South

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View Northeast

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View Southeast

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View Southwest

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View East

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Pedestrian View from Service Road of Residence B, C, and Promenade

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pier SIXTY-SIX

Promenade View of Residence B and C

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pier SIXTY-SIX

Promenade View of Residence B

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pier SIXTY-SIX

Promenade View of Residence B and C

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



pier SIXTY-SIX

Promenade View of Residence A

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



pier SIXTY-SIX

Promenade View North of Residence A

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



pier SIXTY-SIX

View West

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



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Promenade View of Residence B and C

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



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View from Harbour Inlet Drive

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



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View from Roundabout

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



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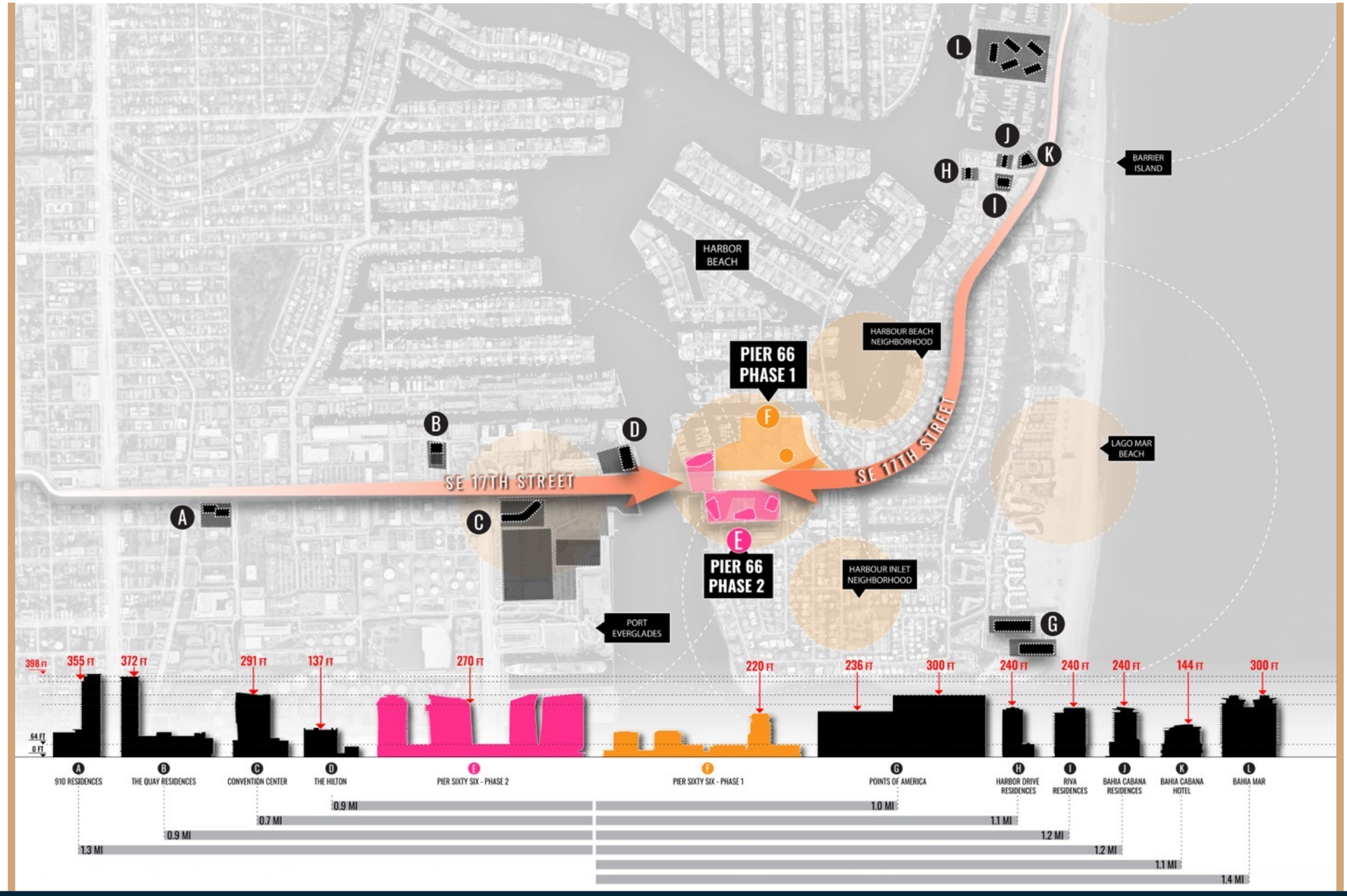
View of Residence B and Canal

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.



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Building Heights

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.





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Multimodal Transportation

Artist rendering. Images are for illustrative purposes only and may not reflect the final product.

Appendix

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Pelican Landing

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Pelican Landing

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June 12, 2026

VIA LAUDERBUILD
DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICES DEPARTMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

RE: Site Plan Level IV Review: Pier Sixty-Six Planned Development District Rezoning with Associated Site Plan for a Mixed-Use Residential Development with 339 Multifamily Dwelling Units, 25,145 Square Feet of Commercial Use, 17,327 Square Feet of Restaurant Use, 13,955 Square Feet of Grocery Use, and 29,050 Square Feet of Office Use, and 37 Marina Slips (DRC Case No. UDP-PDD26001)

Background and Development History

This firm represents P66 Ventures LLC, P66 Land Trust LLC, and Sails Ventures LLC (collectively, the "Applicant"), as owners of portions of "Pier 66 North" and "Pier 66 South" as established by that certain Development Agreement governing the comprehensive redevelopment of the Pier Sixty-Six property, recorded on September 21, 2018, at Instrument No. 115338030 of the Public Records of Broward County, Florida, as amended by the First Amendment to Development Agreement recorded on July 16, 2024, at Instrument No. 119686906 of the Public Records of Broward County, Florida (collectively, the "Development Agreement").

The subject property of this Planned Development District ("PDD") rezoning and associated site plan application consists of portions of Pier 66 North and Pier 66 South generally located at 2301, 2040, 2150, 2170, 2202, and 2232 SE 17th Street, Fort Lauderdale, FL 33316, Folio Nos. 504213250020, 504213210010, 504213000160, 504213090010, 504213090034, 504213090033, 504213090031, and 504213090032 (the "Property"), as more particularly depicted and described in the accompanying Sketch and Legal Description. The Property is currently zoned Boulevard Business ("B-1") with an underlying "Commercial" future land use designation.

The Property forms part of the larger Pier Sixty-Six redevelopment located on the north and south sides of SE 17th Street Causeway. The Development Agreement establishes the framework for the phased redevelopment of the Pier Sixty-Six property, including, but not limited to, development entitlements, project phasing, public improvements, and the allocation and transfer of development rights between Pier 66 North and Pier 66 South. The First Amendment further refined provisions relating to the reservation and transfer of development rights, public improvements, and implementation of a public waterfront promenade connecting the various development parcels. In conjunction with the First Amendment, the Developer recorded a Declaration of Unity for Development, recorded on July 16, 2024, at Instrument No. 119686925 of the Public Records of Broward County, Florida (the "Declaration"), which recognizes the Pier 66 Parcels as a unified development site and allows development standards, parking, open space, landscaping, signage, residential density, development intensity, and related development rights to be administered and shared across Pier 66 North and Pier 66 South.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

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401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Implementation of the Development Agreement has proceeded in phases. Phase I focused on the redevelopment and restoration of the iconic Pier Sixty-Six resort and marina facilities on Pier 66 North, culminating in the reopening of the property as a world-class waterfront destination in 2025. The current application represents Phase II of the Pier Sixty-Six Master Development Plan and encompasses portions of Pier 66 North and Pier 66 South. Building upon the success of Phase I, Phase II continues to elevate and expand Pier Sixty-Six's reputation as an iconic South Florida destination, world-class port of call, and globally recognized gateway to Fort Lauderdale's beaches. Together with the restored historic resort property and new residences along SE 17th Street, Phase II advances the master development plan into a more connected, walkable, and cohesive waterfront destination that complements and expands upon the first phase of redevelopment.

Phase II encompasses approximately 10.25 acres of land area, including approximately 1.80 acres on Phase II North and 8.45 acres on Phase II South (including 5.49 acres of upland area and 2.96 acres of waterway area including a new 1.0-acre water basin). The project consists of four mixed-use buildings with a maximum height of 270 feet, including one building located on Pier 66 North and three buildings located on Pier 66 South. Collectively, the development will provide 339 multifamily dwelling units, 25,145 square feet of commercial use, 17,327 square feet of restaurant use, 13,955 square feet of grocery use, 29,050 square feet of office use, and 37 marina slips. The development program is intended to complement the existing hospitality, residential, and marina uses in Phase I while providing neighborhood-serving commercial opportunities and enhancing Pier Sixty-Six's role as a regional destination.

Through the proposed PDD rezoning and associated site plan application, the Applicant seeks to establish the zoning framework necessary to implement Phase II of the Pier Sixty-Six Master Development Plan. The requested PDD addresses building height and a unified parking framework that appropriately reflects the integrated and complementary mix of uses across the Pier 66 Parcels as contemplated by the Development Agreement and Declaration. Except as otherwise expressly provided herein through the proposed PDD standards, the proposed development generally complies with the applicable requirements of the City's Unified Land Development Regulations ("ULDR").

Public Benefits and Community Improvements

In furtherance of the intent and purpose of the PDD regulations, the proposed development will deliver significant public benefits and community improvements, including, but not limited to, the following:

- Based on the overall unified development area of approximately 32.2 acres, the total residential density is *just 13.7 dwelling units per acre* (101 units previously approved in Phase I and 339 proposed units in Phase II), which complies with the Development Agreement and Declaration and is comparable to the density of a typical single-family neighborhood in an urban setting which is generally around 10 to 15 dwelling units per acre;
- Neighborhood-serving retail, restaurant, and commercial uses on the barrier island, including a boutique grocery component that reduces the need for nearby residents to travel off the barrier island for everyday goods and services;
- Expansion of the existing waterfront marina promenade system into a continuous publicly accessible waterfront experience encircling both Pier 66 North and Pier 66 South, totaling nearly 1.5 miles of waterfront access and significantly increasing opportunities for public access to the water, marina, restaurants, shops, and amenities;
- Additional transient boat dockage that enhances public access to the waterfront and strengthens Fort Lauderdale's position as a premier boating destination;
- Enhanced public art opportunities integrated throughout the development and public realm;

- Widening of the canal adjacent to Pier South to improve navigational safety, increasing maneuverability for vessels, and creating additional separation between the development and surrounding neighborhoods;
- Creation of a new publicly accessible water basin through the removal of approximately one acre of upland area, increasing water-dependent uses and enhancing the overall waterfront environment;
- Construction of a new Harbour Inlet Drive roundabout designed to improve traffic circulation, reduce neighborhood cut-through traffic, improve ingress and egress to the development, and enhance overall transportation efficiency within the area;
- Enhanced pedestrian, bicycle, and multimodal connectivity throughout the property and between Pier 66 North and Pier 66 South;
- New public open spaces, gathering areas, landscaping, and waterfront amenities designed to create a vibrant and walkable waterfront environment for residents, visitors, and the broader Fort Lauderdale community; and
- A substantial private investment that reinforces Pier Sixty-Six's role as an iconic property, supports local employment, attracts visitors from around the world, generates economic activity for surrounding businesses, and strengthens Fort Lauderdale's identity as a world-class waterfront city; and
- In partnership with the community, funding of a new park-like public amenity beneath the SE 17th Street Causeway, to be designed in partnership with the community, the City of Fort Lauderdale and Florida Department of Transportation ("FDOT"), including amenities for all ages while preserving public access at all times, including public parking and vehicular access.

The following sections describe the Project's compliance with the relevant ULDR sections. Please also reference the accompanying Design Narrative for additional details.

Compliance with Unified Land Development Regulations

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

ULDR Section 47-37A, Planned Development (PDD) District;
ULDR Section 47-24.4.D, Rezoning;
ULDR Section 47-18-21, Mixed Use Development;
ULDR Section 47-23.8, Waterway Use;
ULDR Section 47-25.2, Adequacy Requirements; and
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

Sec 47-37A, Planned Development (PDD) District.

Sec. 47-37A.3. Conditions for PDD rezoning.

In addition to the criteria provided in Section 47-24.4.D for a rezoning approval, the following conditions shall apply:

A. *Minimum area for a PDD zoning district.* The minimum land area required for an application to an a PDD district shall be two (2) acres, with the exception of land designated as Regional Activity Center which shall be a minimum of one-half (^{1}/2) acre. The minimum area of two (2) acres may be reduced upon a finding of substantial public benefit or similar benefit over and above the application of the ULDR; No right-of-way vacations shall be considered, for the purpose of calculating the minimum two (2) acre requirement unless acceptable and like alternate pedestrian and/or multi-modal access is provided.

The restrictive covenants applicable to those portions of the lands set aside to achieve such benefits, which are not dedicated to the public, shall be subject to the provisions of subsection 47-37A.12 and any such agreement contemplated therein shall be recorded in the public records and be binding on the lands of the PDD development, and the obligation therein provided, if any, shall be fully insured by a bond or other means. The minimum area requirements contained in this section shall not apply to any PDD application pertaining to lands located within the Northwest Community Redevelopment Area.

RESPONSE: Project complies. Pursuant to the Development Agreement and the Declaration, the Pier 66 Parcels are recognized and administered as a single unified development site. The unified Pier Sixty-Six development encompasses approximately 32.1 acres, consisting of approximately 20.89 acres within Phase I, 1.8 acres within Phase II North, 8.45 acres within Phase II South, and a 1.07-acre Allison Plat. Accordingly, the Project substantially exceeds the minimum two-acre area requirement for a PDD for Phase II.

B. *Consistency with the goals and objectives of plans adopted for the City's Regional Activity Centers.* For properties located in the City's Regional Activity Centers, the proposed development shall be consistent with the principles and guidelines of the respective existing and future master plans.

RESPONSE: N/A. The Property is currently zoned B-1.

C. *Configuration of the PDD zoning district.* The tracts of land which comprise the PDD zoning district shall be abutting, with the exception of intervening minor streets or alleys.

RESPONSE: Project complies. Pursuant to the Development Agreement and the Declaration, the Pier 66 Parcels are recognized and administered as a single unified development site.

D. *Entire tract under unified control.* An applicant must be the owner or owner's agent of the property with fee simple title.

RESPONSE: Project complies. Pursuant to the Development Agreement and the Declaration, the Pier 66 Parcels are recognized and administered as a single unified development site.

Sec. 47-37A.4. Uses permitted.

The uses permitted and combination thereof within the PDD district, shall be established at the time of rezoning to PDD and shall be consistent with the City's Comprehensive Plan.

RESPONSE: The Project complies. The proposed uses and mix of uses are consistent with the City's Comprehensive Plan, including Goal 1, Objective 1.36, Use of Flexibility and Irregular Density Provision. Pursuant to the Development Agreement, the City reserved 575 residential units ("Reservation Units") for allocation throughout the Pier 66 Parcels. The Development Agreement and Declaration further provides that the Pier 66 Parcels shall be administered as a unified development site for purposes of residential density and development rights. The proposed Phase II development would allocate 339 Reservation Units and includes a complementary mix of residential, commercial, restaurant, grocery, office, marina-supportive, recreational, and public-access uses consistent with the mixed-use waterfront character contemplated by the Comprehensive Plan and the long-term redevelopment vision established for the Pier Sixty-Six property.

Sec. 47-37A.5. Application public outreach.

Prior to the filing of an application, the applicant shall provide an opportunity for input from the property owners of the community as follows:

A. *Notice.* Such notice shall clearly state that the purpose of the meeting is to introduce the proposed development concept for initial public input.

B. *Procedure.* At such public meeting, the intended applicant shall introduce the development concept, including a written executive summary explaining in general how the proposed development meets the required conditions and criteria for PDD pursuant to ULDR. After such presentation, members of the public shall be given an opportunity to comment.

C. *Public participation.* A PDD application is subject to Public Participation requirements pursuant to Section 47-27.4.

D. *Development review committee (DRC) meeting.* Applicant shall conduct a community public meeting after the application has been evaluated at a DRC meeting.

RESPONSE: The Applicant complied with the application public outreach prior to application filing. A Public Outreach meeting was held on May 27, 2026 to introduce the proposed development concept for initial public input. Please refer to the uploaded Public Outreach Notice and Mailing Affidavit and a copy of the presentation material. Applicant will continue complying with the PDD public outreach requirements and provide a summary of all outreach efforts prior to Planning and Zoning Board and City Commission consideration.

Sec. 47-37A.6. Application requirements.

In addition to the application requirements for a rezoning and a site plan level IV permit in accordance with 47-24.2. and 47-24.4., the following shall be submitted as a part of an application for PDD:

A. A PDD written narrative describing the proposed PDD, which includes:

1. The general design concept for the PDD including, but not limited to, the proposed site design, how it integrates and relates to the proposed uses, context and existing development in the surrounding community;

RESPONSE: The proposed PDD represents Phase II of the Pier Sixty-Six Master Development Plan and expands upon the existing resort, marina, and Phase I improvements to create a connected mixed-use waterfront destination linking Pier 66 North and Pier 66 South and the surrounding community. The site plan integrates residential, commercial, restaurant, grocery, office, marina-supportive, and public-access uses around waterfront promenades, open spaces, public gathering areas, and multimodal connections.

Key project elements include expansion of the publicly accessible property-wide perimeter walk is 1.43 miles, 0.9 miles of which is along the waterfront and includes neighborhood-serving retail and restaurant uses including a boutique grocery, additional transient dockage, canal widening and creation of a new 1.0 acre publicly accessible water basin, enhanced public art opportunities, and transportation improvements including a new Harbour Inlet Drive roundabout. The Project is compatible with the surrounding mix of residential, hospitality, marina, commercial, recreational, and port-related uses and further reinforces Pier Sixty-Six's role as a premier waterfront destination.

Please also reference the accompanying Design Narrative for additional details.

2. Description of the innovative design aspects of the proposed PDD and how the proposed development complies with the intent and purpose of the PDD district described in Subsection 47-37A.1.; and

RESPONSE: The primary purpose of the proposed PDD is to permit innovative design including increased building height of 270 feet which reduces mass, allows for more slender tower forms with reduced floorplates, improves building separation, enhances view corridors, increases access to light and air, and reduces previously approved building mass across the entire property. Additional public benefits include expansion of the publicly accessible property-wide perimeter walk totaling 1.43 miles, 0.9 miles of which is along the waterfront and includes neighborhood-serving retail and restaurant uses, enhanced multimodal connectivity, canal widening and creation of a new publicly accessible water basin to improve navigational safety, additional transient dockage, and neighborhood-serving commercial uses. Collectively, these elements further the intent of the PDD district by promoting superior site design, efficient land utilization, enhanced public access, and significant community benefits not achievable through conventional zoning.

3. Identification of those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD's innovative characteristics.

   RESPONSE: Refer to the table on the following page.

Dimension/Standard	B-1 / MXU Requirement	Pier Sixty-Six PDD Requirement	Proposed Phase II Site Plan	Justification
Maximum Density (Residential Units)	25 du/gross acre (maximum east of Intracoastal Waterway)	N/A – see note*	339 Units – see note*	Complies
Minimum Lot Size	N/A	N/A	10.25 acres (Phase II North: 1.80 acres Phase II South: 5.49 acres upland area 1.96 acres waterway 1.0 acres new water basin)	Complies
Maximum Building Height	120 feet (maximum east of the Intracoastal Waterway)	270 feet	270 feet	As provided herein
Maximum Structure Length	Nonresidential or mixed use residential: N/A Single use residential: 200 feet	Nonresidential or mixed use residential: N/A	Varies	Complies
Maximum Floor Area Ratio	N/A	Nonresidential: 3.0**	2.7 (includes residential AND nonresidential GSF)	Complies
Minimum Open Space	Phase I: 15,750 SF Phase II: 50,850 SF Total: 33,300 SF	As required for B-1/MXU	Phase I: 124,494 SF total Phase II: 328,503 Total Total: 452,997 SF	Complies See Sheet C0.C for breakdown of required / provided open space at grade and above grade

Minimum Parking	Phase I: 1,331.0 spaces Phase II: 1,424.4 spaces Total: 2,755.4 spaces	Phase I: 1,013.0 spaces Phase II: 960.0 spaces Total: 1,973 spaces see note*** See Sheet C0.C	Phase I: 842 spaces Phase II: 1,186.0 spaces Total: 2,028 spaces see note***	As provided herein
Minimum Setbacks/Yards				
Front	Phase II North: 5' (South / Frontage Rd) Phase II South: 5' (North / Frontage Rd and East / SE 23rd Ave)	Phase II North: 5' (South / Frontage Rd) Phase II South: 5' (North / Frontage Rd and East / SE 23rd Ave)	See Sheet C0.A for overall setbacks and Sheet C0.B for setbacks per tower	Complies
Side	Phase II North: N/A (West / Waterway) Phase II South: N/A (West / Waterway)	Phase II North: 5' (West / Waterway) Phase II South: N/A (West / Waterway)		
Side	Phase II North: N/A (East Adj. Bldg)	Phase II North: N/A (East Adj. Bldg)		
Rear	Phase II North: N/A (North / Waterway) Phase II South: N/A (South / Waterway)	Phase II North: 0' (North / Waterway) Phase II South: N/A (South / Waterway)		

*****Pursuant to the Development Agreement, up to 575 Reservation Units may be allocated throughout the Pier 66 Parcels. The Development Agreement and Declaration provide that the Pier 66 Parcels are administered as a unified development site for purposes of residential density and development rights. Of the 575 Reservation Units, 101 residential units were previously approved as part of Phase I and 339 residential units are proposed as part of this Phase II PDD application, for a total of 444 residential units. Approval of this PDD shall not limit the future allocation of any remaining Reservation Units in accordance with the Development Agreement and Declaration.

**Specific standards identified in the PDD Ordinance, ULDR, Section 47-37A.

***A shared parking analysis conducted using methodologies provided within the document Shared Parking as published by the Urban Land Institute will be included within the Traffic Study once the submitted methodology is approved by the City.

B. A context plan of the surrounding land area, inclusive of rights-of-way, waterways and other public spaces, indicating proposed development and outline of all nearby properties with structures outlined, uses and approximate heights labeled (in floors), including existing setbacks, drive isle(s), and sidewalk(s) dimensions.

RESPONSE: Please refer to the context plan of the surrounding area on Sheet X8-002 of the PDD Exhibit Sheets and the renderings in the PDD Rendering Sheets.

C. The number and type of dwelling units, and square footage of all proposed uses and buildings on site, including dwelling unit per net acre calculations.

RESPONSE: Refer to Sheet C0.B in the PDD Site Plan and Data Sheets for unit mix/sizes and square footage breakdown of all proposed uses per building.

D. A description of how the proposed PDD meets adequacy requirements as provided in Section 47-25.2.

RESPONSE: A separate point-by-point response to the adequacy requirements is included with this submission.

E. A description of the proposed phasing of construction of the PDD, if applicable, identifying the general schedule and specific improvements associated with each phase, the estimated start date, an estimated completion date, and shall be in accordance with the provisions for site plan expiration as provided in Section 47-24.1.M. The completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the city.

RESPONSE: Refer to Sheet X6 in the PDD Exhibit Sheets for the proposed phasing.

F. Aerial oblique perspectives of the project in context with adjacent properties and surroundings from opposing views, showing clear and accurate three-dimensional views in context with the surrounding area, and indicating building outlines.

RESPONSE: Refer to the PDD Rendering Sheets.

Sec. 47-37A.7. Performance standards for permitted uses.

A. The permitted principal and accessory uses, height, bulk, shadow, open space, yards, setbacks, separation between buildings, floor area ratio, density, design concept and standards, signs, landscaping, parking bufferyards, fences and all other development standards for the PDD shall be as established by ordinance approving a PDD based on the criteria provided in this Section 47-37A.

RESPONSE: Acknowledged.

B. Parking. Off-street parking requirements provided in Section 47-20.2, may be reduced for any use proposed in the PDD subject to the criteria provided in Section 47-20.3.A.5, Reductions and Exemptions criteria. All parking reductions to be granted must be based on an identifiable plan to mitigate all negative impacts which may be associated with such reduction. Parking requirements shall be project-driven and may be reduced proportionally to the degree that shared uses, pedestrian connections, and other modes of transportation provide alternatives to vehicular trips.

RESPONSE: The proposed parking reduction reflects the integrated mixed-use nature of the Pier Sixty-Six development, which is considered a unified development site pursuant to

the Development Agreement and Declaration for parking purposes. The complementary mix of residential, resort, marina, commercial, restaurant, grocery, office, recreational, and public-access uses generates parking demand at different times, creating significant shared parking opportunities.

A proposed shared parking methodology has been submitted for City review. Upon approval, a Shared Parking Analysis utilizing the methodologies set forth in Shared Parking, published by the Urban Land Institute (ULI), will be incorporated into the Traffic Study to evaluate parking demand, shared parking opportunities, internal trip capture, and multimodal transportation alternatives supporting the proposed parking reduction.

C. Areas proposed for common ownership shall be subject to the required unified control document to be recorded in the public records of Broward County. Restrictive covenants, required easements, dedication of public open space shall be recorded in the public records of Broward County.

RESPONSE: Acknowledged.

D. Development agreement shall provide for maintenance and other issues with bond assurances.

RESPONSE: Acknowledged.

Sec. 47-37A.8. PDD criteria and limitations.

In addition to the criteria outlined herein, the following additional development criteria and limitations shall apply:

A. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties; and

RESPONSE: Project complies. The surrounding area is characterized by a mix of residential, hospitality, commercial, marina, recreational, port-related, and public uses. The proposed mix of residential, retail, restaurant, grocery, office, marina-supportive, and public-access uses is compatible with both the existing Pier Sixty-Six resort and marina facilities and the surrounding area. The integrated mixed-use development promotes a complementary relationship among uses while further enhancing the property's function as a waterfront destination and gateway to Fort Lauderdale's barrier island.

B. While a mix of uses is encouraged, uses that create an inherent negative impact, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses shall be avoided. Generally, residential, office, hotel, restaurant, retail and other community-serving uses provide opportunities for successful combinations that help to create a vibrant and dynamic living environment with a variety of destinations offering goods and services in close proximity; and

RESPONSE: Project complies. The Project consists of residential, office, retail, restaurant, grocery, marina-supportive, and related community-serving uses. These uses are complementary in nature and are commonly integrated within mixed-use developments. The proposed mix of uses creates opportunities for residents, visitors, and boaters to access goods, services, dining, employment, and recreational opportunities within a walkable waterfront environment without introducing uses that generate excessive noise, odors, pollution, or similar adverse impacts.

C. 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; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and

RESPONSE: The Project complies. The Project has been designed with significant consideration given to building massing, architectural articulation, and compatibility with surrounding development patterns. Although the proposed buildings reach a maximum height of 270 feet, the additional height permitted through the PDD facilitates a more slender tower form with reduced floorplates, allowing greater separation between buildings, increased access to light and air, and reduced mass when compared to a shorter and broader building form and compared to the previously approved site plan. The Project incorporates strategic building placement and orientation, significant setbacks from adjacent waterways, enhanced landscaping and open space, waterfront public promenades, and the widening of the adjacent canal and creation of a new water basin to increase separation from nearby residential neighborhoods. Structured parking is integrated into and screened by the overall building design, while active residential, commercial, restaurant, grocery, office, marina-supportive, and public-access uses activate building frontages throughout the development. Collectively, these design features provide an effective transition between varying development intensities and achieve a level of site integration and public benefit not attainable through a conventional zoning approach.

D. Street sections shall provide ample pedestrian access with continuous sidewalks and shade tree canopy balancing parking requirements with other mobility options and promote shared access between properties and uses; and

RESPONSE: The Project complies. Refer to streetscape sections on Sheet L3-3-04 in Landscape Sheets.

E. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity; and

RESPONSE: The Project complies. The Project does not include street or alley vacations.

F. Residential density shall be limited to fifty dwelling units per acre (50 du/ac) or when applicable, the maximum residential density permitted by the underlying land use designation or portion thereof; and

RESPONSE: The Project complies. Pursuant to the Development Agreement, up to 575 Reservation Units may be allocated throughout the Pier 66 Parcels. The Development Agreement and Declaration provide that the Pier 66 Parcels are administered as a unified development site for purposes of residential density and development rights. Of the 575 Reservation Units, 101 residential units were previously approved as part of Phase I and 339 residential units are proposed as part of this Phase II PDD application, for a total of 444 residential units. Based on the overall unified development area of approximately 32.2 acres, the total 444 residential units yield an extremely low density *of just 13.7 dwelling units per acre*, which complies with the Development Agreement and Declaration. Approval of this PDD shall not limit the future allocation of any remaining Reservation Units in accordance with the Development Agreement and Declaration.

G. Floor area ratio (FAR) for nonresidential intensity within the PDD shall be limited to a FAR of three (3) times the parcel size; and

RESPONSE: The Project complies. Based on the size of the Property, the resulting nonresidential FAR is substantially below the maximum FAR of 3.0 permitted.

H. Building height may be increased by an additional amount equivalent to one hundred and twenty-five (125) percent of the existing height identified in the underlying zoning district but in no case shall exceed three hundred (300) feet.

RESPONSE: The Project complies. The Project proposes a maximum building height of 270 feet, which is below the maximum 300-foot height permitted by Section 47-37A.8.H.

Sec. 47-18.21. Mixed Use Development.

D. *Mixed use development on commercial land use designated parcels.* The city may permit a mixed use development when the development site has a commercial land use designation, subject to the following:

1. Approval of an allocation of available flexibility units, without the need to amend the city's land use plan or rezone land. For definition of flexibility units, see Section 47-28, Flexibility Rules.

   or

   Compliance with Broward County Land Use Plan Policy 2.16.4 and Section 47-23.16. of the ULDR, Affordable Housing Regulations.

   RESPONSE: The Project complies. Pursuant to the Development Agreement, up to 575 Reservation Units may be allocated throughout the Pier 66 Parcels. The Development Agreement and Declaration provide that the Pier 66 Parcels are administered as a unified development site for purposes of residential density and development rights. Of the 575 Reservation Units, 101 residential units were previously approved as part of Phase I and 339 residential units are proposed as part of this Phase II PDD application, for a total of 444 residential units. Based on the overall unified development area of approximately 32.2 acres, the total 444 residential units yield an extremely low density *of just 13.7 dwelling units per acre*, which complies with the Development Agreement and Declaration. Approval of this PDD shall not limit the future allocation of any remaining Reservation Units in accordance with the Development Agreement and Declaration.

2. The MXU shall include residential uses in conjunction with business uses as provided below in Section 47-18.21.F.3. of the ULDR.
3.

   RESPONSE: Project complies. The proposed mixed-use development includes 339 multifamily dwelling units together with 25,145 square feet of commercial use, 17,327 square feet of restaurant use, 13,955 square feet of grocery use, 29,050 square feet of office use, and 37 marina slips.

4. Developments shall meet the following requirements:

   a. At least fifty (50) percent of the ground floor of any portion of a building or development, excluding ingress and egress, facing a qualified road shall provide office and/or commercial uses.
   b. Residential uses are prohibited from ground floor frontages facing a qualified road, except for vehicular ingress and egress and lobby access.
   c. Portions of a development not facing a qualified road are not required, but encouraged, to provide office and/or business uses, except when abutting a residential zoning district.

   RESPONSE: N/A. The Project does not front any qualified roads. However, ground-floor frontages are activated with nonresidential uses as depicted on the Site Plan and Ground Floor Plans.

5. For a development site that is less than five (5) acres in size, single use multifamily residential buildings are permitted in conjunction with onsite business uses subject to Section 47-18.21.D.3. of the ULDR. No single use residential building is permitted to front a qualified road.
RESPONSE: N/A. The unified development site exceeds five (5) acres in size.

6. For a development site that is greater than five (5) acres in size, single use multifamily residential buildings may be permitted in conjunction with onsite business uses subject to Section 47-18.21.D.3. of the ULDR, provided gross residential acreage does not exceed five (5) acres or forty (40) percent of the total gross acreage of the development site, whichever is greater. No single use residential building is permitted to front a qualified road.
RESPONSE: N/A. No single-use multifamily residential buildings are proposed.

F. *Permitted uses.*

1. The residential and business uses permitted within a mixed use development are as provided by the zoning district where the mixed use development is located.
RESPONSE: Project complies. The proposed residential, commercial, restaurant, grocery, office, marina, and accessory uses are permitted within the proposed PDD and are consistent with the intent of the MXU provisions.

2. The residential density is limited as provided by the zoning district where the mixed use development is located unless flexibility units are allocated in accordance with Section 47-28. of the ULDR, Flexibility Rules, however, in no case shall residential density exceed fifty (50) dwelling units per gross acre, except where:
   a. There exists a residential dwelling; and
   b. The residential dwelling is located on property designated commercial on the city's land use plan; and
   c. The dwelling was legally permitted at a density greater than fifty (50) units per gross acre; or
   d. The development is in compliance with Broward County Land Use Plan Policy 2.16.4. and Section 47-23.16, of the ULDR, Affordable Housing Regulations.

   The maximum density for mixed use development east of the Intracoastal Waterway shall be twenty-five (25) units per gross acre.

   RESPONSE: The Project complies. Pursuant to the Development Agreement, up to 575 Reservation Units may be allocated throughout the Pier 66 Parcels. The Development Agreement and Declaration provide that the Pier 66 Parcels are administered as a unified development site for purposes of residential density and development rights. Of the 575 Reservation Units, 101 residential units were previously approved as part of Phase I and 339 residential units are proposed as part of this Phase II PDD application, for a total of 444 residential units. Based on the overall unified development area of approximately 32.2 acres, the total 444 residential units yield a density of *just 13.7 dwelling units per acre*, which complies with the Development Agreement and Declaration and is comparative to the density of a typical single family neighborhood in an urban setting which is around 10 to 15 dwelling units per acre. Approval of this PDD shall not limit the future allocation of any remaining Reservation Units in accordance with the Development Agreement and Declaration.

3. The business uses permitted in an MXU are as follows:

   a. When located in a residential zoning district, the aggregate of the business use or uses shall be no greater than an aggregate ten thousand (10,000) square feet in gross floor area:
      i. *Commercial recreation:*

         (*intentionally omitted*)

      ii. *Food and beverage service:*

         (*intentionally omitted*)

      iii. *Retail Sales:*

         (*intentionally omitted*)

      iv. *Services/Office Facilities:*

         (*intentionally omitted*)

   b. The following business uses may be permitted to exceed ten thousand (10,000) square feet:
      i. Department store.
      ii. Offices.

   c. Accessory Uses, Buildings and Structures, see also Section 47-19 of the ULDR.
      i. Child day care facilities, as provided by the district where the mixed use development is located and subject to the requirements of Section 47-18.8. of the ULDR.
      ii. Film processing when accessory to pharmacy or copy center.
      iii. Outdoor dining and sidewalk café, see Section 47-19.9. of the ULDR.

RESPONSE: Project complies. The Project includes a mix of commercial, restaurant, grocery, office, marina-supportive, and accessory uses consistent with the business uses contemplated by the MXU regulations. The proposed office uses, retail uses, restaurant uses, grocery uses, and associated accessory uses are permitted within the mixed-use development.

G. *Parking requirements.* The total number of required off-street parking spaces for an MXU shall be equal to the sum of the required parking for each use as if provided separately. See Section 47-20, Parking and Loading Requirements.

RESPONSE: The proposed parking reduction reflects the integrated mixed-use nature of the Pier Sixty-Six development, which is considered a unified development site pursuant to the Development Agreement and Declaration for parking purposes. The complementary mix of residential, resort, marina, commercial, restaurant, grocery, office, recreational, and public-access uses generates parking demand at different times, creating significant shared parking opportunities.

A proposed shared parking methodology has been submitted for City review. Upon approval, a Shared Parking Analysis utilizing the methodologies set forth in Shared Parking, published by the Urban Land Institute (ULI), will be incorporated into the Traffic Study to evaluate parking

demand, shared parking opportunities, internal trip capture, and multimodal transportation alternatives supporting the proposed parking reduction.

H. *Landscaping and open space requirements.* Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21 of the ULDR, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. Open space and landscaping shall be required in conjunction with residential uses in a mixed use development according to the following:

1. For mixed use development in a residential zoning district, landscaping shall be as required by Section 47-21.10 of the ULDR for the zoning district in which the mixed use development is located.
2. For development in a mixed use development in other than a residential zoning district, open space shall be required. 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 include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50) of the required open space shall be in living materials used in landscaping which areas may be above grade. At least forty percent (40) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space required shall be calculated based on the size and density of the development, as follows:
    a. For development of twenty-five (25) residential units or less, or developments of fifteen (15) dwelling units per acre or less density: a minimum of two hundred fifty (250) square feet of open space per unit;
    b. For developments of between twenty-six (26) and one hundred (100) residential units, or developments of greater than fifteen (15) dwelling units per acre and up to twenty-five (25) dwelling units per acre density: a minimum of two hundred (200) square feet of open space per unit;
    c. For developments of more than one hundred (100) residential units, or developments of greater than twenty-five (25) dwelling units per acre density: a minimum of one hundred fifty (150) square feet of open space per unit;
    d. For developments which fall into more than one (1) of the above categories, the lesser open space requirement shall apply.
    e. For the property located east of the Intracoastal Waterway, the percentage of landscape materials provided above grade as permitted by this section shall also be provided off-site in an area impacted by the development as determined by the development review committee or an owner shall be required to pay a cash equivalent to the city to be used to landscape a public area impacted by the development.
    f. Developments shall be required to meet the vehicular use area requirements as provided in Section 47-21 of the ULDR, Landscape and Tree Preservation.
3. A mixed use development shall contain a public plaza open to the sky which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of one thousand four hundred (1,400) gross square feet and shall be located to provide the principal pedestrian access to the mixed use development. A covered arcade with a minimum width of ten (10) feet may substitute for up to fifty percent (50) of the above public plaza requirements.

RESPONSE: The Project complies. Within the Phase II PDD application area, consisting of Phase II North and Phase II South, a total of 328,503 square feet of open space is provided, including 190,155 square feet of at-grade (ground level) open space and 138,348 square feet of above-grade open space. Additionally, 1,400 square feet of public plaza area is provided where a minimum of 1,400 square feet is required.

Pursuant to the Development Agreement and Declaration, the Pier 66 Parcels are regulated as a unified development site. Accordingly, when combined with the previously approved and constructed Phase I improvements, the overall Pier Sixty-Six development provides 452,997 square feet of open space, including 314,649 square feet of at-grade open space and 138,348 square feet of above-grade open space. Refer to Sheets C.0D (Site Plan and Data Sheets) and X4.0 through X4.3 (Exhibit Sheets).

I. *Dimensional requirements.* The dimensional requirements of a mixed-use development shall be as follows:

1. *Density.* The density shall be the same as applies in the zoning district where the development is located.
   RESPONSE: The Project complies. Pursuant to the Development Agreement, up to 575 Reservation Units may be allocated throughout the Pier 66 Parcels. The Development Agreement and Declaration provide that the Pier 66 Parcels are administered as a unified development site for purposes of residential density and development rights. Of the 575 Reservation Units, 101 residential units were previously approved as part of Phase I and 339 residential units are proposed as part of this Phase II PDD application, for a total of 444 residential units. Based on the overall unified development area of approximately 32.2 acres, the total 444 residential units yield a density of *just 13.7 dwelling units per acre*, which complies with the Development Agreement and Declaration. Approval of this PDD shall not limit the future allocation of any remaining Reservation Units in accordance with the Development Agreement and Declaration.

2. *Minimum lot size.* Ten thousand (10,000) gross square feet.
   RESPONSE: The Project complies and exceeds the minimum required lot size.

3. *Maximum structure length.* Two hundred (200) feet for single use residential buildings.
   RESPONSE: N/A, no single-use residential building is proposed.

4. *Maximum height.* The same as the district where the mixed-use development is located.
   RESPONSE: The Project complies with the maximum permitted 270-foot height pursuant to Sec. 47-37A, PDD.

5. *Minimum lot width.* One hundred (100) feet.
   RESPONSE: The Project complies with a minimum lot width exceeding 100 feet.

6. *Minimum floor area.* Four hundred (400) square feet for each multifamily dwelling unit.
   RESPONSE: The Project complies with a minimum multifamily dwelling unit size over 400 square feet. Refer to Sheet C0.B in the PDD Site Plan and Data Sheets for unit mix/sizes.

7. *Yards.* Yards shall be the same as the district where the mixed use development is located.
RESPONSE: The proposed PDD setbacks comply with the B-1 requirements. Refer to Sheet C0.A for overall setbacks (screenshots below) and Sheet C0.B for setbacks per tower.

Phase 2 North:

SETBACK TABLE:	B–1 REQUIRED	PDD PROPOSED	PDD PROVIDED
FRONT YARD (SOUTH) – FRONTAGE RD	5'	5'	5' BUILDING A TO ℄
SIDE YARD (WEST) – WATERWAY	NOTE A	5'	26.3 BUILDING A TO EXIST. WETFACE 20.2' UPPER LVL TO EXIST. WETFACE
REAR YARD (NORTH) – WATERWAY	NOTE A	0'	21.8' BUILDING A TO PROP. WETFACE 14.6' UPPER LVL TO PROP. WETFACE
SIDE YARD (EAST) – ADJ. BUILDING	N/A	N/A	N/A

NOTE A: PER SEC. 47–23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.

* PROPOSED WETFACE (TO THE NORTH) IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED +/– 2' ALONG THE NORTHERN PROPERTY.

Phase 2 South:

OVERALL

SETBACK TABLE:	B–1 REQUIRED	PDD PROPOSED	PDD PROVIDED		
			TO ℄	TO EXISTING WETFACE	TO PROPOSED WETFACE
FRONT YARD (NORTH) – FRONTAGE RD	5'	5'	5.0' BUILDING D 5.0' BUILDING D (UPPER LVL)	N/A	24.3' BUILDING C 9.5' BUILDING C (UPPER LVL)
FRONT YARD (EAST) – SE 23RD AVE	5'	5'	5.5' BUILDING D 5.5' BUILDING D (UPPER LVL)	N/A	17.5' BUILDING B 2.7' BUILDING B (UPPER LVL)
REAR YARD (SOUTH) – WATERWAY	NOTE A	NOTE A	51.8' BUILDING D 42.4' BUILDING D (UPPER LVL)	17.4' BUILDING D 7.9' BUILDING D (UPPER LVL)	7.9' BUILDING D (–)1.5' BUILDING D (UPPER LVL)
SIDE YARD (WEST) – WATERWAY	NOTE A	NOTE A	162.6' BUILDING B 135.2' BUILDING B	22.9' BUILDING B 6.8' BUILDING B (UPPER LVL)	11.0' BUILDING C (–)17.6' BUILDING C (UPPER LVL)

NOTE A: PER SEC. 47–23.9 (WATERWAY USE) 20' LANDSCAPE YARD DOES NOT APPLY TO A MARINA USE.
NOTE B: SEE SETBACK BY TOWER ON SHEET C0.B.

* PROPOSED WETFACE IS BEING USED TO DETERMINE SETBACK. WETFACE SHIFTED AN AVERAGE OF +/– 10' ALONG THE SOUTHERN PROPERTY.

** ADJACENT PROPERTY IS OWNED BY APPLICANT.

J. *Sidewalk requirements.* A minimum seven-foot wide sidewalk along the street abutting the property proposed for an MXU in a location approved by the city engineer shall be required. Mixed use developments on property within a nonresidential zoning district lying east of the Intracoastal Waterway will be required to provide ten-foot sidewalks in a location and manner approved by the city engineer.
RESPONSE: The Project complies. The Project expands the publicly accessible waterfront promenade system surrounding the Pier 66 Parcels through a combination of lower and upper promenades that provide direct waterfront access, pedestrian connectivity, seating areas, landscaping, and gathering spaces. The promenade system ranges in width and connects to a broader sidewalk network. Together, these improvements significantly enhance public access to the waterfront and create a continuous pedestrian experience linking Pier 66 North and Pier 66 South.

K. *Requirements for conditional review and approval.* In addition to the requirements established by this section, any mixed use development shall be subject to the requirements for a conditional use permit, as provided in Section 47-24.3. of the ULDR.
RESPONSE: The Project complies. Refer to the point-by-point response for Section 47-.24.3, Conditional Use Permit.

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 anticipated to interfere with the City's communication network. If interference is identified, the Applicant shall work with the City to eliminate the interference.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
RESPONSE: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project, as applicable.

D. *Environmentally sensitive lands.*

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

   a. Broward County Ordinance No. 89-6.

   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

   c. Broward County Ordinance No. 84-60.

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

RESPONSE: There are no environmentally sensitive lands located on the Property to Applicant's knowledge.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
RESPONSE: Acknowledged, the Project will comply 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: City Park Impact Fees for the Project will be paid prior to building permit issuance.

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: CPTED principles in the Project include natural surveillance through active ground-floor uses and building orientation, clearly defined and controlled access points, and appropriate lighting of pedestrian and vehicular areas.

H. *Potable water.*

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

2. *Potable water facilities.*

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

   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

   c. Where the county is the projected service provider, a similar written assurance will be required.

   RESPONSE: Applicant requested a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City 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.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

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

   RESPONSE: Applicant requested a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City 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 Applicant will request a School Capacity Availability Determination from the Broward County School Board confirming the total student generation.

K. *Solid waste.*

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

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

   RESPONSE: Acknowledged.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.
RESPONSE: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria. Refer to stormwater calculations included with this submittal.

M. Transportation facilities.

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

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

be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

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

4. *Traffic impact studies.*

   a. When the proposed development may generate over one thousand (1,000) daily trips; or

   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

      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: Refer to Traffic Methodology prepared by DC Engineering. Once the methodology is approved by the City's Transportation Engineer, a traffic study will be provided during the site plan review process.

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

   RESPONSE: Acknowledged. Applicant will coordinate with the City, County and State on any required dedications of rights-of-way by easement.

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 expands the publicly accessible waterfront promenade system surrounding the Pier 66 Parcels through a combination of lower and upper promenades that provide direct waterfront access, pedestrian connectivity, seating areas, landscaping, and gathering spaces. The promenade system ranges in width and connects to a broader sidewalk network. Together, these improvements significantly enhance public access to the waterfront and create a continuous pedestrian experience linking Pier 66 North and Pier 66 South.

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

   RESPONSE: N/A. The Property fronts the SE 17th Street service road (Frontage Road) and Harbour Inlet (SE 23rd Avenue) Drive.

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: Applicant is proposing a new Harbour Inlet Drive roundabout designed to improve traffic circulation, reduce neighborhood cut-through traffic, improve ingress and egress to the development, and enhance overall transportation efficiency within the area. Refer to Traffic Methodology prepared by DC Engineering. Once the methodology is approved by the City's Transportation Engineer, a traffic study will be provided during the site plan review process to determine any required roadway improvements if applicable.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum

height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: Refer to Street Tree Requirements on Landscape Sheets.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.
   RESPONSE: Applicant requested a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City 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 off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.
RESPONSE: Acknowledged and will comply.

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 Phase II property has not been identified as having any archaeological or historical significance by the City of Fort Lauderdale, Broward County, or State of Florida.

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

Sec. 47-25.3. Neighborhood Compatibility Requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

RESPONSE: Refer to point-by-point narrative addressing the adequacy requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: To the extent any Environmental Protection and Growth Management (formerly known as DNRP) permits are needed, Applicant will apply and obtain such permits.

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.

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.

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

RESPONSE: N/A, the Project is not contiguous to residential property as defined in the ULDR.

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.

<u>RESPONSE</u>: N/A, the Project is not contiguous to residential property as defined in the ULDR.

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.

<u>RESPONSE</u>: N/A, the Project does not abut residential properties as defined in the ULDR. However, the required loading and services has been internalized to the site and building. Loading zone requirements are described on Sheet C0.C of the PDD Site Plan and Data Sheets and circulation shown on Sheet X5 of the PDD Exhibit Sheets.

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

RESPONSE: Rooftop mechanical equipment is integrated within the building volume and screened from view.

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: N/A, the Project is not contiguous to residential property as defined in the ULDR.

d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

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.

RESPONSE: N/A, the Project is not contiguous to residential property as defined in the ULDR.

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.

RESPONSE: N/A, the Project is not contiguous to residential property as defined in the ULDR.

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

RESPONSE: N/A, the Project is not contiguous to residential property as defined in the ULDR.

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: N/A, the Project is not contiguous to residential property as defined in the ULDR.

v. *Application to existing uses.* [*intentionally omitted*]

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

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: Project complies. Phase II is compatible with the surrounding area and has been designed to preserve the character and integrity of adjacent neighborhoods while furthering the long-term redevelopment vision established by the Development Agreement. The Project's maximum building height of 270 feet is consistent with the existing and approved urban development pattern along the SE 17th

Street corridor, where nearby buildings range from approximately 137 feet to nearly 400 feet in height, including the 398-foot 910 Residences, 372-foot Quay Residences, 291-foot OMNI Hotel, 300-foot Bahia Mar development, and other high-rise residential and hospitality uses.

The Project incorporates numerous design elements intended to mitigate potential impacts to adjacent neighborhoods, including strategic building placement and orientation, significant setbacks from adjacent waterways, enhanced landscaping and open space, waterfront public promenades, and a coordinated site planning approach. The proposed canal widening and creation of a new water basin further increase separation between the new development and surrounding residential neighborhoods while enhancing navigational safety and waterfront access.

The Project also includes substantial mobility and transportation improvements intended to reduce neighborhood traffic impacts. Specifically, the proposed Harbour Inlet Drive roundabout is designed to improve traffic circulation, maintain vehicular flow along the SE 17th Street corridor, and reduce the potential for development-generated traffic to utilize adjacent neighborhood streets. The integrated mix of residential, commercial, restaurant, grocery, office, marina-supportive, and public-access uses further promotes internal trip capture and walkability, thereby reducing external vehicle trips. Collectively, these site planning, transportation, landscaping, open space, and waterfront improvements ensure compatibility with surrounding development patterns while minimizing adverse impacts to adjacent neighborhoods.

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 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: N/A, the surrounding neighborhood does not have an adopted master plan.

ii. Reserved.

iii. Reserved.

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

[*Intentionally omitted*]

RESPONSE: N/A for mixed use residential development lying east if the Intracoastal Waterway.

Respectfully submitted,

Digitally signed by Stephanie J. Toothaker, Esq.
Date: 2026.06.12 15:32:39 -04'00'

Stephanie J. Toothaker, Esq.

10 Design
2333 Ponce de Leon Boulevard, Suite 1000, Coral Gables, FL 33134 USA
T: +1 (305) 856 2021 | 10design.co

PIER SIXTY-SIX – PHASE 2 PDD
DESIGN FACT SHEET

OVERVIEW:

Tavistock Development Company has announced Phase II of Pier Sixty-Six, an approximately ten-acre mixed-use development spanning north and south parcels of the 32-acre waterfront destination. The project is set to include four mixed-use buildings, one of the city's largest waterfront promenades, a new water basin, expanded marina facilities, grocery, retail, dining, a community space beneath the 17th Street bridge, and enhanced connectivity by land and water.

The design of Phase II of Pier Sixty-Six is the result of a collaborative effort between leading design firms: 10 Design, lead design architect, and EDSA, landscape architect and land planner. Together, the team created a design that revolves around the water, while serving as a central gathering space for residents and visitors alike.

DESIGN NARRATIVE:

Design defined by the water. From day one, the ambition was a bold, marina-led destination with a design identity entirely of its own. Inspiration came partly from the original hotel on the site, built in the 1960s and known for its landmark rotating rooftop bar, Pier Top. The design team sought to honor it, bringing a new sense of architectural ambition to the waterfront while acknowledging what came before.

In the early stages of design, the team took to the water, arriving by boat to experience the site as a guest would. That became a foundational reference point. It led them to carve back a portion of the site, giving one acre of land back to the water and creating a new water basin on the south parcel. The architecture now responds to the guest experience, opening water views and a 1.43-mile-long waterfront promenade. This plan connects the original Pier Sixty-Six on the north parcel to the southern site adjacent to the canal and Harbour Inlet neighborhood. Community was at the forefront of the design and planning from the start.

By expanding the waterways, the buildings appear to float, their forms swept into the landscape. By creating a 1-acre basin as the focal point, the project significantly increased the amount of navigable water on site. The result is a deliberate blurring of water and land; the architecture relates more to the water than the ground it sits on.

Each residence across all four new buildings has a waterfront view. Deep balconies create movement and protect units from the natural elements to reinforce the indoor/outdoor experience the project aims to deliver. A shift in the facades gives the buildings a unique face as you walk around the site, making each elevation distinct while protecting view corridors.

Inspired by nautical features, the buildings taper to maximize view corridors. The forms feel light on the site, sitting on a mixed-use podium with carved-out areas that break down the mass and create a dynamic stepping façade.

The design team worked to strengthen connections between interior and exterior spaces and enhance the shopping and dining experience throughout. Amenities include pools and spas, sports courts, a dog area and kids' play space, set within lush, layered planting designed to foster community. From street level, two buildings are visible at once. The facades shift with the light, blurring into the sky as the panorama changes from morning to night.

SUSTAINABILITY:

The project prioritizes the use of native plant species that are naturally adapted to the coastal environment, enhancing site resilience while reducing long-term maintenance needs.

The landscape and lighting design are carefully tailored to the coastal setting. Native vegetation reinforces dune and shoreline ecosystems, while specialized amber (turtle-friendly) lighting minimizes disruption to sea turtle nesting and hatchling navigation, aligning with best practices for coastal environmental stewardship.

By incorporating drought-tolerant native plantings, the project significantly reduces potable water demand for irrigation.

The project emphasizes sustainable site development through the selection of regionally appropriate, low-impact materials and extensive use of native landscaping. These strategies reduce environmental disturbance, support local ecosystems, and ensure long-term durability in a marine climate.

Venturing into the inner marina, a 3D printed coral reef will serve as both a design landmark and an ecological intervention, rebuilding seawall habitats for native species. The amenity rooftops follow the same ethos, introducing larger plant species to restore biodiversity at the upper levels.

Resilience is as essential as sustainability when building in South Florida. The project works with the coastal climate throughout, mitigating ocean breezes and flooding at pedestrian level and providing canopies for shade and rain protection across the site. The shape of the buildings was also analyzed to respond to wind patterns and flows as height increases, with orientation carefully considered to minimize sun heat gain and maximize shade with deep balconies.

DC ENGINEERS, INC.

Memorandum

To: Benjamin Restrepo, P.E.
City of Fort Lauderdale, Development Services

From: J. Suzanne Danielsen, P.E.

xc: Chris Gandolfo

Date: April 7, 2026

Draft

Re: Pier 66 Phase 2 - Fort Lauderdale
Traffic Study Methodology

Property located along the south side of the SE 17th Street Causeway (SR A1A) east of the Intracoastal Waterway within municipal limits of the City of Fort Lauderdale is proposed to be improved with 339 multifamily dwelling units, 19,327 square feet of restaurant space (including 2,000 square feet of outdoor dining), a 13,955 square foot supermarket, 25,145 square feet of retail, 29,050 square feet of office space and a 37 berth marina. A project location map is attached as Figure 1. Vehicular access is proposed along the existing SE 17th Street frontage road and at one (1) location along SE 23 Avenue (Harbor Inlet Drive). The following is our proposed methodology for the required traffic study.

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) report *Trip Generation*, 12th Edition. Trip Generation rates and formulae will be provided within the report text. A preliminary estimate of project traffic is shown in Table 1, attached.

- As shown in Table 1, the internalization of vehicle trips between proposed uses will be considered as will the effect of a multi-modal reduction factor. These adjustments to the raw trip generation estimates will be further explained within the report.

- Vehicle trip distribution and assignment will be based upon current travel patterns, existing nearby land uses and available transportation network in the vicinity of the project site (ie. no travel demand modeling will be performed).

- In addition to the project driveways, the traffic study will evaluate the following intersections during typical AM and PM peak periods (all locations are shown in Figure 1):

    - SE 17 Street at Cordova Road,
    - SE 17 Street at SE 15 Avenue,
    - SE 17 Street at Eisenhower Boulevard,
    - SE 17 Street at SE 23 Avenue (Harbor Inlet Drive),
    - Frontage Road/SE 17 Street Ramp at SE 23 Avenue (Harbor Inlet Drive),
    - Employee Driveway at SE 23 Avenue (Harbor Inlet Drive),
    - SE 17 Street at SE 17 Street Ramp and
    - SE 17 Street (Seabreeze Boulevard) at Mayan Drive.

12743 NW 13th Court, Coral Springs, Florida 33071
Tel: (954) 798-0926

- Turning movement count data will be collected on one (1) typical weekday during AM (7-9 AM) and PM (4-6 PM) peak periods at the intersections listed above. The counts will include bicycles and pedestrians.

- Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available adjustment factors published by the Florida Department of Transportation (FDOT).

- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historic traffic data available for the area near the project site. A minimum annual growth rate of 0.5% will be applied.

Draft

- Traffic from approved but unbuilt development as provided by City staff will be included within the traffic study. *To be provided during the methodology meeting.*

- Existing traffic signal timing data for study intersections will be obtained from Broward County Traffic Engineering and will be included within the Appendix of the traffic study.

- Traffic analysis figures will be prepared for the following trip scenarios for each of the intersections analyzed:

  Existing traffic,
  Proposed project traffic distribution and assignment,
  Background traffic at buildout, and
  Future conditions with project traffic.

- Intersection analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place.

- Ninety-five percent queue lengths as reported by the Synchro software will be documented for each signalized intersection and the adequacy of turn lane storage lengths will be evaluated.

- A shared parking analysis conducted using methodologies provided within the document *Shared Parking* as published by the Urban Land Institute will be included within the Traffic Study.

- All traffic data obtained for this project will be included within the Appendix of the traffic study.

- The project buildout year is projected to be 2030.

- A Traffic Study summarizing the effect of vehicle trips expected from the proposed development during Daily, AM Peak Hour and PM Peak Hour scenarios will be prepared and submitted for review.



DC Engineers, Inc.

Project Location Map

FIGURE 1
Pier 66
Fort Lauderdale, Florida

Table 1: Trip Generation Summary Proposed Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Fine Dining (LUC 931)	16.070	ksf	7	4	3	130	90	40	1,270
High-Turnover (Sit-Down) Restaurant (LUC 932)	3.257	ksf	29	16	13	30	18	12	338
Supermarket LUC 850)	13.955	ksf	41	24	17	153	77	76	1,536
Retail (<40k) (LUC 822)	25.145	ksf	99	54	45	143	71	72	1,291
Marina (LUC 420)	37	brth	3	1	2	8	5	3	89
Multifamily Housing (High-Rise) (LUC 222)	339	du	68	20	48	88	54	34	978
General Office (LUC 710)	29.050	ksf	52	46	6	60	10	50	387
Subtotal			**299**	**165**	**134**	**612**	**325**	**287**	**5,889**
Internalization (19%, 41%)			(58)	(29)	(29)	(252)	(126)	(126)	(1784)
External Vehicle Trips			**241**	**136**	**105**	**360**	**199**	**161**	**4,105**
Pass-by Capture (LUC 850 - 24%)						(24)	(12)	(12)	(243)
Pass-by Capture (LUC 932 - 43%)						(7)	(4)	(3)	(80)
Pass-by Capture (luc 931 - 44%)						(31)	(22)	(9)	(307)
Subtotal			**241**	**136**	**105**	**298**	**161**	**137**	**3,475**
Multimodal Reduction (4.6%/4.7%/5.9%)			(11)	(6)	(5)	(14)	(8)	(6)	(163)
Total			**230**	**130**	**100**	**284**	**153**	**131**	**3,312**

Source: ITE report *Trip Generation (12th Edition)*

PHASE 2 - OVERALL PROGRAM

COMMERCIAL:

-GROCERY: 13,955 SF

-RETAIL: 25,145 SF

-OFFICE: 29,050 SF

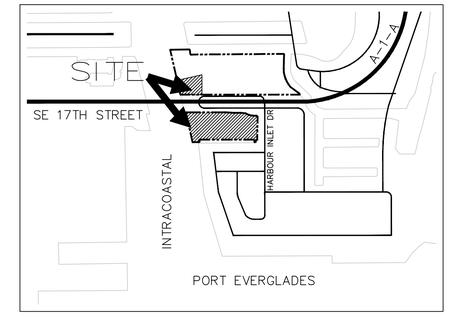
-RESTAURANT: 17,327 SF

-RESTAURANT (OUTDOOR): 2,000 SF

-MARINA: 37 SLIPS

RESIDENTIAL:

- 339 UNITS



LOCATION MAP
NTS

NORTH

SERVICE YARD

TOWER A - PHASE 2 NORTH MIXED USE BUILDING

EXISTING DRIVEWAY ACCESS

MAINTENANCE AGREEMENT (7007)

25.8'

EXISTING TO REMAIN (AREA UNDER THE BRIDGE)

FRONTAGE ROAD

100'

100'

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)

(PER F.D.O.T. MAP #86180-2177)

Draft

EXISTING TO REMAIN (AREA UNDER THE BRIDGE)

EXISTING ACCESS SIGNAGE DRIVEWAY TO REMAIN

AMENITY BUILDING

S.E. 17th STREET CAUSEWAY (STATE ROAD A-1-A)

(202.09' R/W PER F.D.O.T. R/W MAP SECTION: 86180-2177, AKA: SECTION 8618-177, LAST REVISED 12/18/2013)

80'

80'

80'

40.5' EXISTING DRIVEWAY TO BE CLOSED

20.0' EXIST. DRIVEWAY TO BE RECONFIGURED

NEW DRIVEWAY ACCESS

FDOT RIGHT-OF-WAY LINE

167.7' HARBOR DRIVE ROW TO PROPOSED DRIVEWAY

EXISTING DRIVEWAY ACCESS TO BE RECONFIGURED

24.0'

NEW DRIVEWAY ACCESS

24.0'

NEW DRIVEWAY ACCESS

24.0'

1 STORY BUILDING (EXTERIOR FOOTPRINT=720 S.F.)

SERVICE YARD

SERVICE YARD

ULTIMATE PROPERTY LINE

HARBOR INLET DRIVE (S.E. 23rd AVENUE)

70' PUBLIC R/W (P.B. 34/33, B.C.R.)

291.1' ULTIMATE ROW TO PROPOSED DRIVEWAY

264.4' ULTIMATE ROW TO FIRST POINT OF CONFLICT

TOWER B - PHASE 2 SOUTH MIXED USE BUILDING

A PORTION OF: PARCEL "B" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

TOWER D - PHASE 2 SOUTH MIXED USE BUILDING

A PORTION OF: PARCEL "C" HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

OWNER: HESS RETAIL STORES LLC

A PORTION OF: PARCEL "A" - HARBOR HEIGHTS (P.B. 34/33, B.C.R.)

TRACT "A" ALLISON PLAT (P.B. 130/2, B.C.R.) (±46,992 SF./1.079 ACRES)

NEW DRIVEWAY ACCESS

PROPOSED ROUNDABOUT

EXISTING DRIVEWAY ACCESS

TOWER C - PHASE 2 SOUTH MIXED USE BUILDING

INTRACOASTAL WATERWAY (STRANAHAN RIVER)

A PORTION OF: SECTION 13-50-42

EASTERLY R/W OF INTRACOASTAL WATERWAY

EAST LINE OF CHANNEL

WESTERLY BOUNDARY OF HARBOR HEIGHTS
WEST LINE OF PARCEL "A"

SOUTH BOUNDARY OF PARCEL "A"

S88°14'54"W 775.78' 775'(D)

SOUTH BOUNDARY OF PARCEL "B"

WEST END OF PARCEL "B"

PUMP STATION #0-35
BOTTOM OF WET WELL EL.=(-)11.75'

L12

LOT 18

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: FDOT EXHIBIT

Job Title: PIER SIXTY-SIX
17TH STREET
FORT LAUDERDALE, FLORIDA 33316

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=40'	Date 04/09/26
Job No. 05-0568.12	Plot Date 04/09/26
Drawn by BMK	Sheet No. X10
Proj. Mgr. BMK	
Appr. by BMK	– of –

PHASE 1 (APPROVED)

PARKING AND LOADING ZONE DATA TABLE:

------ HOTEL	AREA/UNITS	CODE RATIO	CODE		
HOTEL (299 KEYS) & HOTEL SUITES (26)	325 UNITS	1/KEY	325.0		
ALL DAY DINING (MULTIPLE)	6,267 SF	IN HOTEL	0.0		
FUNCTION SPACES	29,497 SF	1/400	73.7		
PIER TOP LOUNGE	3,100 SF	1/65	47.7		
SIGNATURE RESTAURANT	4,000 SF	1/100	40.0		
SPA & FITNESS	5,538 SF	1/200	27.7		
		TOTAL HOTEL	514.1		

------ RESIDENTIAL					
CONDO TOWER 1	29 UNITS	2.1/UNIT	60.9		
CONDO TOWER 2	30 UNITS	2.1/UNIT	63.0		
VILLAS	34 UNITS	2.1/UNIT	71.4		
RESIDENCES	12 UNITS	2.0/UNIT	24.0		
		TOTAL RESIDENTIAL	219.3		

------ COMMERCIAL		APPROVED RATIO			
OFFICE (FORMER GRILLE 88)	8,000 SF	1/250 SF	PHASE 2		
COMMERCIAL(RESTAURANT) PELICAN LANDING LVL2 KITCHEN/SERVICE/RR	697 SF	1/250 SF	2.8		
COMMERCIAL(BAR) PELICAN LANDING DINING LVL2	2,200 SF	1/65 SF	33.8		
COMMERCIAL(BAR) PELICAN LANDING BAR LVL1	519 SF	1/65 SF	8.0		
COMMERCIAL(RESTAURANT) PELICAN LANDING SERVICE/RR	335 SF	1/250 SF	1.3		
COMMERCIAL(RETAIL)	13,005 SF	1/250 SF	52.0		
COMMERCIAL(RESTAURANT) MARINA RESTAURANT CSA	3,216 SF	1/30 SF	107.2		
COMMERCIAL(RESTAURANT) MARINA RESTAURANT GSF	5,960 SF	1/250 SF	23.8		
COMMERCIAL(RESTAURANT) MARINA RESTAURANT OUTDOOR DINING	758 SF	1/30 SF	25.3		
COMMERCIAL(OFFICE)	11,298 SF	1/250 SF	45.2		
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT CSA	5,283 SF	1/30 SF	176.1		
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT GSF	7,900 SF	1/250 SF	31.6		
COMMERCIAL(RESTAURANT) SIGNATURE RESTAURANT OUTDOOR DINING	804 SF	1/30 SF	26.8		
		TOTAL COMMERCIAL	533.9		

------ MARINA (NORTH)					
MARINA SLIPS	127 SLIPS	1 PER 2 SLIPS	63.5		
MARINA SERVICES PELICAN LANDING OFFICE	1,736 SF	N/A			
		TOTAL MARINA	63.5		

* 127 SLIPS = NORTH MARINA
* 37 SLIPS = SOUTH MARINA

SHARED USE REDUCTION −318.0

	CODE	SHARED	PROVIDED	
TOTAL PHASE 1	1,331.0	1,013.0	1,013.0*	727 PROVIDED ON−SITE 119 PROVIDED ALLISON PLAT 167 PROVIDED PHASE 2

PHASE 2 (NORTH) & PHASE 2 (SOUTH)

PARKING AND LOADING ZONE DATA TABLE:

	AREA/UNITS	RATIO	CODE		PROVIDED
------ RESIDENTIAL (TOWERS A−D)					
1 BEDROOM	0 UNITS	1.75/UNIT	0.0		
2 BEDROOM	168 UNITS	2.0/UNIT	336.0		
3 BEDROOM	107 UNITS	2.1/UNIT	224.7		
4+ BEDROOM	64 UNITS	2.2/UNIT	140.8		
	339 UNITS	TOTAL RESIDENTIAL	701.5		

* TOWER A = 101 UNITS (PHASE 2 NORTH)
  TOWER B = 90 UNITS (PHASE 2 SOUTH)
  TOWER C = 75 UNITS (PHASE 2 SOUTH)
  TOWER D = 73 UNITS (PHASE 2 SOUTH)

	------ COMMERCIAL			CODE	
	GROCERY STORE	13,955 SF	1/250 SF	55.8	
	COMMERCIAL(RETAIL)	25,145 SF	1/250 SF	100.6	
A	COMMERCIAL(RESTAURANT) (RESTAURANT >4,000)	5,060 SF 3,036 SF	1/250 SF−GSF 1/30 CSA	20.2 101.2	
	(RESTAURANT OUTDOOR AREAS)	700 CSA	1/30 CSA	23.3	
B	COMMERCIAL(RESTAURANT) (RESTAURANT <4,000)	2,707 SF	1/100 GSF	27.1	
	(RESTAURANT OUTDOOR AREAS)	550 CSA	1/100 CSA	5.5	
C	COMMERCIAL(RESTAURANT) (RESTAURANT >4,000)	9,560 SF 5,736 SF	1/250 SF−GSF 1/30 CSA	38.2 191.2	
	(RESTAURANT OUTDOOR AREAS)	750 CSA	1/30 CSA	25.0	
	OFFICE	29,050 SF	1/250 SF	116.2	
		85,477 SF + 2,000 SF OUTDOOR	TOTAL COMMERCIAL	704.4	

------ MARINA				
MARINA SLIPS (SOUTH)	37 SLIPS	1 PER 2 SLIPS	18.5	
MARINA SERVICES		N/A	−	
		TOTAL MARINA	18.5	

* 127 SLIPS (PIER 66 MARINA) ARE APPROVED OF NORTH PARCEL THROUGH DEVELOPER'S AGREEMENT

	CODE	SHARED	PROVIDED	
TOTAL PHASE 2	1,424.4	980.0	1,190.0	
				+210.0

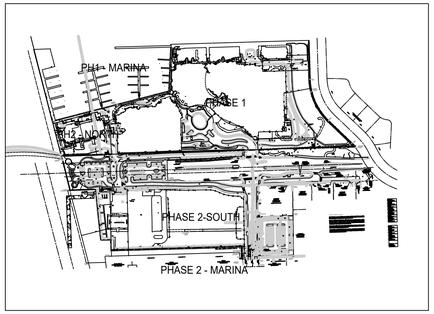
* 167 SPACES OF THE PHASE 1 REQUIRED PARKING SPACES WILL BE PARKED ON PHASE 2 SITE.

	CODE	SHARED PARKING	PROVIDED	
TOTAL PHASE 1	1,331.0	1,013.0	846.0	−167.0
TOTAL PHASE 2	1,424.4	1,013.0	1,190.0	+177.0
* SEE PARKING BY AREA BELOW.		2,026.0	2,036.0	+10 OVER PARKED

PHASE 1 & 2

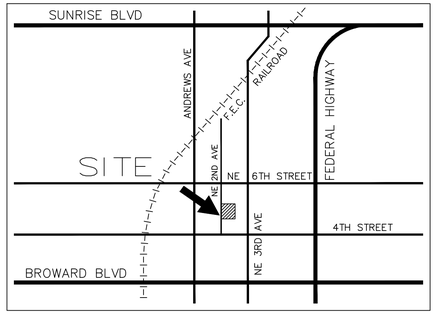
PARKING (BY AREA):

	PROVIDED	
PHASE 1 − STRUCTURED PARKING	155	
PHASE 1 − HOTEL SURFACE PARKING	3	
PHASE 1 − STRUCTURED CONDO PARKING	485	727
PHASE 1 − VILLA PARKING	58	
PHASE 1 − RESIDENTIAL PARKING	26	
PHASE 1/2 − ALLISON PLAT	119	119
PHASE 2 − STRUCTURED PARKING A	310	
PHASE 2 − STRUCTURE PARKING B	355	1,190
PHASE 2 − STRUCTURED PARKING D	525	
TOTAL PARKING PROVIDED	2,036	
TOTAL PARKING REQUIRED	2,036	



KEY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

LOADING REQUIREMENTS:

		SF/UNIT	REQUIRED	PROVIDED
BLDG A	MULTI−TENANT COMMERCIAL<20,000SF	12,780 SF	0	0
BLDG B	MULTI−TENANT COMMERCIAL>20,000SF	26,590 SF	(1)TYPE I	(1)TYPE I
BLDG C	MULTI−TENANT COMMERCIAL<20,000SF	15,370 SF	0	0
BLDG D	MULTI−TENANT COMMERCIAL>20,000SF	29,985 SF	(1)TYPE I	(1)TYPE I
MARINA		37 SLIPS	(1)TYPE II	(1)TYPE II

REQUIRED	PROVIDED
(2)TYPE I (1)TYPE II	(2)TYPE I (1)TYPE II

Draft

			REQUIRED	PROVIDED
ALL COMMERCIAL	MULTI−TENANT COMMERCIAL <75,000 BUT <120,000	76,273 SF	(2)TYPE II	(2)TYPE II

STACKING:

IN−BOUND REQUIRED	IN−BOUND PROVIDED	OUT−BOUND REQUIRED	OUT−BOUND PROVIDED
1	1	1	1+
1	1+	1	1+
1	1	1	1
1	1+	1	1+

TBD
TBD
TBD
TBD

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

BIKE PARKING DATA:

	REQUIRED	PROVIDED
BIKE PARKING − ON−SITE	0	# BIKES

BUILD A = 520sf

PHASE 2

PARKING GARAGE 'A' DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
2ND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
3RD LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
4TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
5TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
6TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
	310 SPACES TOTAL	

PARKING GARAGE 'B' DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
2ND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
3RD LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
4TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
5TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
6TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
	355 SPACES TOTAL	

PARKING GARAGE 'D' DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
2ND LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
3RD LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
4TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
5TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
6TH LEVEL PARKING	# SPACES	X(S) + X(C) + X(HC)
	525 SPACES TOTAL	

** (S) STANDARD SPACES, (C) COMPACT SPACES, (HC) HANDICAP SPACES

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE−BY−THE−SEA, FL 33308
PHONE: (954) 522−1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
SITE PLAN - 3
(PARKING DATA)

PIER 66 - PHASE 2
SE 17TH STREET
FORT LAUDERDALE, FLORIDA

Job Title

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: AS SHOWN	Date 04/09/26
Job No. 05−0568.12	Plot Date 04/09/26
Drawn by BMK	Sheet No. C0.C
Proj. Mgr. BMK	
Appr. by BMK	− of 1

From: Suzanne Danielsen <sdanielsen@dcengineersinc.com>
Sent: Friday, April 10, 2026 2:34:05 PM
To: Benjamin Restrepo <brestrepo@fortlauderdale.gov>
Cc: Chris Gandolfo <chris.gandolfo@tavistock.com>; Andrea Riba <andrea.riba@tavistock.com>; Sarah DelNegri <sarah@flynnengineering.com>
Subject: Pier 66 Phase 2 Methodology Statement 4-10-26

EXTERNAL E-MAIL

Hi Benjamin.

Attached is our proposed methodology for the Pier 66 Phase 2 traffic study. I would like to schedule a methodology meeting to discuss the project and our approach to the traffic study. Please provide a couple days and times that work best for you.

Thanks so much.

Suzanne

DC ENGINEERS
Transportation In Motion
J. Suzanne Danielsen, P.E.
T 954.798.0926
E sdanielsen@dcengineersinc.com

Please note: I am no longer taking on new work.

FLYNN ENGINEERING

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PIER SIXTY-SIX NORTH
FES #05-0568.01

Drainage Calculations Summary:

The previous license on this site is SWM1999-036-4. This project site is 22.69 acres, and the site is currently containing a hotel, 2 residential towers and 2 villa buildings constructed under Phase 1. The prior approval also includes an additional villa building at the NE corner and 12 single-family residences along the east property line which have not been constructed. This permit is modifying the site to include a new residential tower with garage parking on the west end of the property which will replace the existing Panorama Ballroom footprint. The proposed changes result in minimal changes to the previously approved stage storage and area calculations since the location of the new residential tower was on a previously developed portion of the site with a very high elevation and existing building roughly the same size.

The site is located at 2301 SE 17th Street, Ft. Lauderdale, FL
(North Side of 17th Street East of Intracoastal Waterway)

The control water elevation for this site is 1.00' NAVD.

Water quality required (2.05 ac-ft) will be provided in the existing 2,395 LF exfiltration trench and new exfiltration trench within the parking garage.

Water quantity will be provided in 2 additional on-site drainage wells with TBD gpm/ft of discharge starting at elevation 4.00. The existing well capacity previously permitted under SWM1999-036-4 is to remain. Additional well capacity is not needed due to no change in storage areas below 5.00NAVD and existing well capacity.

	Post Development	Pre Development
100-yr - 3 day	5.00' NAVD	5.00' NAVD**
(Minimum FFE=5.50 NAVD Flood Proofed to 7.00 NAVD)		
25-yr - 3 day	4.18' NAVD	4.18' NAVD**
5-yr-1 day	2.74' NAVD	N/A
(Minimum Road Elevation=5.00 NAVD)		

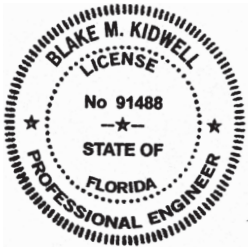
**** Elevations for Pre have been taken from current permit for the site SWM1999-036-4**

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: CN=Blake M Kidwell, dnQualifier=A01410C0000018E75F903E100026EDE, O=Unaffiliated, C=US
Location: Flynn Engineering
Reason: I am the author of this document
Contact Info: Blake M. Kidwell, P.E.
Date: 2026.06.10 16:19:30-04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 06/10/2026.

Printed copies of this document are not considered signed and sealed.



PIER SIXTY-SIX NORTH PHASE 2

FES Project No. 05-0568.12

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	988,230	SF =	22.69	AC	
B. BUILDINGS (CONNECTED TO WELLS) =	171,019	SF =	3.93	AC	17%
C. BUILDINGS (NOT CONNTECTED WELLS)	28,349	SF =	0.65	AC	3%
C. PARKING GARAGES=	179,790	SF =	4.13	AC	18%
D. TOTAL ASPHALT & WALKS =	213,665	SF =	4.91	AC	22%
E. CANAL=	275,589	SF =	6.33	AC	28%
F. TOTAL IMPERVIOUS =	868,412	SF =	19.94	AC	88%
G. % WATER QUALITY IMPERVIOUS =					78%
H. PERVIOUS AREA =	119,818	SF=	2.75	AC	12%
					100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	988,230	SF =	22.69	AC	
B. BUILDING COVERAGE =	139,839	SF =	3.21	AC	14%
C. TOTAL ASPHALT & WALKS =	370,116	SF =	8.50	AC	37%
D. CANAL=	275,589	SF =	6.33	AC	197%
E. TOTAL IMPERVIOUS =	785,544	SF =	18.03	AC	79%
F. % WATER QUALITY IMPERVIOUS =					76%
G. PERVIOUS AREA =	202,686	SF=	4.65	AC	21%
					100%

II. WATER QUALITY CRITERIA (WITHOUT BUILDING)

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 1.56 AC-FT= 18.76 AC-IN

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

2.5" x % Imperv. = 2.02 AC-FT= 24.21 AC-IN

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

2.5 in x (total area - buildings connected to wells – canal) x %WQ / 12 = ac-ft
2.5 in x (22.69-3.36-6.33) x 78% / 12 = 2.12 ac-ft

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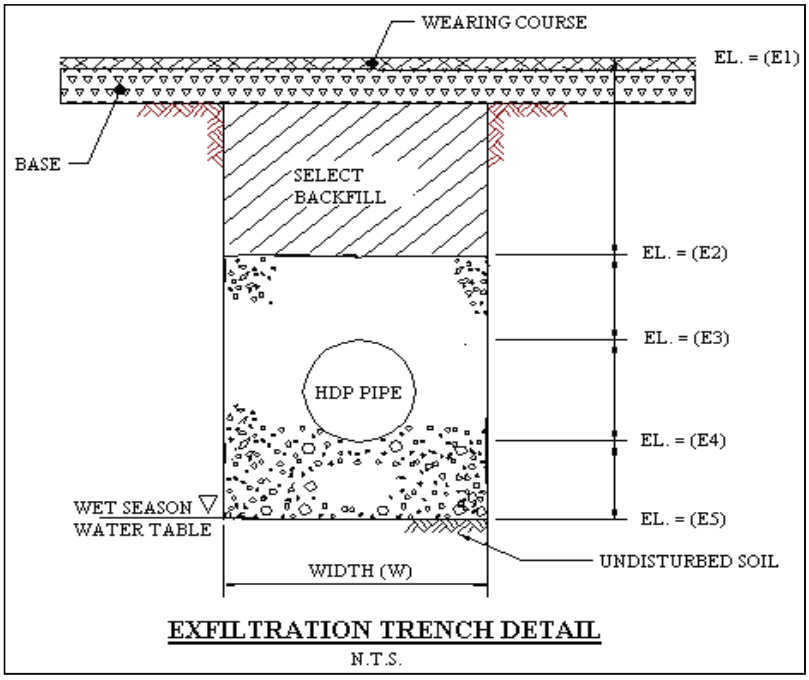
PIER SIXTY-SIX NORTH PHASE 2

FES Project No. 05-0568.12



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 =	4.00	ft. NAVD	k_1 =	5.70E-04	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
E2 =	3.50	ft. NAVD	k_2 =	6.90E-05	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
E3 =	2.50	ft. NAVD	k_3 =	6.40E-05	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
E4 =	1.00	ft. NAVD	k_4 =	4.20E-05	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
E5 =	-1.50	ft. NAVD	K = (k_1 + k_2 + k2 + k2)/4	=	1.86E-04	cfs / ft^2 - ft. head
Water Table =	1.00	ft. NAVD				
Width (W) =	8.00	ft.				

L =	2395	lineal feet of trench provided	
K =	1.86E-04	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
D_U =	2.50	ft. (Non-Saturated Trench Depth)	D_U = E2 - (The Shallower of Water Table or E5)
D_S =	2.50	ft. (Saturated Trench Depth)	D_S = (The Shallower of Water Table or E5) - E5
H_2 =	3.00	ft. (Depth to water table)	H_2 = E1 - (The Shallower of Water Table or E5)
W =	8.00	ft. (Width of Trench)	
V_{wq} =	24.20	ac-in (Volume to be treated for water quality)	
%WQ =	0.50		
FS =	2.00		

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{24.20}{0.0089 + 0.0028} = 2073 \text{ LF}$$

L_{wq} = 2073 lineal feet of trench required for water quality

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 2395 \times (\ 0.0089 + 0.0028\ )\ ] - ####}{2.00}$$

V_{add} = 1.88 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 26.08 acre-inches treated (Total volume treated)

= 2.173 acre-feet treated

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-1004

Prepared: 6/10/2026

Flynn Engineering

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

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER SIXTY-SIX NORTH
Date : 6/10/26

Client :
Job Number : 05-0568.01
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 13/50/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Project Description : Proposed development site.

POST CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 22.690 Acres
Total Drainage Basin(with offsite): 22.690 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 12-31-19 Zone AE Elev. 6.00 NAVD
Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	1 Day Storm Event Runoff Inches	1 Day Storm Event Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	3 Day Storm Event Runoff Inches	3 Day Storm Event Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	12.13	22.94	18.01	16.87	31.90	29.71
25 Year Return Period	10.70	9.60	18.14	14.54	13.42	25.37	23.18
10 Year Return Period	8.50	7.42	14.02	11.55	10.44	19.74	17.55
5 Year Return Period	7.50	6.43	12.16	10.19	9.09	17.19	15.00
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) $Q = \frac{(P-0.2S)^2}{P+0.8S}$
Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event Peak Stage	Calculated 1 Day Storm Event Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Calculated 3 Day Storm Event Peak Discharge
100 Year Return Period	5.50	4.27	0.00	5.59	0.00
25 Year Return Period		3.57	0.00	4.65	0.00
10 Year Return Period	4.50	3.02	0.00	3.74	0.00
5 Year Return Period		2.75	0.00	3.44	0.00
3 Year Return Period		1.00	0.00		

Water Table Elevation (ft)= 1.00

Compacted Ground storage table

Depth to water table (Ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.95	8.18

Mean depth to ground water table (ft)= 10.90 (Pervious Area)
Soil Storage (S) Value = 0.99
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	1.89
2.5" X % Imp. X Area (less bldg. & water,For water quality)	3.55
2.5" X % Imp. X Area (Total site less water areas)	2.68
.5" X Area (Pretreatment - Commercial projects Only)	0.95

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	1.89
2.5" X % Imp. X Area (less bldg. & water,For water quality)	3.55
2.5" X % Imp. X Area (Total site less water areas)	2.68
.5" X Area (Pretreatment - Commercial projects Only)	0.95

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	2.19	2.19	0.00	0.00
Total	2.19	2.19	0.00	0.00

Storage from ___ to ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER SIXTY-SIX NORTH
Date : 6/10/26

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	4.58	8.50	7.00	0.00	100.00	0.00	0.00	0.00	4.58	0.00	0.00	0.00
2	PAVEMENT/WALKS	4.90	18.80	5.00	100.00	0.00	0.00	4.90	0.00	0.00	4.90	0.00	0.00
3	VILLA 1 & 2 PRKG GARAGES	0.43	7.00	6.70	100.00	0.00	0.00	0.43	0.00	0.00	0.43	0.00	0.00
4	HOTEL PARKING GARAGE	1.46	5.50	5.00	100.00	0.00	0.00	1.46	0.00	0.00	1.46	0.00	0.00
5	CONDO 1 & 2 PRKG GARAGE	1.48	7.00	6.50	100.00	0.00	0.00	1.48	0.00	0.00	1.48	0.00	0.00
6	TOWER A PARKING GARAGE	0.76	7.00	6.00	0.00	0.00	100.00	0.00	0.00	0.00	0.76	0.76	0.00
7	CANAL	6.33	1.00	1.00	0.00	0.00	100.00	0.00	0.00	0.00	6.33	6.33	0.00
8	LANDSCAPE	2.75	18.80	5.00	0.00	0.00	0.00	0.00	2.75	0.00	2.75	0.00	11.90
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	22.69	18.80	1.00	36.45	20.19	31.25	8.27	2.75	4.58	18.11	7.09	0.00
	OFFSITE AREAS IN THIS BASIN												
29	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
30													
31													
32													
33													
34													
35													
36													
37													
38													
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	22.69	18.80	1.00	36.45	20.19	31.25	8.27	2.75	4.58	18.11	7.09	11.90

Basin % Imper. for Water Quality Purposes = 75.05
Drainage Basin % Impervious (incl. Bldg., No lakes)= 82.37

Project % Imper. for Water Quality Purposes = 75.05
Project % Impervious (incl. Bldg., No lakes)= 82.37

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER SIXTY-SIX NORTH
Date : 6/10/26

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.00	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00
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	PAVEMENT/WALKS	0.00	0.00	0.00	0.00	0.04	0.18	0.40	0.71	1.11	1.60	2.17	2.84
3	VILLA 1 & 2 PRKG GARAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.28	0.49	0.71	0.92
4	HOTEL PARKING GARAGE	0.00	0.00	0.00	0.00	0.37	1.10	1.83	2.56	3.29	4.02	4.75	5.48
5	CONDO 1 & 2 PRKG GARAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	1.11	1.85	2.59	3.33
6	TOWER A PARKING GARAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.38	0.76	1.14	1.52	1.90
7	CANAL	0.00	18.99	22.16	25.32	28.49	31.65	34.82	37.98	41.15	44.31	47.48	50.64
8	LANDSCAPE	0.00	0.00	0.00	0.00	0.02	0.10	0.22	0.40	0.62	0.90	1.22	1.59
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	18.99	22.16	25.32	28.92	33.02	37.36	42.46	48.31	54.30	60.43	66.70
	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													
31													
32													
33													
34													
35													
36													
37													
38													
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	2.19	2.19	2.19	2.19	2.19	2.19	2.19	2.19	2.19	2.19	2.19
	TOTAL	0.00	21.18	24.35	27.51	31.11	35.21	39.55	44.65	50.50	56.49	62.62	68.89

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

SFWMD allowable discharge: 15.68 CFS Project Acreage : 22.69

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	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00
Discharge (Cfs)												

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Table 4 - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	VILLA 1 & 2 PRKG GARAGES	0.00	0.00	0.00
4	HOTEL PARKING GARAGE	0.00	0.00	0.00
5	CONDO 1 & 2 PRKG GARAGE	0.00	0.00	0.00
6	TOWER A PARKING GARAGE	0.00	0.00	0.00
7	CANAL	0.00	0.00	0.00
8	LANDSCAPE	10.90	8.18	1.87
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		8.18	1.87
	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				
	TOTAL/AVERAGE		8.18	1.87

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.99
Soil Storage under pavement and buildings is not considered in computations

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Exfiltration Trench 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 :

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	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)		
Length Provided (Ft)		

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.01	0.24	0.29	0.02	0.00	0.02	1.00	0.00	0.00	0.00
8.00	0.05	0.65	0.14	1.26	0.92	0.24	0.00	0.24	1.03	0.00	0.00	0.00
12.00	0.07	0.97	0.34	1.64	1.22	0.61	0.00	0.61	1.09	0.00	0.00	0.00
16.00	0.10	1.29	0.57	0.93	1.39	1.05	0.00	1.05	1.15	0.00	0.00	0.00
20.00	0.12	1.62	0.83	2.01	1.50	1.54	0.00	1.54	1.22	0.00	0.00	0.00
24.00	0.15	1.93	1.11	2.10	1.57	2.05	0.00	2.05	1.29	0.00	0.00	0.00
28.00	0.18	2.41	1.53	3.29	2.57	2.83	0.00	2.83	1.40	0.00	0.00	0.00
32.00	0.22	2.88	1.95	2.25	2.41	3.65	0.00	3.65	1.52	0.00	0.00	0.00
36.00	0.25	3.34	2.39	2.28	2.30	4.47	0.00	4.47	1.64	0.00	0.00	0.00
40.00	0.29	3.82	2.84	2.31	2.48	5.32	0.00	5.32	1.76	0.00	0.00	0.00
44.00	0.32	4.29	3.30	3.50	2.74	6.17	0.00	6.17	1.89	0.00	0.00	0.00
48.00	0.36	4.76	3.74	2.35	2.52	7.03	0.00	7.03	2.02	0.00	0.00	0.00
52.00	0.40	5.35	4.32	4.72	3.93	8.08	0.00	8.08	2.18	0.00	0.00	0.00
56.00	0.50	6.57	5.52	9.52	8.70	10.24	0.00	10.24	2.48	0.00	0.00	0.00
58.00	0.57	7.58	6.51	13.15	12.84	12.03	0.00	12.03	2.74	0.00	0.00	0.00
59.00	0.63	8.32	7.24	19.17	18.06	13.30	0.00	13.30	2.92	0.00	0.00	0.00
59.50	0.68	8.98	7.89	29.99	27.45	14.33	0.00	14.33	3.04	0.00	0.00	0.00
59.75	0.85	11.22	10.11	203.21	86.89	16.13	0.00	16.13	3.29	0.00	0.00	0.00
60.00	1.02	13.45	12.33	202.54	164.21	19.52	0.00	19.52	3.71	0.00	0.00	0.00
60.50	1.09	14.42	13.29	43.46	75.09	23.90	0.00	23.90	4.43	0.00	0.00	0.00
61.00	1.13	14.92	13.79	22.95	31.02	25.52	0.00	25.52	4.69	0.00	0.00	0.00
62.00	1.18	15.60	14.47	13.29	14.88	27.06	0.00	27.06	4.93	0.00	0.00	0.00
64.00	1.24	16.42	15.28	8.46	9.07	28.72	0.00	28.72	5.17	0.00	0.00	0.00
68.00	1.31	17.37	16.24	4.84	5.44	30.59	0.00	30.59	5.43	0.00	0.00	0.00
72.00	1.36	18.01	16.87	3.63	3.63	31.82	0.00	31.82	5.59	0.00	0.00	0.00
				Peak stage		5.59	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.00	0.10	0.10	0.00	0.00	0.00	1.00	0.00	0.00	0.00
8.00	0.05	0.52	0.08	0.83	0.60	0.14	0.00	0.14	1.02	0.00	0.00	0.00
12.00	0.07	0.78	0.22	1.17	0.87	0.39	0.00	0.39	1.05	0.00	0.00	0.00
16.00	0.10	1.04	0.39	0.69	1.03	0.71	0.00	0.71	1.10	0.00	0.00	0.00
20.00	0.12	1.31	0.58	1.52	1.13	1.08	0.00	1.08	1.15	0.00	0.00	0.00
24.00	0.15	1.56	0.79	1.61	1.20	1.46	0.00	1.46	1.21	0.00	0.00	0.00
28.00	0.18	1.95	1.12	2.55	1.99	2.06	0.00	2.06	1.29	0.00	0.00	0.00
32.00	0.22	2.32	1.45	1.76	1.89	2.70	0.00	2.70	1.38	0.00	0.00	0.00
36.00	0.25	2.70	1.79	1.80	1.81	3.34	0.00	3.34	1.48	0.00	0.00	0.00
40.00	0.29	3.08	2.15	1.83	1.96	4.02	0.00	4.02	1.58	0.00	0.00	0.00
44.00	0.32	3.47	2.51	2.78	2.17	4.69	0.00	4.69	1.67	0.00	0.00	0.00
48.00	0.36	3.84	2.86	1.87	2.01	5.37	0.00	5.37	1.77	0.00	0.00	0.00
52.00	0.40	4.32	3.33	3.77	3.14	6.22	0.00	6.22	1.89	0.00	0.00	0.00
56.00	0.50	5.31	4.28	7.62	6.97	7.94	0.00	7.94	2.15	0.00	0.00	0.00
58.00	0.57	6.12	5.07	10.55	10.30	9.38	0.00	9.38	2.36	0.00	0.00	0.00
59.00	0.63	6.72	5.66	15.39	14.50	10.39	0.00	10.39	2.50	0.00	0.00	0.00
59.50	0.68	7.25	6.19	24.10	22.05	11.22	0.00	11.22	2.62	0.00	0.00	0.00
59.75	0.85	9.06	7.97	163.44	69.86	12.66	0.00	12.66	2.83	0.00	0.00	0.00
60.00	1.02	10.86	9.76	163.10	132.13	15.39	0.00	15.39	3.19	0.00	0.00	0.00
60.50	1.09	11.64	10.53	35.02	60.47	18.92	0.00	18.92	3.63	0.00	0.00	0.00
61.00	1.13	12.05	10.94	18.49	24.99	20.23	0.00	20.23	3.81	0.00	0.00	0.00
62.00	1.18	12.59	11.48	10.71	11.99	21.47	0.00	21.47	4.05	0.00	0.00	0.00
64.00	1.24	13.26	12.14	6.82	7.31	22.80	0.00	22.80	4.26	0.00	0.00	0.00
68.00	1.31	14.03	12.90	3.90	4.39	24.31	0.00	24.31	4.49	0.00	0.00	0.00
72.00	1.36	14.54	13.42	2.93	2.93	25.30	0.00	25.30	4.65	0.00	0.00	0.00
				Peak stage		4.65	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER SIXTY-SIX NORTH
Date : 6/10/26

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
8.00	0.05	0.42	0.04	0.50	0.36	0.07	0.00	0.07	1.01	0.00	0.00	0.00
12.00	0.07	0.62	0.13	0.78	0.58	0.22	0.00	0.22	1.03	0.00	0.00	0.00
16.00	0.10	0.82	0.24	0.48	0.72	0.45	0.00	0.45	1.06	0.00	0.00	0.00
20.00	0.12	1.04	0.38	1.09	0.82	0.71	0.00	0.71	1.10	0.00	0.00	0.00
24.00	0.15	1.24	0.53	1.18	0.88	0.99	0.00	0.99	1.14	0.00	0.00	0.00
28.00	0.18	1.55	0.78	1.91	1.49	1.43	0.00	1.43	1.20	0.00	0.00	0.00
32.00	0.22	1.84	1.03	1.33	1.43	1.91	0.00	1.91	1.27	0.00	0.00	0.00
36.00	0.25	2.14	1.29	1.38	1.39	2.41	0.00	2.41	1.34	0.00	0.00	0.00
40.00	0.29	2.45	1.56	1.41	1.51	2.92	0.00	2.92	1.41	0.00	0.00	0.00
44.00	0.32	2.75	1.84	2.15	1.68	3.44	0.00	3.44	1.49	0.00	0.00	0.00
48.00	0.36	3.05	2.12	1.45	1.56	3.97	0.00	3.97	1.57	0.00	0.00	0.00
52.00	0.40	3.43	2.48	2.94	2.45	4.63	0.00	4.63	1.67	0.00	0.00	0.00
56.00	0.50	4.22	3.22	5.98	5.46	5.97	0.00	5.97	1.86	0.00	0.00	0.00
58.00	0.57	4.86	3.85	8.29	8.09	7.10	0.00	7.10	2.03	0.00	0.00	0.00
59.00	0.63	5.34	4.31	12.11	11.41	7.90	0.00	7.90	2.15	0.00	0.00	0.00
59.50	0.68	5.76	4.72	18.99	17.37	8.55	0.00	8.55	2.24	0.00	0.00	0.00
59.75	0.85	7.20	6.13	129.00	55.12	9.69	0.00	9.69	2.41	0.00	0.00	0.00
60.00	1.02	8.63	7.54	128.98	104.36	11.85	0.00	11.85	2.71	0.00	0.00	0.00
60.50	1.09	9.25	8.16	27.72	47.82	14.64	0.00	14.64	3.08	0.00	0.00	0.00
61.00	1.13	9.57	8.48	14.64	19.78	15.67	0.00	15.67	3.23	0.00	0.00	0.00
62.00	1.18	10.00	8.91	8.48	9.50	16.65	0.00	16.65	3.36	0.00	0.00	0.00
64.00	1.24	10.53	9.43	5.40	5.79	17.71	0.00	17.71	3.51	0.00	0.00	0.00
68.00	1.31	11.14	10.04	3.09	3.48	18.91	0.00	18.91	3.63	0.00	0.00	0.00
72.00	1.36	11.55	10.44	2.32	2.32	19.69	0.00	19.69	3.74	0.00	0.00	0.00
				Peak stage		3.74	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.18	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
8.00	0.05	0.37	0.02	0.36	0.25	0.04	0.00	0.04	1.01	0.00	0.00	0.00
12.00	0.07	0.55	0.09	0.61	0.45	0.16	0.00	0.16	1.02	0.00	0.00	0.00
16.00	0.10	0.73	0.18	0.39	0.58	0.34	0.00	0.34	1.05	0.00	0.00	0.00
20.00	0.12	0.92	0.30	0.91	0.68	0.55	0.00	0.55	1.08	0.00	0.00	0.00
24.00	0.15	1.10	0.43	0.99	0.74	0.79	0.00	0.79	1.11	0.00	0.00	0.00
28.00	0.18	1.37	0.63	1.62	1.26	1.16	0.00	1.16	1.16	0.00	0.00	0.00
32.00	0.22	1.63	0.84	1.14	1.22	1.57	0.00	1.57	1.22	0.00	0.00	0.00
36.00	0.25	1.89	1.07	1.18	1.19	1.99	0.00	1.99	1.28	0.00	0.00	0.00
40.00	0.29	2.16	1.30	1.22	1.31	2.44	0.00	2.44	1.35	0.00	0.00	0.00
44.00	0.32	2.43	1.55	1.86	1.46	2.89	0.00	2.89	1.41	0.00	0.00	0.00
48.00	0.36	2.69	1.78	1.26	1.35	3.35	0.00	3.35	1.48	0.00	0.00	0.00
52.00	0.40	3.03	2.10	2.56	2.13	3.92	0.00	3.92	1.56	0.00	0.00	0.00
56.00	0.50	3.72	2.75	5.22	4.77	5.09	0.00	5.09	1.73	0.00	0.00	0.00
58.00	0.57	4.29	3.29	7.26	7.08	6.08	0.00	6.08	1.87	0.00	0.00	0.00
59.00	0.63	4.71	3.70	10.62	10.00	6.78	0.00	6.78	1.99	0.00	0.00	0.00
59.50	0.68	5.09	4.06	16.66	15.23	7.35	0.00	7.35	2.07	0.00	0.00	0.00
59.75	0.85	6.35	5.30	113.28	48.39	8.35	0.00	8.35	2.21	0.00	0.00	0.00
60.00	1.02	7.61	6.54	113.42	91.70	10.25	0.00	10.25	2.48	0.00	0.00	0.00
60.50	1.09	8.16	7.08	24.40	42.06	12.70	0.00	12.70	2.84	0.00	0.00	0.00
61.00	1.13	8.45	7.36	12.89	17.41	13.61	0.00	13.61	2.97	0.00	0.00	0.00
62.00	1.18	8.83	7.74	7.47	8.36	14.47	0.00	14.47	3.05	0.00	0.00	0.00
64.00	1.24	9.29	8.20	4.76	5.10	15.40	0.00	15.40	3.19	0.00	0.00	0.00
68.00	1.31	9.83	8.74	2.72	3.06	16.46	0.00	16.46	3.34	0.00	0.00	0.00
72.00	1.36	10.19	9.09	2.04	2.04	17.15	0.00	17.15	3.44	0.00	0.00	0.00
				Peak stage		3.44	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER SIXTY-SIX NORTH
Date : 6/10/26

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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				

Project Name: PIER 66 NORTH PHASE 2
Reviewer:
Project Number: 05-0568.12
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 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: 14.5399 inches
  Area: 22.69 acres
  Ground Storage: 0.99 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
4.00	21.18
4.50	24.35
5.00	27.51
5.50	31.11
6.00	35.21

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
720.00	1.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.20	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.13	0.00	0.00	1.00	1.00
5.00	0.33	0.28	0.00	0.00	1.00	1.00
6.00	0.39	0.41	0.00	0.00	1.01	1.00
7.00	0.46	0.52	0.00	0.00	1.01	1.00
8.00	0.52	0.62	0.00	0.00	1.02	1.00
9.00	0.59	0.70	0.00	0.00	1.03	1.00
10.00	0.65	0.77	0.00	0.00	1.04	1.00
11.00	0.72	0.83	0.00	0.00	1.05	1.00
12.00	0.78	0.89	0.00	0.00	1.06	1.00
13.00	0.85	0.93	0.00	0.00	1.07	1.00
14.00	0.91	0.98	0.00	0.00	1.08	1.00
15.00	0.98	1.01	0.00	0.00	1.09	1.00
16.00	1.04	1.05	0.00	0.00	1.10	1.00
17.00	1.11	1.08	0.00	0.00	1.11	1.00
18.00	1.17	1.10	0.00	0.00	1.13	1.00
19.00	1.24	1.13	0.00	0.00	1.14	1.00
20.00	1.30	1.15	0.00	0.00	1.15	1.00
21.00	1.37	1.17	0.00	0.00	1.17	1.00
22.00	1.43	1.19	0.00	0.00	1.18	1.00
23.00	1.50	1.21	0.00	0.00	1.19	1.00

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	1.22	0.00	0.00	1.21	1.00
25.00	1.66	1.80	0.00	0.00	1.23	1.00
26.00	1.75	1.84	0.00	0.00	1.25	1.00
27.00	1.85	1.86	0.00	0.00	1.27	1.00
28.00	1.94	1.88	0.00	0.00	1.29	1.00
29.00	2.04	1.90	0.00	0.00	1.31	1.00
30.00	2.13	1.92	0.00	0.00	1.34	1.00
31.00	2.23	1.93	0.00	0.00	1.36	1.00
32.00	2.32	1.95	0.00	0.00	1.38	1.00
33.00	2.42	1.96	0.00	0.00	1.40	1.00
34.00	2.51	1.97	0.00	0.00	1.43	1.00
35.00	2.61	1.98	0.00	0.00	1.45	1.00
36.00	2.70	1.99	0.00	0.00	1.47	1.00
37.00	2.80	2.00	0.00	0.00	1.50	1.00
38.00	2.89	2.01	0.00	0.00	1.52	1.00
39.00	2.99	2.02	0.00	0.00	1.54	1.00
40.00	3.08	2.03	0.00	0.00	1.57	1.00
41.00	3.18	2.03	0.00	0.00	1.59	1.00
42.00	3.27	2.04	0.00	0.00	1.62	1.00
43.00	3.37	2.05	0.00	0.00	1.64	1.00
44.00	3.46	2.05	0.00	0.00	1.66	1.00
45.00	3.56	2.06	0.00	0.00	1.69	1.00
46.00	3.65	2.06	0.00	0.00	1.71	1.00
47.00	3.75	2.07	0.00	0.00	1.74	1.00
48.00	3.84	2.07	0.00	0.00	1.76	1.00
49.00	3.95	2.33	0.00	0.00	1.79	1.00
50.00	4.05	2.34	0.00	0.00	1.81	1.00
51.00	4.18	2.81	0.00	0.00	1.85	1.00
52.00	4.32	3.23	0.00	0.00	1.88	1.00
53.00	4.50	4.17	0.00	0.00	1.92	1.00
54.00	4.73	5.13	0.00	0.00	1.98	1.00
55.00	5.00	6.09	0.00	0.00	2.05	1.00
56.00	5.31	7.06	0.00	0.00	2.12	1.00
57.00	5.67	8.45	0.00	0.00	2.21	1.00
58.00	6.12	10.38	0.00	0.00	2.33	1.00
59.00	6.72	14.79	0.00	0.00	2.47	1.00
60.00	10.86	142.83	0.00	0.00	3.17	1.00
61.00	12.05	22.94	0.00	0.00	3.86	1.00
62.00	12.59	11.72	3.74	0.12	4.03	1.00
63.00	12.94	7.51	3.74	0.43	4.09	1.00
64.00	13.26	7.31	3.74	0.74	4.14	1.00
65.00	13.45	4.44	3.74	1.05	4.16	1.00
66.00	13.64	4.38	3.74	1.36	4.17	1.00
67.00	13.83	4.38	3.74	1.67	4.18	1.00
68.00	14.03	4.38	3.74	1.98	4.18	1.00
69.00	14.15	2.95	3.74	2.29	4.18	1.00
70.00	14.28	2.92	3.74	2.60	4.17	1.00
71.00	14.41	2.92	3.74	2.91	4.16	1.00
72.00	14.54	2.92	3.74	3.22	4.15	1.00
73.00	14.54	0.05	3.74	3.53	4.11	1.00
74.00	14.54	0.00	3.74	3.84	4.06	1.00
75.00	14.54	0.00	3.74	4.15	4.01	1.00
76.00	14.54	0.00	0.00	4.21	4.00	1.00
77.00	14.54	0.00	0.00	4.21	4.00	1.00
78.00	14.54	0.00	0.00	4.21	4.00	1.00
79.00	14.54	0.00	0.00	4.21	4.00	1.00
80.00	14.54	0.00	0.00	4.21	4.00	1.00
81.00	14.54	0.00	0.00	4.21	4.00	1.00
82.00	14.54	0.00	0.00	4.21	4.00	1.00
83.00	14.54	0.00	0.00	4.21	4.00	1.00
84.00	14.54	0.00	0.00	4.21	4.00	1.00
85.00	14.54	0.00	0.00	4.21	4.00	1.00
86.00	14.54	0.00	0.00	4.21	4.00	1.00
87.00	14.54	0.00	0.00	4.21	4.00	1.00
88.00	14.54	0.00	0.00	4.21	4.00	1.00
89.00	14.54	0.00	0.00	4.21	4.00	1.00
90.00	14.54	0.00	0.00	4.21	4.00	1.00
91.00	14.54	0.00	0.00	4.21	4.00	1.00
92.00	14.54	0.00	0.00	4.21	4.00	1.00

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)
93.00	14.54	0.00	0.00	4.21	4.00	1.00
94.00	14.54	0.00	0.00	4.21	4.00	1.00
95.00	14.54	0.00	0.00	4.21	4.00	1.00
96.00	14.54	0.00	0.00	4.21	4.00	1.00
97.00	14.54	0.00	0.00	4.21	4.00	1.00
98.00	14.54	0.00	0.00	4.21	4.00	1.00
99.00	14.54	0.00	0.00	4.21	4.00	1.00
100.00	14.54	0.00	0.00	4.21	4.00	1.00
101.00	14.54	0.00	0.00	4.21	4.00	1.00
102.00	14.54	0.00	0.00	4.21	4.00	1.00
103.00	14.54	0.00	0.00	4.21	4.00	1.00
104.00	14.54	0.00	0.00	4.21	4.00	1.00
105.00	14.54	0.00	0.00	4.21	4.00	1.00
106.00	14.54	0.00	0.00	4.21	4.00	1.00
107.00	14.54	0.00	0.00	4.21	4.00	1.00
108.00	14.54	0.00	0.00	4.21	4.00	1.00
109.00	14.54	0.00	0.00	4.21	4.00	1.00
110.00	14.54	0.00	0.00	4.21	4.00	1.00
111.00	14.54	0.00	0.00	4.21	4.00	1.00
112.00	14.54	0.00	0.00	4.21	4.00	1.00
113.00	14.54	0.00	0.00	4.21	4.00	1.00
114.00	14.54	0.00	0.00	4.21	4.00	1.00
115.00	14.54	0.00	0.00	4.21	4.00	1.00
116.00	14.54	0.00	0.00	4.21	4.00	1.00
117.00	14.54	0.00	0.00	4.21	4.00	1.00
118.00	14.54	0.00	0.00	4.21	4.00	1.00
119.00	14.54	0.00	0.00	4.21	4.00	1.00
120.00	14.54	0.00	0.00	4.21	4.00	1.00
121.00	14.54	0.00	0.00	4.21	4.00	1.00
122.00	14.54	0.00	0.00	4.21	4.00	1.00
123.00	14.54	0.00	0.00	4.21	4.00	1.00
124.00	14.54	0.00	0.00	4.21	4.00	1.00
125.00	14.54	0.00	0.00	4.21	4.00	1.00
126.00	14.54	0.00	0.00	4.21	4.00	1.00
127.00	14.54	0.00	0.00	4.21	4.00	1.00
128.00	14.54	0.00	0.00	4.21	4.00	1.00
129.00	14.54	0.00	0.00	4.21	4.00	1.00
130.00	14.54	0.00	0.00	4.21	4.00	1.00
131.00	14.54	0.00	0.00	4.21	4.00	1.00
132.00	14.54	0.00	0.00	4.21	4.00	1.00
133.00	14.54	0.00	0.00	4.21	4.00	1.00
134.00	14.54	0.00	0.00	4.21	4.00	1.00
135.00	14.54	0.00	0.00	4.21	4.00	1.00
136.00	14.54	0.00	0.00	4.21	4.00	1.00
137.00	14.54	0.00	0.00	4.21	4.00	1.00
138.00	14.54	0.00	0.00	4.21	4.00	1.00
139.00	14.54	0.00	0.00	4.21	4.00	1.00
140.00	14.54	0.00	0.00	4.21	4.00	1.00
141.00	14.54	0.00	0.00	4.21	4.00	1.00
142.00	14.54	0.00	0.00	4.21	4.00	1.00
143.00	14.54	0.00	0.00	4.21	4.00	1.00
144.00	14.54	0.00	0.00	4.21	4.00	1.00
145.00	14.54	0.00	0.00	4.21	4.00	1.00
146.00	14.54	0.00	0.00	4.21	4.00	1.00
147.00	14.54	0.00	0.00	4.21	4.00	1.00
148.00	14.54	0.00	0.00	4.21	4.00	1.00
149.00	14.54	0.00	0.00	4.21	4.00	1.00
150.00	14.54	0.00	0.00	4.21	4.00	1.00
151.00	14.54	0.00	0.00	4.21	4.00	1.00
152.00	14.54	0.00	0.00	4.21	4.00	1.00
153.00	14.54	0.00	0.00	4.21	4.00	1.00
154.00	14.54	0.00	0.00	4.21	4.00	1.00
155.00	14.54	0.00	0.00	4.21	4.00	1.00
156.00	14.54	0.00	0.00	4.21	4.00	1.00
157.00	14.54	0.00	0.00	4.21	4.00	1.00
158.00	14.54	0.00	0.00	4.21	4.00	1.00
159.00	14.54	0.00	0.00	4.21	4.00	1.00
160.00	14.54	0.00	0.00	4.21	4.00	1.00
161.00	14.54	0.00	0.00	4.21	4.00	1.00

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)
162.00	14.54	0.00	0.00	4.21	4.00	1.00
163.00	14.54	0.00	0.00	4.21	4.00	1.00
164.00	14.54	0.00	0.00	4.21	4.00	1.00
165.00	14.54	0.00	0.00	4.21	4.00	1.00
166.00	14.54	0.00	0.00	4.21	4.00	1.00
167.00	14.54	0.00	0.00	4.21	4.00	1.00
168.00	14.54	0.00	0.00	4.21	4.00	1.00
169.00	14.54	0.00	0.00	4.21	4.00	1.00
170.00	14.54	0.00	0.00	4.21	4.00	1.00
171.00	14.54	0.00	0.00	4.21	4.00	1.00
172.00	14.54	0.00	0.00	4.21	4.00	1.00
173.00	14.54	0.00	0.00	4.21	4.00	1.00
174.00	14.54	0.00	0.00	4.21	4.00	1.00
175.00	14.54	0.00	0.00	4.21	4.00	1.00
176.00	14.54	0.00	0.00	4.21	4.00	1.00
177.00	14.54	0.00	0.00	4.21	4.00	1.00
178.00	14.54	0.00	0.00	4.21	4.00	1.00
179.00	14.54	0.00	0.00	4.21	4.00	1.00
180.00	14.54	0.00	0.00	4.21	4.00	1.00
181.00	14.54	0.00	0.00	4.21	4.00	1.00
182.00	14.54	0.00	0.00	4.21	4.00	1.00
183.00	14.54	0.00	0.00	4.21	4.00	1.00
184.00	14.54	0.00	0.00	4.21	4.00	1.00
185.00	14.54	0.00	0.00	4.21	4.00	1.00
186.00	14.54	0.00	0.00	4.21	4.00	1.00
187.00	14.54	0.00	0.00	4.21	4.00	1.00
188.00	14.54	0.00	0.00	4.21	4.00	1.00
189.00	14.54	0.00	0.00	4.21	4.00	1.00
190.00	14.54	0.00	0.00	4.21	4.00	1.00
191.00	14.54	0.00	0.00	4.21	4.00	1.00
192.00	14.54	0.00	0.00	4.21	4.00	1.00
193.00	14.54	0.00	0.00	4.21	4.00	1.00
194.00	14.54	0.00	0.00	4.21	4.00	1.00
195.00	14.54	0.00	0.00	4.21	4.00	1.00
196.00	14.54	0.00	0.00	4.21	4.00	1.00
197.00	14.54	0.00	0.00	4.21	4.00	1.00
198.00	14.54	0.00	0.00	4.21	4.00	1.00
199.00	14.54	0.00	0.00	4.21	4.00	1.00
200.00	14.54	0.00	0.00	4.21	4.00	1.00
201.00	14.54	0.00	0.00	4.21	4.00	1.00
202.00	14.54	0.00	0.00	4.21	4.00	1.00
203.00	14.54	0.00	0.00	4.21	4.00	1.00
204.00	14.54	0.00	0.00	4.21	4.00	1.00
205.00	14.54	0.00	0.00	4.21	4.00	1.00
206.00	14.54	0.00	0.00	4.21	4.00	1.00
207.00	14.54	0.00	0.00	4.21	4.00	1.00
208.00	14.54	0.00	0.00	4.21	4.00	1.00
209.00	14.54	0.00	0.00	4.21	4.00	1.00
210.00	14.54	0.00	0.00	4.21	4.00	1.00
211.00	14.54	0.00	0.00	4.21	4.00	1.00
212.00	14.54	0.00	0.00	4.21	4.00	1.00
213.00	14.54	0.00	0.00	4.21	4.00	1.00
214.00	14.54	0.00	0.00	4.21	4.00	1.00
215.00	14.54	0.00	0.00	4.21	4.00	1.00
216.00	14.54	0.00	0.00	4.21	4.00	1.00
217.00	14.54	0.00	0.00	4.21	4.00	1.00
218.00	14.54	0.00	0.00	4.21	4.00	1.00
219.00	14.54	0.00	0.00	4.21	4.00	1.00
220.00	14.54	0.00	0.00	4.21	4.00	1.00
221.00	14.54	0.00	0.00	4.21	4.00	1.00
222.00	14.54	0.00	0.00	4.21	4.00	1.00
223.00	14.54	0.00	0.00	4.21	4.00	1.00
224.00	14.54	0.00	0.00	4.21	4.00	1.00
225.00	14.54	0.00	0.00	4.21	4.00	1.00
226.00	14.54	0.00	0.00	4.21	4.00	1.00
227.00	14.54	0.00	0.00	4.21	4.00	1.00
228.00	14.54	0.00	0.00	4.21	4.00	1.00
229.00	14.54	0.00	0.00	4.21	4.00	1.00
230.00	14.54	0.00	0.00	4.21	4.00	1.00

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)
231.00	14.54	0.00	0.00	4.21	4.00	1.00
232.00	14.54	0.00	0.00	4.21	4.00	1.00
233.00	14.54	0.00	0.00	4.21	4.00	1.00
234.00	14.54	0.00	0.00	4.21	4.00	1.00
235.00	14.54	0.00	0.00	4.21	4.00	1.00
236.00	14.54	0.00	0.00	4.21	4.00	1.00
237.00	14.54	0.00	0.00	4.21	4.00	1.00
238.00	14.54	0.00	0.00	4.21	4.00	1.00
239.00	14.54	0.00	0.00	4.21	4.00	1.00
240.00	14.54	0.00	0.00	4.21	4.00	1.00
241.00	14.54	0.00	0.00	4.21	4.00	1.00
242.00	14.54	0.00	0.00	4.21	4.00	1.00
243.00	14.54	0.00	0.00	4.21	4.00	1.00
244.00	14.54	0.00	0.00	4.21	4.00	1.00
245.00	14.54	0.00	0.00	4.21	4.00	1.00
246.00	14.54	0.00	0.00	4.21	4.00	1.00
247.00	14.54	0.00	0.00	4.21	4.00	1.00
248.00	14.54	0.00	0.00	4.21	4.00	1.00
249.00	14.54	0.00	0.00	4.21	4.00	1.00
250.00	14.54	0.00	0.00	4.21	4.00	1.00
251.00	14.54	0.00	0.00	4.21	4.00	1.00
252.00	14.54	0.00	0.00	4.21	4.00	1.00
253.00	14.54	0.00	0.00	4.21	4.00	1.00
254.00	14.54	0.00	0.00	4.21	4.00	1.00
255.00	14.54	0.00	0.00	4.21	4.00	1.00
256.00	14.54	0.00	0.00	4.21	4.00	1.00
257.00	14.54	0.00	0.00	4.21	4.00	1.00
258.00	14.54	0.00	0.00	4.21	4.00	1.00
259.00	14.54	0.00	0.00	4.21	4.00	1.00
260.00	14.54	0.00	0.00	4.21	4.00	1.00
261.00	14.54	0.00	0.00	4.21	4.00	1.00
262.00	14.54	0.00	0.00	4.21	4.00	1.00
263.00	14.54	0.00	0.00	4.21	4.00	1.00
264.00	14.54	0.00	0.00	4.21	4.00	1.00
265.00	14.54	0.00	0.00	4.21	4.00	1.00
266.00	14.54	0.00	0.00	4.21	4.00	1.00
267.00	14.54	0.00	0.00	4.21	4.00	1.00
268.00	14.54	0.00	0.00	4.21	4.00	1.00
269.00	14.54	0.00	0.00	4.21	4.00	1.00
270.00	14.54	0.00	0.00	4.21	4.00	1.00
271.00	14.54	0.00	0.00	4.21	4.00	1.00
272.00	14.54	0.00	0.00	4.21	4.00	1.00
273.00	14.54	0.00	0.00	4.21	4.00	1.00
274.00	14.54	0.00	0.00	4.21	4.00	1.00
275.00	14.54	0.00	0.00	4.21	4.00	1.00
276.00	14.54	0.00	0.00	4.21	4.00	1.00
277.00	14.54	0.00	0.00	4.21	4.00	1.00
278.00	14.54	0.00	0.00	4.21	4.00	1.00
279.00	14.54	0.00	0.00	4.21	4.00	1.00
280.00	14.54	0.00	0.00	4.21	4.00	1.00
281.00	14.54	0.00	0.00	4.21	4.00	1.00
282.00	14.54	0.00	0.00	4.21	4.00	1.00
283.00	14.54	0.00	0.00	4.21	4.00	1.00
284.00	14.54	0.00	0.00	4.21	4.00	1.00
285.00	14.54	0.00	0.00	4.21	4.00	1.00
286.00	14.54	0.00	0.00	4.21	4.00	1.00
287.00	14.54	0.00	0.00	4.21	4.00	1.00
288.00	14.54	0.00	0.00	4.21	4.00	1.00
289.00	14.54	0.00	0.00	4.21	4.00	1.00
290.00	14.54	0.00	0.00	4.21	4.00	1.00
291.00	14.54	0.00	0.00	4.21	4.00	1.00
292.00	14.54	0.00	0.00	4.21	4.00	1.00
293.00	14.54	0.00	0.00	4.21	4.00	1.00
294.00	14.54	0.00	0.00	4.21	4.00	1.00
295.00	14.54	0.00	0.00	4.21	4.00	1.00
296.00	14.54	0.00	0.00	4.21	4.00	1.00
297.00	14.54	0.00	0.00	4.21	4.00	1.00
298.00	14.54	0.00	0.00	4.21	4.00	1.00
299.00	14.54	0.00	0.00	4.21	4.00	1.00

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)
300.00	14.54	0.00	0.00	4.21	4.00	1.00
301.00	14.54	0.00	0.00	4.21	4.00	1.00
302.00	14.54	0.00	0.00	4.21	4.00	1.00
303.00	14.54	0.00	0.00	4.21	4.00	1.00
304.00	14.54	0.00	0.00	4.21	4.00	1.00
305.00	14.54	0.00	0.00	4.21	4.00	1.00
306.00	14.54	0.00	0.00	4.21	4.00	1.00
307.00	14.54	0.00	0.00	4.21	4.00	1.00
308.00	14.54	0.00	0.00	4.21	4.00	1.00
309.00	14.54	0.00	0.00	4.21	4.00	1.00
310.00	14.54	0.00	0.00	4.21	4.00	1.00
311.00	14.54	0.00	0.00	4.21	4.00	1.00
312.00	14.54	0.00	0.00	4.21	4.00	1.00
313.00	14.54	0.00	0.00	4.21	4.00	1.00
314.00	14.54	0.00	0.00	4.21	4.00	1.00
315.00	14.54	0.00	0.00	4.21	4.00	1.00
316.00	14.54	0.00	0.00	4.21	4.00	1.00
317.00	14.54	0.00	0.00	4.21	4.00	1.00
318.00	14.54	0.00	0.00	4.21	4.00	1.00
319.00	14.54	0.00	0.00	4.21	4.00	1.00
320.00	14.54	0.00	0.00	4.21	4.00	1.00
321.00	14.54	0.00	0.00	4.21	4.00	1.00
322.00	14.54	0.00	0.00	4.21	4.00	1.00
323.00	14.54	0.00	0.00	4.21	4.00	1.00
324.00	14.54	0.00	0.00	4.21	4.00	1.00
325.00	14.54	0.00	0.00	4.21	4.00	1.00
326.00	14.54	0.00	0.00	4.21	4.00	1.00
327.00	14.54	0.00	0.00	4.21	4.00	1.00
328.00	14.54	0.00	0.00	4.21	4.00	1.00
329.00	14.54	0.00	0.00	4.21	4.00	1.00
330.00	14.54	0.00	0.00	4.21	4.00	1.00
331.00	14.54	0.00	0.00	4.21	4.00	1.00
332.00	14.54	0.00	0.00	4.21	4.00	1.00
333.00	14.54	0.00	0.00	4.21	4.00	1.00
334.00	14.54	0.00	0.00	4.21	4.00	1.00
335.00	14.54	0.00	0.00	4.21	4.00	1.00
336.00	14.54	0.00	0.00	4.21	4.00	1.00
337.00	14.54	0.00	0.00	4.21	4.00	1.00
338.00	14.54	0.00	0.00	4.21	4.00	1.00
339.00	14.54	0.00	0.00	4.21	4.00	1.00
340.00	14.54	0.00	0.00	4.21	4.00	1.00
341.00	14.54	0.00	0.00	4.21	4.00	1.00
342.00	14.54	0.00	0.00	4.21	4.00	1.00
343.00	14.54	0.00	0.00	4.21	4.00	1.00
344.00	14.54	0.00	0.00	4.21	4.00	1.00
345.00	14.54	0.00	0.00	4.21	4.00	1.00
346.00	14.54	0.00	0.00	4.21	4.00	1.00
347.00	14.54	0.00	0.00	4.21	4.00	1.00
348.00	14.54	0.00	0.00	4.21	4.00	1.00
349.00	14.54	0.00	0.00	4.21	4.00	1.00
350.00	14.54	0.00	0.00	4.21	4.00	1.00
351.00	14.54	0.00	0.00	4.21	4.00	1.00
352.00	14.54	0.00	0.00	4.21	4.00	1.00
353.00	14.54	0.00	0.00	4.21	4.00	1.00
354.00	14.54	0.00	0.00	4.21	4.00	1.00
355.00	14.54	0.00	0.00	4.21	4.00	1.00
356.00	14.54	0.00	0.00	4.21	4.00	1.00
357.00	14.54	0.00	0.00	4.21	4.00	1.00
358.00	14.54	0.00	0.00	4.21	4.00	1.00
359.00	14.54	0.00	0.00	4.21	4.00	1.00
360.00	14.54	0.00	0.00	4.21	4.00	1.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.20	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.13	0.00	0.00	1.00	1.00
5.00	0.33	0.28	0.00	0.00	1.00	1.00
6.00	0.39	0.41	0.00	0.00	1.01	1.00
7.00	0.46	0.52	0.00	0.00	1.01	1.00
8.00	0.52	0.62	0.00	0.00	1.02	1.00
9.00	0.59	0.70	0.00	0.00	1.03	1.00
10.00	0.65	0.77	0.00	0.00	1.04	1.00
11.00	0.72	0.83	0.00	0.00	1.05	1.00
12.00	0.78	0.89	0.00	0.00	1.06	1.00
13.00	0.85	0.93	0.00	0.00	1.07	1.00
14.00	0.91	0.98	0.00	0.00	1.08	1.00
15.00	0.98	1.01	0.00	0.00	1.09	1.00
16.00	1.04	1.05	0.00	0.00	1.10	1.00
17.00	1.11	1.08	0.00	0.00	1.11	1.00
18.00	1.17	1.10	0.00	0.00	1.13	1.00
19.00	1.24	1.13	0.00	0.00	1.14	1.00
20.00	1.30	1.15	0.00	0.00	1.15	1.00
21.00	1.37	1.17	0.00	0.00	1.17	1.00
22.00	1.43	1.19	0.00	0.00	1.18	1.00
23.00	1.50	1.21	0.00	0.00	1.19	1.00
24.00	1.56	1.22	0.00	0.00	1.21	1.00
25.00	1.66	1.80	0.00	0.00	1.23	1.00
26.00	1.75	1.84	0.00	0.00	1.25	1.00
27.00	1.85	1.86	0.00	0.00	1.27	1.00
28.00	1.94	1.88	0.00	0.00	1.29	1.00
29.00	2.04	1.90	0.00	0.00	1.31	1.00
30.00	2.13	1.92	0.00	0.00	1.34	1.00
31.00	2.23	1.93	0.00	0.00	1.36	1.00
32.00	2.32	1.95	0.00	0.00	1.38	1.00
33.00	2.42	1.96	0.00	0.00	1.40	1.00
34.00	2.51	1.97	0.00	0.00	1.43	1.00
35.00	2.61	1.98	0.00	0.00	1.45	1.00
36.00	2.70	1.99	0.00	0.00	1.47	1.00
37.00	2.80	2.00	0.00	0.00	1.50	1.00
38.00	2.89	2.01	0.00	0.00	1.52	1.00
39.00	2.99	2.02	0.00	0.00	1.54	1.00
40.00	3.08	2.03	0.00	0.00	1.57	1.00
41.00	3.18	2.03	0.00	0.00	1.59	1.00
42.00	3.27	2.04	0.00	0.00	1.62	1.00
43.00	3.37	2.05	0.00	0.00	1.64	1.00
44.00	3.46	2.05	0.00	0.00	1.66	1.00
45.00	3.56	2.06	0.00	0.00	1.69	1.00
46.00	3.65	2.06	0.00	0.00	1.71	1.00
47.00	3.75	2.07	0.00	0.00	1.74	1.00
48.00	3.84	2.07	0.00	0.00	1.76	1.00
49.00	3.95	2.33	0.00	0.00	1.79	1.00
50.00	4.05	2.34	0.00	0.00	1.81	1.00
51.00	4.18	2.81	0.00	0.00	1.85	1.00
52.00	4.32	3.23	0.00	0.00	1.88	1.00
53.00	4.50	4.17	0.00	0.00	1.92	1.00
54.00	4.73	5.13	0.00	0.00	1.98	1.00
55.00	5.00	6.09	0.00	0.00	2.05	1.00
56.00	5.31	7.06	0.00	0.00	2.12	1.00
57.00	5.67	8.45	0.00	0.00	2.21	1.00
58.00	6.12	10.38	0.00	0.00	2.33	1.00
59.00	6.72	14.79	0.00	0.00	2.47	1.00
60.00	10.86	142.83	0.00	0.00	3.17	1.00
61.00	12.05	22.94	0.00	0.00	3.86	1.00
62.00	12.59	11.72	0.00	0.00	4.03	1.00
63.00	12.94	7.51	0.00	0.00	4.09	1.00
64.00	13.26	7.31	0.00	0.00	4.14	1.00
65.00	13.45	4.44	0.00	0.00	4.16	1.00
66.00	13.64	4.38	0.00	0.00	4.17	1.00
67.00	13.83	4.38	0.00	0.00	4.18	1.00

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)
68.00	14.03	4.38	0.00	0.00	4.18	1.00
69.00	14.15	2.95	0.00	0.00	4.18	1.00
70.00	14.28	2.92	0.00	0.00	4.17	1.00
71.00	14.41	2.92	0.00	0.00	4.16	1.00
72.00	14.54	2.92	0.00	0.00	4.15	1.00
73.00	14.54	0.05	0.00	0.00	4.11	1.00
74.00	14.54	0.00	0.00	0.00	4.06	1.00
75.00	14.54	0.00	0.00	0.00	4.01	1.00
76.00	14.54	0.00	0.00	0.00	4.00	1.00
77.00	14.54	0.00	0.00	0.00	4.00	1.00
78.00	14.54	0.00	0.00	0.00	4.00	1.00
79.00	14.54	0.00	0.00	0.00	4.00	1.00
80.00	14.54	0.00	0.00	0.00	4.00	1.00
81.00	14.54	0.00	0.00	0.00	4.00	1.00
82.00	14.54	0.00	0.00	0.00	4.00	1.00
83.00	14.54	0.00	0.00	0.00	4.00	1.00
84.00	14.54	0.00	0.00	0.00	4.00	1.00
85.00	14.54	0.00	0.00	0.00	4.00	1.00
86.00	14.54	0.00	0.00	0.00	4.00	1.00
87.00	14.54	0.00	0.00	0.00	4.00	1.00
88.00	14.54	0.00	0.00	0.00	4.00	1.00
89.00	14.54	0.00	0.00	0.00	4.00	1.00
90.00	14.54	0.00	0.00	0.00	4.00	1.00
91.00	14.54	0.00	0.00	0.00	4.00	1.00
92.00	14.54	0.00	0.00	0.00	4.00	1.00
93.00	14.54	0.00	0.00	0.00	4.00	1.00
94.00	14.54	0.00	0.00	0.00	4.00	1.00
95.00	14.54	0.00	0.00	0.00	4.00	1.00
96.00	14.54	0.00	0.00	0.00	4.00	1.00
97.00	14.54	0.00	0.00	0.00	4.00	1.00
98.00	14.54	0.00	0.00	0.00	4.00	1.00
99.00	14.54	0.00	0.00	0.00	4.00	1.00
100.00	14.54	0.00	0.00	0.00	4.00	1.00
101.00	14.54	0.00	0.00	0.00	4.00	1.00
102.00	14.54	0.00	0.00	0.00	4.00	1.00
103.00	14.54	0.00	0.00	0.00	4.00	1.00
104.00	14.54	0.00	0.00	0.00	4.00	1.00
105.00	14.54	0.00	0.00	0.00	4.00	1.00
106.00	14.54	0.00	0.00	0.00	4.00	1.00
107.00	14.54	0.00	0.00	0.00	4.00	1.00
108.00	14.54	0.00	0.00	0.00	4.00	1.00
109.00	14.54	0.00	0.00	0.00	4.00	1.00
110.00	14.54	0.00	0.00	0.00	4.00	1.00
111.00	14.54	0.00	0.00	0.00	4.00	1.00
112.00	14.54	0.00	0.00	0.00	4.00	1.00
113.00	14.54	0.00	0.00	0.00	4.00	1.00
114.00	14.54	0.00	0.00	0.00	4.00	1.00
115.00	14.54	0.00	0.00	0.00	4.00	1.00
116.00	14.54	0.00	0.00	0.00	4.00	1.00
117.00	14.54	0.00	0.00	0.00	4.00	1.00
118.00	14.54	0.00	0.00	0.00	4.00	1.00
119.00	14.54	0.00	0.00	0.00	4.00	1.00
120.00	14.54	0.00	0.00	0.00	4.00	1.00
121.00	14.54	0.00	0.00	0.00	4.00	1.00
122.00	14.54	0.00	0.00	0.00	4.00	1.00
123.00	14.54	0.00	0.00	0.00	4.00	1.00
124.00	14.54	0.00	0.00	0.00	4.00	1.00
125.00	14.54	0.00	0.00	0.00	4.00	1.00
126.00	14.54	0.00	0.00	0.00	4.00	1.00
127.00	14.54	0.00	0.00	0.00	4.00	1.00
128.00	14.54	0.00	0.00	0.00	4.00	1.00
129.00	14.54	0.00	0.00	0.00	4.00	1.00
130.00	14.54	0.00	0.00	0.00	4.00	1.00
131.00	14.54	0.00	0.00	0.00	4.00	1.00
132.00	14.54	0.00	0.00	0.00	4.00	1.00
133.00	14.54	0.00	0.00	0.00	4.00	1.00
134.00	14.54	0.00	0.00	0.00	4.00	1.00
135.00	14.54	0.00	0.00	0.00	4.00	1.00
136.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
137.00	14.54	0.00	0.00	0.00	4.00	1.00
138.00	14.54	0.00	0.00	0.00	4.00	1.00
139.00	14.54	0.00	0.00	0.00	4.00	1.00
140.00	14.54	0.00	0.00	0.00	4.00	1.00
141.00	14.54	0.00	0.00	0.00	4.00	1.00
142.00	14.54	0.00	0.00	0.00	4.00	1.00
143.00	14.54	0.00	0.00	0.00	4.00	1.00
144.00	14.54	0.00	0.00	0.00	4.00	1.00
145.00	14.54	0.00	0.00	0.00	4.00	1.00
146.00	14.54	0.00	0.00	0.00	4.00	1.00
147.00	14.54	0.00	0.00	0.00	4.00	1.00
148.00	14.54	0.00	0.00	0.00	4.00	1.00
149.00	14.54	0.00	0.00	0.00	4.00	1.00
150.00	14.54	0.00	0.00	0.00	4.00	1.00
151.00	14.54	0.00	0.00	0.00	4.00	1.00
152.00	14.54	0.00	0.00	0.00	4.00	1.00
153.00	14.54	0.00	0.00	0.00	4.00	1.00
154.00	14.54	0.00	0.00	0.00	4.00	1.00
155.00	14.54	0.00	0.00	0.00	4.00	1.00
156.00	14.54	0.00	0.00	0.00	4.00	1.00
157.00	14.54	0.00	0.00	0.00	4.00	1.00
158.00	14.54	0.00	0.00	0.00	4.00	1.00
159.00	14.54	0.00	0.00	0.00	4.00	1.00
160.00	14.54	0.00	0.00	0.00	4.00	1.00
161.00	14.54	0.00	0.00	0.00	4.00	1.00
162.00	14.54	0.00	0.00	0.00	4.00	1.00
163.00	14.54	0.00	0.00	0.00	4.00	1.00
164.00	14.54	0.00	0.00	0.00	4.00	1.00
165.00	14.54	0.00	0.00	0.00	4.00	1.00
166.00	14.54	0.00	0.00	0.00	4.00	1.00
167.00	14.54	0.00	0.00	0.00	4.00	1.00
168.00	14.54	0.00	0.00	0.00	4.00	1.00
169.00	14.54	0.00	0.00	0.00	4.00	1.00
170.00	14.54	0.00	0.00	0.00	4.00	1.00
171.00	14.54	0.00	0.00	0.00	4.00	1.00
172.00	14.54	0.00	0.00	0.00	4.00	1.00
173.00	14.54	0.00	0.00	0.00	4.00	1.00
174.00	14.54	0.00	0.00	0.00	4.00	1.00
175.00	14.54	0.00	0.00	0.00	4.00	1.00
176.00	14.54	0.00	0.00	0.00	4.00	1.00
177.00	14.54	0.00	0.00	0.00	4.00	1.00
178.00	14.54	0.00	0.00	0.00	4.00	1.00
179.00	14.54	0.00	0.00	0.00	4.00	1.00
180.00	14.54	0.00	0.00	0.00	4.00	1.00
181.00	14.54	0.00	0.00	0.00	4.00	1.00
182.00	14.54	0.00	0.00	0.00	4.00	1.00
183.00	14.54	0.00	0.00	0.00	4.00	1.00
184.00	14.54	0.00	0.00	0.00	4.00	1.00
185.00	14.54	0.00	0.00	0.00	4.00	1.00
186.00	14.54	0.00	0.00	0.00	4.00	1.00
187.00	14.54	0.00	0.00	0.00	4.00	1.00
188.00	14.54	0.00	0.00	0.00	4.00	1.00
189.00	14.54	0.00	0.00	0.00	4.00	1.00
190.00	14.54	0.00	0.00	0.00	4.00	1.00
191.00	14.54	0.00	0.00	0.00	4.00	1.00
192.00	14.54	0.00	0.00	0.00	4.00	1.00
193.00	14.54	0.00	0.00	0.00	4.00	1.00
194.00	14.54	0.00	0.00	0.00	4.00	1.00
195.00	14.54	0.00	0.00	0.00	4.00	1.00
196.00	14.54	0.00	0.00	0.00	4.00	1.00
197.00	14.54	0.00	0.00	0.00	4.00	1.00
198.00	14.54	0.00	0.00	0.00	4.00	1.00
199.00	14.54	0.00	0.00	0.00	4.00	1.00
200.00	14.54	0.00	0.00	0.00	4.00	1.00
201.00	14.54	0.00	0.00	0.00	4.00	1.00
202.00	14.54	0.00	0.00	0.00	4.00	1.00
203.00	14.54	0.00	0.00	0.00	4.00	1.00
204.00	14.54	0.00	0.00	0.00	4.00	1.00
205.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
206.00	14.54	0.00	0.00	0.00	4.00	1.00
207.00	14.54	0.00	0.00	0.00	4.00	1.00
208.00	14.54	0.00	0.00	0.00	4.00	1.00
209.00	14.54	0.00	0.00	0.00	4.00	1.00
210.00	14.54	0.00	0.00	0.00	4.00	1.00
211.00	14.54	0.00	0.00	0.00	4.00	1.00
212.00	14.54	0.00	0.00	0.00	4.00	1.00
213.00	14.54	0.00	0.00	0.00	4.00	1.00
214.00	14.54	0.00	0.00	0.00	4.00	1.00
215.00	14.54	0.00	0.00	0.00	4.00	1.00
216.00	14.54	0.00	0.00	0.00	4.00	1.00
217.00	14.54	0.00	0.00	0.00	4.00	1.00
218.00	14.54	0.00	0.00	0.00	4.00	1.00
219.00	14.54	0.00	0.00	0.00	4.00	1.00
220.00	14.54	0.00	0.00	0.00	4.00	1.00
221.00	14.54	0.00	0.00	0.00	4.00	1.00
222.00	14.54	0.00	0.00	0.00	4.00	1.00
223.00	14.54	0.00	0.00	0.00	4.00	1.00
224.00	14.54	0.00	0.00	0.00	4.00	1.00
225.00	14.54	0.00	0.00	0.00	4.00	1.00
226.00	14.54	0.00	0.00	0.00	4.00	1.00
227.00	14.54	0.00	0.00	0.00	4.00	1.00
228.00	14.54	0.00	0.00	0.00	4.00	1.00
229.00	14.54	0.00	0.00	0.00	4.00	1.00
230.00	14.54	0.00	0.00	0.00	4.00	1.00
231.00	14.54	0.00	0.00	0.00	4.00	1.00
232.00	14.54	0.00	0.00	0.00	4.00	1.00
233.00	14.54	0.00	0.00	0.00	4.00	1.00
234.00	14.54	0.00	0.00	0.00	4.00	1.00
235.00	14.54	0.00	0.00	0.00	4.00	1.00
236.00	14.54	0.00	0.00	0.00	4.00	1.00
237.00	14.54	0.00	0.00	0.00	4.00	1.00
238.00	14.54	0.00	0.00	0.00	4.00	1.00
239.00	14.54	0.00	0.00	0.00	4.00	1.00
240.00	14.54	0.00	0.00	0.00	4.00	1.00
241.00	14.54	0.00	0.00	0.00	4.00	1.00
242.00	14.54	0.00	0.00	0.00	4.00	1.00
243.00	14.54	0.00	0.00	0.00	4.00	1.00
244.00	14.54	0.00	0.00	0.00	4.00	1.00
245.00	14.54	0.00	0.00	0.00	4.00	1.00
246.00	14.54	0.00	0.00	0.00	4.00	1.00
247.00	14.54	0.00	0.00	0.00	4.00	1.00
248.00	14.54	0.00	0.00	0.00	4.00	1.00
249.00	14.54	0.00	0.00	0.00	4.00	1.00
250.00	14.54	0.00	0.00	0.00	4.00	1.00
251.00	14.54	0.00	0.00	0.00	4.00	1.00
252.00	14.54	0.00	0.00	0.00	4.00	1.00
253.00	14.54	0.00	0.00	0.00	4.00	1.00
254.00	14.54	0.00	0.00	0.00	4.00	1.00
255.00	14.54	0.00	0.00	0.00	4.00	1.00
256.00	14.54	0.00	0.00	0.00	4.00	1.00
257.00	14.54	0.00	0.00	0.00	4.00	1.00
258.00	14.54	0.00	0.00	0.00	4.00	1.00
259.00	14.54	0.00	0.00	0.00	4.00	1.00
260.00	14.54	0.00	0.00	0.00	4.00	1.00
261.00	14.54	0.00	0.00	0.00	4.00	1.00
262.00	14.54	0.00	0.00	0.00	4.00	1.00
263.00	14.54	0.00	0.00	0.00	4.00	1.00
264.00	14.54	0.00	0.00	0.00	4.00	1.00
265.00	14.54	0.00	0.00	0.00	4.00	1.00
266.00	14.54	0.00	0.00	0.00	4.00	1.00
267.00	14.54	0.00	0.00	0.00	4.00	1.00
268.00	14.54	0.00	0.00	0.00	4.00	1.00
269.00	14.54	0.00	0.00	0.00	4.00	1.00
270.00	14.54	0.00	0.00	0.00	4.00	1.00
271.00	14.54	0.00	0.00	0.00	4.00	1.00
272.00	14.54	0.00	0.00	0.00	4.00	1.00
273.00	14.54	0.00	0.00	0.00	4.00	1.00
274.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
275.00	14.54	0.00	0.00	0.00	4.00	1.00
276.00	14.54	0.00	0.00	0.00	4.00	1.00
277.00	14.54	0.00	0.00	0.00	4.00	1.00
278.00	14.54	0.00	0.00	0.00	4.00	1.00
279.00	14.54	0.00	0.00	0.00	4.00	1.00
280.00	14.54	0.00	0.00	0.00	4.00	1.00
281.00	14.54	0.00	0.00	0.00	4.00	1.00
282.00	14.54	0.00	0.00	0.00	4.00	1.00
283.00	14.54	0.00	0.00	0.00	4.00	1.00
284.00	14.54	0.00	0.00	0.00	4.00	1.00
285.00	14.54	0.00	0.00	0.00	4.00	1.00
286.00	14.54	0.00	0.00	0.00	4.00	1.00
287.00	14.54	0.00	0.00	0.00	4.00	1.00
288.00	14.54	0.00	0.00	0.00	4.00	1.00
289.00	14.54	0.00	0.00	0.00	4.00	1.00
290.00	14.54	0.00	0.00	0.00	4.00	1.00
291.00	14.54	0.00	0.00	0.00	4.00	1.00
292.00	14.54	0.00	0.00	0.00	4.00	1.00
293.00	14.54	0.00	0.00	0.00	4.00	1.00
294.00	14.54	0.00	0.00	0.00	4.00	1.00
295.00	14.54	0.00	0.00	0.00	4.00	1.00
296.00	14.54	0.00	0.00	0.00	4.00	1.00
297.00	14.54	0.00	0.00	0.00	4.00	1.00
298.00	14.54	0.00	0.00	0.00	4.00	1.00
299.00	14.54	0.00	0.00	0.00	4.00	1.00
300.00	14.54	0.00	0.00	0.00	4.00	1.00
301.00	14.54	0.00	0.00	0.00	4.00	1.00
302.00	14.54	0.00	0.00	0.00	4.00	1.00
303.00	14.54	0.00	0.00	0.00	4.00	1.00
304.00	14.54	0.00	0.00	0.00	4.00	1.00
305.00	14.54	0.00	0.00	0.00	4.00	1.00
306.00	14.54	0.00	0.00	0.00	4.00	1.00
307.00	14.54	0.00	0.00	0.00	4.00	1.00
308.00	14.54	0.00	0.00	0.00	4.00	1.00
309.00	14.54	0.00	0.00	0.00	4.00	1.00
310.00	14.54	0.00	0.00	0.00	4.00	1.00
311.00	14.54	0.00	0.00	0.00	4.00	1.00
312.00	14.54	0.00	0.00	0.00	4.00	1.00
313.00	14.54	0.00	0.00	0.00	4.00	1.00
314.00	14.54	0.00	0.00	0.00	4.00	1.00
315.00	14.54	0.00	0.00	0.00	4.00	1.00
316.00	14.54	0.00	0.00	0.00	4.00	1.00
317.00	14.54	0.00	0.00	0.00	4.00	1.00
318.00	14.54	0.00	0.00	0.00	4.00	1.00
319.00	14.54	0.00	0.00	0.00	4.00	1.00
320.00	14.54	0.00	0.00	0.00	4.00	1.00
321.00	14.54	0.00	0.00	0.00	4.00	1.00
322.00	14.54	0.00	0.00	0.00	4.00	1.00
323.00	14.54	0.00	0.00	0.00	4.00	1.00
324.00	14.54	0.00	0.00	0.00	4.00	1.00
325.00	14.54	0.00	0.00	0.00	4.00	1.00
326.00	14.54	0.00	0.00	0.00	4.00	1.00
327.00	14.54	0.00	0.00	0.00	4.00	1.00
328.00	14.54	0.00	0.00	0.00	4.00	1.00
329.00	14.54	0.00	0.00	0.00	4.00	1.00
330.00	14.54	0.00	0.00	0.00	4.00	1.00
331.00	14.54	0.00	0.00	0.00	4.00	1.00
332.00	14.54	0.00	0.00	0.00	4.00	1.00
333.00	14.54	0.00	0.00	0.00	4.00	1.00
334.00	14.54	0.00	0.00	0.00	4.00	1.00
335.00	14.54	0.00	0.00	0.00	4.00	1.00
336.00	14.54	0.00	0.00	0.00	4.00	1.00
337.00	14.54	0.00	0.00	0.00	4.00	1.00
338.00	14.54	0.00	0.00	0.00	4.00	1.00
339.00	14.54	0.00	0.00	0.00	4.00	1.00
340.00	14.54	0.00	0.00	0.00	4.00	1.00
341.00	14.54	0.00	0.00	0.00	4.00	1.00
342.00	14.54	0.00	0.00	0.00	4.00	1.00
343.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
344.00	14.54	0.00	0.00	0.00	4.00	1.00
345.00	14.54	0.00	0.00	0.00	4.00	1.00
346.00	14.54	0.00	0.00	0.00	4.00	1.00
347.00	14.54	0.00	0.00	0.00	4.00	1.00
348.00	14.54	0.00	0.00	0.00	4.00	1.00
349.00	14.54	0.00	0.00	0.00	4.00	1.00
350.00	14.54	0.00	0.00	0.00	4.00	1.00
351.00	14.54	0.00	0.00	0.00	4.00	1.00
352.00	14.54	0.00	0.00	0.00	4.00	1.00
353.00	14.54	0.00	0.00	0.00	4.00	1.00
354.00	14.54	0.00	0.00	0.00	4.00	1.00
355.00	14.54	0.00	0.00	0.00	4.00	1.00
356.00	14.54	0.00	0.00	0.00	4.00	1.00
357.00	14.54	0.00	0.00	0.00	4.00	1.00
358.00	14.54	0.00	0.00	0.00	4.00	1.00
359.00	14.54	0.00	0.00	0.00	4.00	1.00
360.00	14.54	0.00	0.00	0.00	4.00	1.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.20	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.13	0.00	0.00	1.00	1.00
5.00	0.33	0.28	0.00	0.00	1.00	1.00
6.00	0.39	0.41	0.00	0.00	1.01	1.00
7.00	0.46	0.52	0.00	0.00	1.01	1.00
8.00	0.52	0.62	0.00	0.00	1.02	1.00
9.00	0.59	0.70	0.00	0.00	1.03	1.00
10.00	0.65	0.77	0.00	0.00	1.04	1.00
11.00	0.72	0.83	0.00	0.00	1.05	1.00
12.00	0.78	0.89	0.00	0.00	1.06	1.00
13.00	0.85	0.93	0.00	0.00	1.07	1.00
14.00	0.91	0.98	0.00	0.00	1.08	1.00
15.00	0.98	1.01	0.00	0.00	1.09	1.00
16.00	1.04	1.05	0.00	0.00	1.10	1.00
17.00	1.11	1.08	0.00	0.00	1.11	1.00
18.00	1.17	1.10	0.00	0.00	1.13	1.00
19.00	1.24	1.13	0.00	0.00	1.14	1.00
20.00	1.30	1.15	0.00	0.00	1.15	1.00
21.00	1.37	1.17	0.00	0.00	1.17	1.00
22.00	1.43	1.19	0.00	0.00	1.18	1.00
23.00	1.50	1.21	0.00	0.00	1.19	1.00
24.00	1.56	1.22	0.00	0.00	1.21	1.00
25.00	1.66	1.80	0.00	0.00	1.23	1.00
26.00	1.75	1.84	0.00	0.00	1.25	1.00
27.00	1.85	1.86	0.00	0.00	1.27	1.00
28.00	1.94	1.88	0.00	0.00	1.29	1.00
29.00	2.04	1.90	0.00	0.00	1.31	1.00
30.00	2.13	1.92	0.00	0.00	1.34	1.00
31.00	2.23	1.93	0.00	0.00	1.36	1.00
32.00	2.32	1.95	0.00	0.00	1.38	1.00
33.00	2.42	1.96	0.00	0.00	1.40	1.00
34.00	2.51	1.97	0.00	0.00	1.43	1.00
35.00	2.61	1.98	0.00	0.00	1.45	1.00
36.00	2.70	1.99	0.00	0.00	1.47	1.00
37.00	2.80	2.00	0.00	0.00	1.50	1.00
38.00	2.89	2.01	0.00	0.00	1.52	1.00

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)
39.00	2.99	2.02	0.00	0.00	1.54	1.00
40.00	3.08	2.03	0.00	0.00	1.57	1.00
41.00	3.18	2.03	0.00	0.00	1.59	1.00
42.00	3.27	2.04	0.00	0.00	1.62	1.00
43.00	3.37	2.05	0.00	0.00	1.64	1.00
44.00	3.46	2.05	0.00	0.00	1.66	1.00
45.00	3.56	2.06	0.00	0.00	1.69	1.00
46.00	3.65	2.06	0.00	0.00	1.71	1.00
47.00	3.75	2.07	0.00	0.00	1.74	1.00
48.00	3.84	2.07	0.00	0.00	1.76	1.00
49.00	3.95	2.33	0.00	0.00	1.79	1.00
50.00	4.05	2.34	0.00	0.00	1.81	1.00
51.00	4.18	2.81	0.00	0.00	1.85	1.00
52.00	4.32	3.23	0.00	0.00	1.88	1.00
53.00	4.50	4.17	0.00	0.00	1.92	1.00
54.00	4.73	5.13	0.00	0.00	1.98	1.00
55.00	5.00	6.09	0.00	0.00	2.05	1.00
56.00	5.31	7.06	0.00	0.00	2.12	1.00
57.00	5.67	8.45	0.00	0.00	2.21	1.00
58.00	6.12	10.38	0.00	0.00	2.33	1.00
59.00	6.72	14.79	0.00	0.00	2.47	1.00
60.00	10.86	142.83	0.00	0.00	3.17	1.00
61.00	12.05	22.94	0.00	0.00	3.86	1.00
62.00	12.59	11.72	0.00	0.00	4.03	1.00
63.00	12.94	7.51	0.00	0.00	4.09	1.00
64.00	13.26	7.31	0.00	0.00	4.14	1.00
65.00	13.45	4.44	0.00	0.00	4.16	1.00
66.00	13.64	4.38	0.00	0.00	4.17	1.00
67.00	13.83	4.38	0.00	0.00	4.18	1.00
68.00	14.03	4.38	0.00	0.00	4.18	1.00
69.00	14.15	2.95	0.00	0.00	4.18	1.00
70.00	14.28	2.92	0.00	0.00	4.17	1.00
71.00	14.41	2.92	0.00	0.00	4.16	1.00
72.00	14.54	2.92	0.00	0.00	4.15	1.00
73.00	14.54	0.05	0.00	0.00	4.11	1.00
74.00	14.54	0.00	0.00	0.00	4.06	1.00
75.00	14.54	0.00	0.00	0.00	4.01	1.00
76.00	14.54	0.00	0.00	0.00	4.00	1.00
77.00	14.54	0.00	0.00	0.00	4.00	1.00
78.00	14.54	0.00	0.00	0.00	4.00	1.00
79.00	14.54	0.00	0.00	0.00	4.00	1.00
80.00	14.54	0.00	0.00	0.00	4.00	1.00
81.00	14.54	0.00	0.00	0.00	4.00	1.00
82.00	14.54	0.00	0.00	0.00	4.00	1.00
83.00	14.54	0.00	0.00	0.00	4.00	1.00
84.00	14.54	0.00	0.00	0.00	4.00	1.00
85.00	14.54	0.00	0.00	0.00	4.00	1.00
86.00	14.54	0.00	0.00	0.00	4.00	1.00
87.00	14.54	0.00	0.00	0.00	4.00	1.00
88.00	14.54	0.00	0.00	0.00	4.00	1.00
89.00	14.54	0.00	0.00	0.00	4.00	1.00
90.00	14.54	0.00	0.00	0.00	4.00	1.00
91.00	14.54	0.00	0.00	0.00	4.00	1.00
92.00	14.54	0.00	0.00	0.00	4.00	1.00
93.00	14.54	0.00	0.00	0.00	4.00	1.00
94.00	14.54	0.00	0.00	0.00	4.00	1.00
95.00	14.54	0.00	0.00	0.00	4.00	1.00
96.00	14.54	0.00	0.00	0.00	4.00	1.00
97.00	14.54	0.00	0.00	0.00	4.00	1.00
98.00	14.54	0.00	0.00	0.00	4.00	1.00
99.00	14.54	0.00	0.00	0.00	4.00	1.00
100.00	14.54	0.00	0.00	0.00	4.00	1.00
101.00	14.54	0.00	0.00	0.00	4.00	1.00
102.00	14.54	0.00	0.00	0.00	4.00	1.00
103.00	14.54	0.00	0.00	0.00	4.00	1.00
104.00	14.54	0.00	0.00	0.00	4.00	1.00
105.00	14.54	0.00	0.00	0.00	4.00	1.00
106.00	14.54	0.00	0.00	0.00	4.00	1.00
107.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
108.00	14.54	0.00	0.00	0.00	4.00	1.00
109.00	14.54	0.00	0.00	0.00	4.00	1.00
110.00	14.54	0.00	0.00	0.00	4.00	1.00
111.00	14.54	0.00	0.00	0.00	4.00	1.00
112.00	14.54	0.00	0.00	0.00	4.00	1.00
113.00	14.54	0.00	0.00	0.00	4.00	1.00
114.00	14.54	0.00	0.00	0.00	4.00	1.00
115.00	14.54	0.00	0.00	0.00	4.00	1.00
116.00	14.54	0.00	0.00	0.00	4.00	1.00
117.00	14.54	0.00	0.00	0.00	4.00	1.00
118.00	14.54	0.00	0.00	0.00	4.00	1.00
119.00	14.54	0.00	0.00	0.00	4.00	1.00
120.00	14.54	0.00	0.00	0.00	4.00	1.00
121.00	14.54	0.00	0.00	0.00	4.00	1.00
122.00	14.54	0.00	0.00	0.00	4.00	1.00
123.00	14.54	0.00	0.00	0.00	4.00	1.00
124.00	14.54	0.00	0.00	0.00	4.00	1.00
125.00	14.54	0.00	0.00	0.00	4.00	1.00
126.00	14.54	0.00	0.00	0.00	4.00	1.00
127.00	14.54	0.00	0.00	0.00	4.00	1.00
128.00	14.54	0.00	0.00	0.00	4.00	1.00
129.00	14.54	0.00	0.00	0.00	4.00	1.00
130.00	14.54	0.00	0.00	0.00	4.00	1.00
131.00	14.54	0.00	0.00	0.00	4.00	1.00
132.00	14.54	0.00	0.00	0.00	4.00	1.00
133.00	14.54	0.00	0.00	0.00	4.00	1.00
134.00	14.54	0.00	0.00	0.00	4.00	1.00
135.00	14.54	0.00	0.00	0.00	4.00	1.00
136.00	14.54	0.00	0.00	0.00	4.00	1.00
137.00	14.54	0.00	0.00	0.00	4.00	1.00
138.00	14.54	0.00	0.00	0.00	4.00	1.00
139.00	14.54	0.00	0.00	0.00	4.00	1.00
140.00	14.54	0.00	0.00	0.00	4.00	1.00
141.00	14.54	0.00	0.00	0.00	4.00	1.00
142.00	14.54	0.00	0.00	0.00	4.00	1.00
143.00	14.54	0.00	0.00	0.00	4.00	1.00
144.00	14.54	0.00	0.00	0.00	4.00	1.00
145.00	14.54	0.00	0.00	0.00	4.00	1.00
146.00	14.54	0.00	0.00	0.00	4.00	1.00
147.00	14.54	0.00	0.00	0.00	4.00	1.00
148.00	14.54	0.00	0.00	0.00	4.00	1.00
149.00	14.54	0.00	0.00	0.00	4.00	1.00
150.00	14.54	0.00	0.00	0.00	4.00	1.00
151.00	14.54	0.00	0.00	0.00	4.00	1.00
152.00	14.54	0.00	0.00	0.00	4.00	1.00
153.00	14.54	0.00	0.00	0.00	4.00	1.00
154.00	14.54	0.00	0.00	0.00	4.00	1.00
155.00	14.54	0.00	0.00	0.00	4.00	1.00
156.00	14.54	0.00	0.00	0.00	4.00	1.00
157.00	14.54	0.00	0.00	0.00	4.00	1.00
158.00	14.54	0.00	0.00	0.00	4.00	1.00
159.00	14.54	0.00	0.00	0.00	4.00	1.00
160.00	14.54	0.00	0.00	0.00	4.00	1.00
161.00	14.54	0.00	0.00	0.00	4.00	1.00
162.00	14.54	0.00	0.00	0.00	4.00	1.00
163.00	14.54	0.00	0.00	0.00	4.00	1.00
164.00	14.54	0.00	0.00	0.00	4.00	1.00
165.00	14.54	0.00	0.00	0.00	4.00	1.00
166.00	14.54	0.00	0.00	0.00	4.00	1.00
167.00	14.54	0.00	0.00	0.00	4.00	1.00
168.00	14.54	0.00	0.00	0.00	4.00	1.00
169.00	14.54	0.00	0.00	0.00	4.00	1.00
170.00	14.54	0.00	0.00	0.00	4.00	1.00
171.00	14.54	0.00	0.00	0.00	4.00	1.00
172.00	14.54	0.00	0.00	0.00	4.00	1.00
173.00	14.54	0.00	0.00	0.00	4.00	1.00
174.00	14.54	0.00	0.00	0.00	4.00	1.00
175.00	14.54	0.00	0.00	0.00	4.00	1.00
176.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
177.00	14.54	0.00	0.00	0.00	4.00	1.00
178.00	14.54	0.00	0.00	0.00	4.00	1.00
179.00	14.54	0.00	0.00	0.00	4.00	1.00
180.00	14.54	0.00	0.00	0.00	4.00	1.00
181.00	14.54	0.00	0.00	0.00	4.00	1.00
182.00	14.54	0.00	0.00	0.00	4.00	1.00
183.00	14.54	0.00	0.00	0.00	4.00	1.00
184.00	14.54	0.00	0.00	0.00	4.00	1.00
185.00	14.54	0.00	0.00	0.00	4.00	1.00
186.00	14.54	0.00	0.00	0.00	4.00	1.00
187.00	14.54	0.00	0.00	0.00	4.00	1.00
188.00	14.54	0.00	0.00	0.00	4.00	1.00
189.00	14.54	0.00	0.00	0.00	4.00	1.00
190.00	14.54	0.00	0.00	0.00	4.00	1.00
191.00	14.54	0.00	0.00	0.00	4.00	1.00
192.00	14.54	0.00	0.00	0.00	4.00	1.00
193.00	14.54	0.00	0.00	0.00	4.00	1.00
194.00	14.54	0.00	0.00	0.00	4.00	1.00
195.00	14.54	0.00	0.00	0.00	4.00	1.00
196.00	14.54	0.00	0.00	0.00	4.00	1.00
197.00	14.54	0.00	0.00	0.00	4.00	1.00
198.00	14.54	0.00	0.00	0.00	4.00	1.00
199.00	14.54	0.00	0.00	0.00	4.00	1.00
200.00	14.54	0.00	0.00	0.00	4.00	1.00
201.00	14.54	0.00	0.00	0.00	4.00	1.00
202.00	14.54	0.00	0.00	0.00	4.00	1.00
203.00	14.54	0.00	0.00	0.00	4.00	1.00
204.00	14.54	0.00	0.00	0.00	4.00	1.00
205.00	14.54	0.00	0.00	0.00	4.00	1.00
206.00	14.54	0.00	0.00	0.00	4.00	1.00
207.00	14.54	0.00	0.00	0.00	4.00	1.00
208.00	14.54	0.00	0.00	0.00	4.00	1.00
209.00	14.54	0.00	0.00	0.00	4.00	1.00
210.00	14.54	0.00	0.00	0.00	4.00	1.00
211.00	14.54	0.00	0.00	0.00	4.00	1.00
212.00	14.54	0.00	0.00	0.00	4.00	1.00
213.00	14.54	0.00	0.00	0.00	4.00	1.00
214.00	14.54	0.00	0.00	0.00	4.00	1.00
215.00	14.54	0.00	0.00	0.00	4.00	1.00
216.00	14.54	0.00	0.00	0.00	4.00	1.00
217.00	14.54	0.00	0.00	0.00	4.00	1.00
218.00	14.54	0.00	0.00	0.00	4.00	1.00
219.00	14.54	0.00	0.00	0.00	4.00	1.00
220.00	14.54	0.00	0.00	0.00	4.00	1.00
221.00	14.54	0.00	0.00	0.00	4.00	1.00
222.00	14.54	0.00	0.00	0.00	4.00	1.00
223.00	14.54	0.00	0.00	0.00	4.00	1.00
224.00	14.54	0.00	0.00	0.00	4.00	1.00
225.00	14.54	0.00	0.00	0.00	4.00	1.00
226.00	14.54	0.00	0.00	0.00	4.00	1.00
227.00	14.54	0.00	0.00	0.00	4.00	1.00
228.00	14.54	0.00	0.00	0.00	4.00	1.00
229.00	14.54	0.00	0.00	0.00	4.00	1.00
230.00	14.54	0.00	0.00	0.00	4.00	1.00
231.00	14.54	0.00	0.00	0.00	4.00	1.00
232.00	14.54	0.00	0.00	0.00	4.00	1.00
233.00	14.54	0.00	0.00	0.00	4.00	1.00
234.00	14.54	0.00	0.00	0.00	4.00	1.00
235.00	14.54	0.00	0.00	0.00	4.00	1.00
236.00	14.54	0.00	0.00	0.00	4.00	1.00
237.00	14.54	0.00	0.00	0.00	4.00	1.00
238.00	14.54	0.00	0.00	0.00	4.00	1.00
239.00	14.54	0.00	0.00	0.00	4.00	1.00
240.00	14.54	0.00	0.00	0.00	4.00	1.00
241.00	14.54	0.00	0.00	0.00	4.00	1.00
242.00	14.54	0.00	0.00	0.00	4.00	1.00
243.00	14.54	0.00	0.00	0.00	4.00	1.00
244.00	14.54	0.00	0.00	0.00	4.00	1.00
245.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
246.00	14.54	0.00	0.00	0.00	4.00	1.00
247.00	14.54	0.00	0.00	0.00	4.00	1.00
248.00	14.54	0.00	0.00	0.00	4.00	1.00
249.00	14.54	0.00	0.00	0.00	4.00	1.00
250.00	14.54	0.00	0.00	0.00	4.00	1.00
251.00	14.54	0.00	0.00	0.00	4.00	1.00
252.00	14.54	0.00	0.00	0.00	4.00	1.00
253.00	14.54	0.00	0.00	0.00	4.00	1.00
254.00	14.54	0.00	0.00	0.00	4.00	1.00
255.00	14.54	0.00	0.00	0.00	4.00	1.00
256.00	14.54	0.00	0.00	0.00	4.00	1.00
257.00	14.54	0.00	0.00	0.00	4.00	1.00
258.00	14.54	0.00	0.00	0.00	4.00	1.00
259.00	14.54	0.00	0.00	0.00	4.00	1.00
260.00	14.54	0.00	0.00	0.00	4.00	1.00
261.00	14.54	0.00	0.00	0.00	4.00	1.00
262.00	14.54	0.00	0.00	0.00	4.00	1.00
263.00	14.54	0.00	0.00	0.00	4.00	1.00
264.00	14.54	0.00	0.00	0.00	4.00	1.00
265.00	14.54	0.00	0.00	0.00	4.00	1.00
266.00	14.54	0.00	0.00	0.00	4.00	1.00
267.00	14.54	0.00	0.00	0.00	4.00	1.00
268.00	14.54	0.00	0.00	0.00	4.00	1.00
269.00	14.54	0.00	0.00	0.00	4.00	1.00
270.00	14.54	0.00	0.00	0.00	4.00	1.00
271.00	14.54	0.00	0.00	0.00	4.00	1.00
272.00	14.54	0.00	0.00	0.00	4.00	1.00
273.00	14.54	0.00	0.00	0.00	4.00	1.00
274.00	14.54	0.00	0.00	0.00	4.00	1.00
275.00	14.54	0.00	0.00	0.00	4.00	1.00
276.00	14.54	0.00	0.00	0.00	4.00	1.00
277.00	14.54	0.00	0.00	0.00	4.00	1.00
278.00	14.54	0.00	0.00	0.00	4.00	1.00
279.00	14.54	0.00	0.00	0.00	4.00	1.00
280.00	14.54	0.00	0.00	0.00	4.00	1.00
281.00	14.54	0.00	0.00	0.00	4.00	1.00
282.00	14.54	0.00	0.00	0.00	4.00	1.00
283.00	14.54	0.00	0.00	0.00	4.00	1.00
284.00	14.54	0.00	0.00	0.00	4.00	1.00
285.00	14.54	0.00	0.00	0.00	4.00	1.00
286.00	14.54	0.00	0.00	0.00	4.00	1.00
287.00	14.54	0.00	0.00	0.00	4.00	1.00
288.00	14.54	0.00	0.00	0.00	4.00	1.00
289.00	14.54	0.00	0.00	0.00	4.00	1.00
290.00	14.54	0.00	0.00	0.00	4.00	1.00
291.00	14.54	0.00	0.00	0.00	4.00	1.00
292.00	14.54	0.00	0.00	0.00	4.00	1.00
293.00	14.54	0.00	0.00	0.00	4.00	1.00
294.00	14.54	0.00	0.00	0.00	4.00	1.00
295.00	14.54	0.00	0.00	0.00	4.00	1.00
296.00	14.54	0.00	0.00	0.00	4.00	1.00
297.00	14.54	0.00	0.00	0.00	4.00	1.00
298.00	14.54	0.00	0.00	0.00	4.00	1.00
299.00	14.54	0.00	0.00	0.00	4.00	1.00
300.00	14.54	0.00	0.00	0.00	4.00	1.00
301.00	14.54	0.00	0.00	0.00	4.00	1.00
302.00	14.54	0.00	0.00	0.00	4.00	1.00
303.00	14.54	0.00	0.00	0.00	4.00	1.00
304.00	14.54	0.00	0.00	0.00	4.00	1.00
305.00	14.54	0.00	0.00	0.00	4.00	1.00
306.00	14.54	0.00	0.00	0.00	4.00	1.00
307.00	14.54	0.00	0.00	0.00	4.00	1.00
308.00	14.54	0.00	0.00	0.00	4.00	1.00
309.00	14.54	0.00	0.00	0.00	4.00	1.00
310.00	14.54	0.00	0.00	0.00	4.00	1.00
311.00	14.54	0.00	0.00	0.00	4.00	1.00
312.00	14.54	0.00	0.00	0.00	4.00	1.00
313.00	14.54	0.00	0.00	0.00	4.00	1.00
314.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
315.00	14.54	0.00	0.00	0.00	4.00	1.00
316.00	14.54	0.00	0.00	0.00	4.00	1.00
317.00	14.54	0.00	0.00	0.00	4.00	1.00
318.00	14.54	0.00	0.00	0.00	4.00	1.00
319.00	14.54	0.00	0.00	0.00	4.00	1.00
320.00	14.54	0.00	0.00	0.00	4.00	1.00
321.00	14.54	0.00	0.00	0.00	4.00	1.00
322.00	14.54	0.00	0.00	0.00	4.00	1.00
323.00	14.54	0.00	0.00	0.00	4.00	1.00
324.00	14.54	0.00	0.00	0.00	4.00	1.00
325.00	14.54	0.00	0.00	0.00	4.00	1.00
326.00	14.54	0.00	0.00	0.00	4.00	1.00
327.00	14.54	0.00	0.00	0.00	4.00	1.00
328.00	14.54	0.00	0.00	0.00	4.00	1.00
329.00	14.54	0.00	0.00	0.00	4.00	1.00
330.00	14.54	0.00	0.00	0.00	4.00	1.00
331.00	14.54	0.00	0.00	0.00	4.00	1.00
332.00	14.54	0.00	0.00	0.00	4.00	1.00
333.00	14.54	0.00	0.00	0.00	4.00	1.00
334.00	14.54	0.00	0.00	0.00	4.00	1.00
335.00	14.54	0.00	0.00	0.00	4.00	1.00
336.00	14.54	0.00	0.00	0.00	4.00	1.00
337.00	14.54	0.00	0.00	0.00	4.00	1.00
338.00	14.54	0.00	0.00	0.00	4.00	1.00
339.00	14.54	0.00	0.00	0.00	4.00	1.00
340.00	14.54	0.00	0.00	0.00	4.00	1.00
341.00	14.54	0.00	0.00	0.00	4.00	1.00
342.00	14.54	0.00	0.00	0.00	4.00	1.00
343.00	14.54	0.00	0.00	0.00	4.00	1.00
344.00	14.54	0.00	0.00	0.00	4.00	1.00
345.00	14.54	0.00	0.00	0.00	4.00	1.00
346.00	14.54	0.00	0.00	0.00	4.00	1.00
347.00	14.54	0.00	0.00	0.00	4.00	1.00
348.00	14.54	0.00	0.00	0.00	4.00	1.00
349.00	14.54	0.00	0.00	0.00	4.00	1.00
350.00	14.54	0.00	0.00	0.00	4.00	1.00
351.00	14.54	0.00	0.00	0.00	4.00	1.00
352.00	14.54	0.00	0.00	0.00	4.00	1.00
353.00	14.54	0.00	0.00	0.00	4.00	1.00
354.00	14.54	0.00	0.00	0.00	4.00	1.00
355.00	14.54	0.00	0.00	0.00	4.00	1.00
356.00	14.54	0.00	0.00	0.00	4.00	1.00
357.00	14.54	0.00	0.00	0.00	4.00	1.00
358.00	14.54	0.00	0.00	0.00	4.00	1.00
359.00	14.54	0.00	0.00	0.00	4.00	1.00
360.00	14.54	0.00	0.00	0.00	4.00	1.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.07	0.00	0.00	0.00	1.00	1.00
2.00	0.13	0.00	0.00	0.00	1.00	1.00
3.00	0.20	0.00	0.00	0.00	1.00	1.00
4.00	0.26	0.13	0.00	0.00	1.00	1.00
5.00	0.33	0.28	0.00	0.00	1.00	1.00
6.00	0.39	0.41	0.00	0.00	1.01	1.00
7.00	0.46	0.52	0.00	0.00	1.01	1.00
8.00	0.52	0.62	0.00	0.00	1.02	1.00
9.00	0.59	0.70	0.00	0.00	1.03	1.00

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)
10.00	0.65	0.77	0.00	0.00	1.04	1.00
11.00	0.72	0.83	0.00	0.00	1.05	1.00
12.00	0.78	0.89	0.00	0.00	1.06	1.00
13.00	0.85	0.93	0.00	0.00	1.07	1.00
14.00	0.91	0.98	0.00	0.00	1.08	1.00
15.00	0.98	1.01	0.00	0.00	1.09	1.00
16.00	1.04	1.05	0.00	0.00	1.10	1.00
17.00	1.11	1.08	0.00	0.00	1.11	1.00
18.00	1.17	1.10	0.00	0.00	1.13	1.00
19.00	1.24	1.13	0.00	0.00	1.14	1.00
20.00	1.30	1.15	0.00	0.00	1.15	1.00
21.00	1.37	1.17	0.00	0.00	1.17	1.00
22.00	1.43	1.19	0.00	0.00	1.18	1.00
23.00	1.50	1.21	0.00	0.00	1.19	1.00
24.00	1.56	1.22	0.00	0.00	1.21	1.00
25.00	1.66	1.80	0.00	0.00	1.23	1.00
26.00	1.75	1.84	0.00	0.00	1.25	1.00
27.00	1.85	1.86	0.00	0.00	1.27	1.00
28.00	1.94	1.88	0.00	0.00	1.29	1.00
29.00	2.04	1.90	0.00	0.00	1.31	1.00
30.00	2.13	1.92	0.00	0.00	1.34	1.00
31.00	2.23	1.93	0.00	0.00	1.36	1.00
32.00	2.32	1.95	0.00	0.00	1.38	1.00
33.00	2.42	1.96	0.00	0.00	1.40	1.00
34.00	2.51	1.97	0.00	0.00	1.43	1.00
35.00	2.61	1.98	0.00	0.00	1.45	1.00
36.00	2.70	1.99	0.00	0.00	1.47	1.00
37.00	2.80	2.00	0.00	0.00	1.50	1.00
38.00	2.89	2.01	0.00	0.00	1.52	1.00
39.00	2.99	2.02	0.00	0.00	1.54	1.00
40.00	3.08	2.03	0.00	0.00	1.57	1.00
41.00	3.18	2.03	0.00	0.00	1.59	1.00
42.00	3.27	2.04	0.00	0.00	1.62	1.00
43.00	3.37	2.05	0.00	0.00	1.64	1.00
44.00	3.46	2.05	0.00	0.00	1.66	1.00
45.00	3.56	2.06	0.00	0.00	1.69	1.00
46.00	3.65	2.06	0.00	0.00	1.71	1.00
47.00	3.75	2.07	0.00	0.00	1.74	1.00
48.00	3.84	2.07	0.00	0.00	1.76	1.00
49.00	3.95	2.33	0.00	0.00	1.79	1.00
50.00	4.05	2.34	0.00	0.00	1.81	1.00
51.00	4.18	2.81	0.00	0.00	1.85	1.00
52.00	4.32	3.23	0.00	0.00	1.88	1.00
53.00	4.50	4.17	0.00	0.00	1.92	1.00
54.00	4.73	5.13	0.00	0.00	1.98	1.00
55.00	5.00	6.09	0.00	0.00	2.05	1.00
56.00	5.31	7.06	0.00	0.00	2.12	1.00
57.00	5.67	8.45	0.00	0.00	2.21	1.00
58.00	6.12	10.38	0.00	0.00	2.33	1.00
59.00	6.72	14.79	0.00	0.00	2.47	1.00
60.00	10.86	142.83	0.00	0.00	3.17	1.00
61.00	12.05	22.94	0.00	0.00	3.86	1.00
62.00	12.59	11.72	0.00	0.00	4.03	1.00
63.00	12.94	7.51	0.00	0.00	4.09	1.00
64.00	13.26	7.31	0.00	0.00	4.14	1.00
65.00	13.45	4.44	0.00	0.00	4.16	1.00
66.00	13.64	4.38	0.00	0.00	4.17	1.00
67.00	13.83	4.38	0.00	0.00	4.18	1.00
68.00	14.03	4.38	0.00	0.00	4.18	1.00
69.00	14.15	2.95	0.00	0.00	4.18	1.00
70.00	14.28	2.92	0.00	0.00	4.17	1.00
71.00	14.41	2.92	0.00	0.00	4.16	1.00
72.00	14.54	2.92	0.00	0.00	4.15	1.00
73.00	14.54	0.05	0.00	0.00	4.11	1.00
74.00	14.54	0.00	0.00	0.00	4.06	1.00
75.00	14.54	0.00	0.00	0.00	4.01	1.00
76.00	14.54	0.00	0.00	0.00	4.00	1.00
77.00	14.54	0.00	0.00	0.00	4.00	1.00
78.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
79.00	14.54	0.00	0.00	0.00	4.00	1.00
80.00	14.54	0.00	0.00	0.00	4.00	1.00
81.00	14.54	0.00	0.00	0.00	4.00	1.00
82.00	14.54	0.00	0.00	0.00	4.00	1.00
83.00	14.54	0.00	0.00	0.00	4.00	1.00
84.00	14.54	0.00	0.00	0.00	4.00	1.00
85.00	14.54	0.00	0.00	0.00	4.00	1.00
86.00	14.54	0.00	0.00	0.00	4.00	1.00
87.00	14.54	0.00	0.00	0.00	4.00	1.00
88.00	14.54	0.00	0.00	0.00	4.00	1.00
89.00	14.54	0.00	0.00	0.00	4.00	1.00
90.00	14.54	0.00	0.00	0.00	4.00	1.00
91.00	14.54	0.00	0.00	0.00	4.00	1.00
92.00	14.54	0.00	0.00	0.00	4.00	1.00
93.00	14.54	0.00	0.00	0.00	4.00	1.00
94.00	14.54	0.00	0.00	0.00	4.00	1.00
95.00	14.54	0.00	0.00	0.00	4.00	1.00
96.00	14.54	0.00	0.00	0.00	4.00	1.00
97.00	14.54	0.00	0.00	0.00	4.00	1.00
98.00	14.54	0.00	0.00	0.00	4.00	1.00
99.00	14.54	0.00	0.00	0.00	4.00	1.00
100.00	14.54	0.00	0.00	0.00	4.00	1.00
101.00	14.54	0.00	0.00	0.00	4.00	1.00
102.00	14.54	0.00	0.00	0.00	4.00	1.00
103.00	14.54	0.00	0.00	0.00	4.00	1.00
104.00	14.54	0.00	0.00	0.00	4.00	1.00
105.00	14.54	0.00	0.00	0.00	4.00	1.00
106.00	14.54	0.00	0.00	0.00	4.00	1.00
107.00	14.54	0.00	0.00	0.00	4.00	1.00
108.00	14.54	0.00	0.00	0.00	4.00	1.00
109.00	14.54	0.00	0.00	0.00	4.00	1.00
110.00	14.54	0.00	0.00	0.00	4.00	1.00
111.00	14.54	0.00	0.00	0.00	4.00	1.00
112.00	14.54	0.00	0.00	0.00	4.00	1.00
113.00	14.54	0.00	0.00	0.00	4.00	1.00
114.00	14.54	0.00	0.00	0.00	4.00	1.00
115.00	14.54	0.00	0.00	0.00	4.00	1.00
116.00	14.54	0.00	0.00	0.00	4.00	1.00
117.00	14.54	0.00	0.00	0.00	4.00	1.00
118.00	14.54	0.00	0.00	0.00	4.00	1.00
119.00	14.54	0.00	0.00	0.00	4.00	1.00
120.00	14.54	0.00	0.00	0.00	4.00	1.00
121.00	14.54	0.00	0.00	0.00	4.00	1.00
122.00	14.54	0.00	0.00	0.00	4.00	1.00
123.00	14.54	0.00	0.00	0.00	4.00	1.00
124.00	14.54	0.00	0.00	0.00	4.00	1.00
125.00	14.54	0.00	0.00	0.00	4.00	1.00
126.00	14.54	0.00	0.00	0.00	4.00	1.00
127.00	14.54	0.00	0.00	0.00	4.00	1.00
128.00	14.54	0.00	0.00	0.00	4.00	1.00
129.00	14.54	0.00	0.00	0.00	4.00	1.00
130.00	14.54	0.00	0.00	0.00	4.00	1.00
131.00	14.54	0.00	0.00	0.00	4.00	1.00
132.00	14.54	0.00	0.00	0.00	4.00	1.00
133.00	14.54	0.00	0.00	0.00	4.00	1.00
134.00	14.54	0.00	0.00	0.00	4.00	1.00
135.00	14.54	0.00	0.00	0.00	4.00	1.00
136.00	14.54	0.00	0.00	0.00	4.00	1.00
137.00	14.54	0.00	0.00	0.00	4.00	1.00
138.00	14.54	0.00	0.00	0.00	4.00	1.00
139.00	14.54	0.00	0.00	0.00	4.00	1.00
140.00	14.54	0.00	0.00	0.00	4.00	1.00
141.00	14.54	0.00	0.00	0.00	4.00	1.00
142.00	14.54	0.00	0.00	0.00	4.00	1.00
143.00	14.54	0.00	0.00	0.00	4.00	1.00
144.00	14.54	0.00	0.00	0.00	4.00	1.00
145.00	14.54	0.00	0.00	0.00	4.00	1.00
146.00	14.54	0.00	0.00	0.00	4.00	1.00
147.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
148.00	14.54	0.00	0.00	0.00	4.00	1.00
149.00	14.54	0.00	0.00	0.00	4.00	1.00
150.00	14.54	0.00	0.00	0.00	4.00	1.00
151.00	14.54	0.00	0.00	0.00	4.00	1.00
152.00	14.54	0.00	0.00	0.00	4.00	1.00
153.00	14.54	0.00	0.00	0.00	4.00	1.00
154.00	14.54	0.00	0.00	0.00	4.00	1.00
155.00	14.54	0.00	0.00	0.00	4.00	1.00
156.00	14.54	0.00	0.00	0.00	4.00	1.00
157.00	14.54	0.00	0.00	0.00	4.00	1.00
158.00	14.54	0.00	0.00	0.00	4.00	1.00
159.00	14.54	0.00	0.00	0.00	4.00	1.00
160.00	14.54	0.00	0.00	0.00	4.00	1.00
161.00	14.54	0.00	0.00	0.00	4.00	1.00
162.00	14.54	0.00	0.00	0.00	4.00	1.00
163.00	14.54	0.00	0.00	0.00	4.00	1.00
164.00	14.54	0.00	0.00	0.00	4.00	1.00
165.00	14.54	0.00	0.00	0.00	4.00	1.00
166.00	14.54	0.00	0.00	0.00	4.00	1.00
167.00	14.54	0.00	0.00	0.00	4.00	1.00
168.00	14.54	0.00	0.00	0.00	4.00	1.00
169.00	14.54	0.00	0.00	0.00	4.00	1.00
170.00	14.54	0.00	0.00	0.00	4.00	1.00
171.00	14.54	0.00	0.00	0.00	4.00	1.00
172.00	14.54	0.00	0.00	0.00	4.00	1.00
173.00	14.54	0.00	0.00	0.00	4.00	1.00
174.00	14.54	0.00	0.00	0.00	4.00	1.00
175.00	14.54	0.00	0.00	0.00	4.00	1.00
176.00	14.54	0.00	0.00	0.00	4.00	1.00
177.00	14.54	0.00	0.00	0.00	4.00	1.00
178.00	14.54	0.00	0.00	0.00	4.00	1.00
179.00	14.54	0.00	0.00	0.00	4.00	1.00
180.00	14.54	0.00	0.00	0.00	4.00	1.00
181.00	14.54	0.00	0.00	0.00	4.00	1.00
182.00	14.54	0.00	0.00	0.00	4.00	1.00
183.00	14.54	0.00	0.00	0.00	4.00	1.00
184.00	14.54	0.00	0.00	0.00	4.00	1.00
185.00	14.54	0.00	0.00	0.00	4.00	1.00
186.00	14.54	0.00	0.00	0.00	4.00	1.00
187.00	14.54	0.00	0.00	0.00	4.00	1.00
188.00	14.54	0.00	0.00	0.00	4.00	1.00
189.00	14.54	0.00	0.00	0.00	4.00	1.00
190.00	14.54	0.00	0.00	0.00	4.00	1.00
191.00	14.54	0.00	0.00	0.00	4.00	1.00
192.00	14.54	0.00	0.00	0.00	4.00	1.00
193.00	14.54	0.00	0.00	0.00	4.00	1.00
194.00	14.54	0.00	0.00	0.00	4.00	1.00
195.00	14.54	0.00	0.00	0.00	4.00	1.00
196.00	14.54	0.00	0.00	0.00	4.00	1.00
197.00	14.54	0.00	0.00	0.00	4.00	1.00
198.00	14.54	0.00	0.00	0.00	4.00	1.00
199.00	14.54	0.00	0.00	0.00	4.00	1.00
200.00	14.54	0.00	0.00	0.00	4.00	1.00
201.00	14.54	0.00	0.00	0.00	4.00	1.00
202.00	14.54	0.00	0.00	0.00	4.00	1.00
203.00	14.54	0.00	0.00	0.00	4.00	1.00
204.00	14.54	0.00	0.00	0.00	4.00	1.00
205.00	14.54	0.00	0.00	0.00	4.00	1.00
206.00	14.54	0.00	0.00	0.00	4.00	1.00
207.00	14.54	0.00	0.00	0.00	4.00	1.00
208.00	14.54	0.00	0.00	0.00	4.00	1.00
209.00	14.54	0.00	0.00	0.00	4.00	1.00
210.00	14.54	0.00	0.00	0.00	4.00	1.00
211.00	14.54	0.00	0.00	0.00	4.00	1.00
212.00	14.54	0.00	0.00	0.00	4.00	1.00
213.00	14.54	0.00	0.00	0.00	4.00	1.00
214.00	14.54	0.00	0.00	0.00	4.00	1.00
215.00	14.54	0.00	0.00	0.00	4.00	1.00
216.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
217.00	14.54	0.00	0.00	0.00	4.00	1.00
218.00	14.54	0.00	0.00	0.00	4.00	1.00
219.00	14.54	0.00	0.00	0.00	4.00	1.00
220.00	14.54	0.00	0.00	0.00	4.00	1.00
221.00	14.54	0.00	0.00	0.00	4.00	1.00
222.00	14.54	0.00	0.00	0.00	4.00	1.00
223.00	14.54	0.00	0.00	0.00	4.00	1.00
224.00	14.54	0.00	0.00	0.00	4.00	1.00
225.00	14.54	0.00	0.00	0.00	4.00	1.00
226.00	14.54	0.00	0.00	0.00	4.00	1.00
227.00	14.54	0.00	0.00	0.00	4.00	1.00
228.00	14.54	0.00	0.00	0.00	4.00	1.00
229.00	14.54	0.00	0.00	0.00	4.00	1.00
230.00	14.54	0.00	0.00	0.00	4.00	1.00
231.00	14.54	0.00	0.00	0.00	4.00	1.00
232.00	14.54	0.00	0.00	0.00	4.00	1.00
233.00	14.54	0.00	0.00	0.00	4.00	1.00
234.00	14.54	0.00	0.00	0.00	4.00	1.00
235.00	14.54	0.00	0.00	0.00	4.00	1.00
236.00	14.54	0.00	0.00	0.00	4.00	1.00
237.00	14.54	0.00	0.00	0.00	4.00	1.00
238.00	14.54	0.00	0.00	0.00	4.00	1.00
239.00	14.54	0.00	0.00	0.00	4.00	1.00
240.00	14.54	0.00	0.00	0.00	4.00	1.00
241.00	14.54	0.00	0.00	0.00	4.00	1.00
242.00	14.54	0.00	0.00	0.00	4.00	1.00
243.00	14.54	0.00	0.00	0.00	4.00	1.00
244.00	14.54	0.00	0.00	0.00	4.00	1.00
245.00	14.54	0.00	0.00	0.00	4.00	1.00
246.00	14.54	0.00	0.00	0.00	4.00	1.00
247.00	14.54	0.00	0.00	0.00	4.00	1.00
248.00	14.54	0.00	0.00	0.00	4.00	1.00
249.00	14.54	0.00	0.00	0.00	4.00	1.00
250.00	14.54	0.00	0.00	0.00	4.00	1.00
251.00	14.54	0.00	0.00	0.00	4.00	1.00
252.00	14.54	0.00	0.00	0.00	4.00	1.00
253.00	14.54	0.00	0.00	0.00	4.00	1.00
254.00	14.54	0.00	0.00	0.00	4.00	1.00
255.00	14.54	0.00	0.00	0.00	4.00	1.00
256.00	14.54	0.00	0.00	0.00	4.00	1.00
257.00	14.54	0.00	0.00	0.00	4.00	1.00
258.00	14.54	0.00	0.00	0.00	4.00	1.00
259.00	14.54	0.00	0.00	0.00	4.00	1.00
260.00	14.54	0.00	0.00	0.00	4.00	1.00
261.00	14.54	0.00	0.00	0.00	4.00	1.00
262.00	14.54	0.00	0.00	0.00	4.00	1.00
263.00	14.54	0.00	0.00	0.00	4.00	1.00
264.00	14.54	0.00	0.00	0.00	4.00	1.00
265.00	14.54	0.00	0.00	0.00	4.00	1.00
266.00	14.54	0.00	0.00	0.00	4.00	1.00
267.00	14.54	0.00	0.00	0.00	4.00	1.00
268.00	14.54	0.00	0.00	0.00	4.00	1.00
269.00	14.54	0.00	0.00	0.00	4.00	1.00
270.00	14.54	0.00	0.00	0.00	4.00	1.00
271.00	14.54	0.00	0.00	0.00	4.00	1.00
272.00	14.54	0.00	0.00	0.00	4.00	1.00
273.00	14.54	0.00	0.00	0.00	4.00	1.00
274.00	14.54	0.00	0.00	0.00	4.00	1.00
275.00	14.54	0.00	0.00	0.00	4.00	1.00
276.00	14.54	0.00	0.00	0.00	4.00	1.00
277.00	14.54	0.00	0.00	0.00	4.00	1.00
278.00	14.54	0.00	0.00	0.00	4.00	1.00
279.00	14.54	0.00	0.00	0.00	4.00	1.00
280.00	14.54	0.00	0.00	0.00	4.00	1.00
281.00	14.54	0.00	0.00	0.00	4.00	1.00
282.00	14.54	0.00	0.00	0.00	4.00	1.00
283.00	14.54	0.00	0.00	0.00	4.00	1.00
284.00	14.54	0.00	0.00	0.00	4.00	1.00
285.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
286.00	14.54	0.00	0.00	0.00	4.00	1.00
287.00	14.54	0.00	0.00	0.00	4.00	1.00
288.00	14.54	0.00	0.00	0.00	4.00	1.00
289.00	14.54	0.00	0.00	0.00	4.00	1.00
290.00	14.54	0.00	0.00	0.00	4.00	1.00
291.00	14.54	0.00	0.00	0.00	4.00	1.00
292.00	14.54	0.00	0.00	0.00	4.00	1.00
293.00	14.54	0.00	0.00	0.00	4.00	1.00
294.00	14.54	0.00	0.00	0.00	4.00	1.00
295.00	14.54	0.00	0.00	0.00	4.00	1.00
296.00	14.54	0.00	0.00	0.00	4.00	1.00
297.00	14.54	0.00	0.00	0.00	4.00	1.00
298.00	14.54	0.00	0.00	0.00	4.00	1.00
299.00	14.54	0.00	0.00	0.00	4.00	1.00
300.00	14.54	0.00	0.00	0.00	4.00	1.00
301.00	14.54	0.00	0.00	0.00	4.00	1.00
302.00	14.54	0.00	0.00	0.00	4.00	1.00
303.00	14.54	0.00	0.00	0.00	4.00	1.00
304.00	14.54	0.00	0.00	0.00	4.00	1.00
305.00	14.54	0.00	0.00	0.00	4.00	1.00
306.00	14.54	0.00	0.00	0.00	4.00	1.00
307.00	14.54	0.00	0.00	0.00	4.00	1.00
308.00	14.54	0.00	0.00	0.00	4.00	1.00
309.00	14.54	0.00	0.00	0.00	4.00	1.00
310.00	14.54	0.00	0.00	0.00	4.00	1.00
311.00	14.54	0.00	0.00	0.00	4.00	1.00
312.00	14.54	0.00	0.00	0.00	4.00	1.00
313.00	14.54	0.00	0.00	0.00	4.00	1.00
314.00	14.54	0.00	0.00	0.00	4.00	1.00
315.00	14.54	0.00	0.00	0.00	4.00	1.00
316.00	14.54	0.00	0.00	0.00	4.00	1.00
317.00	14.54	0.00	0.00	0.00	4.00	1.00
318.00	14.54	0.00	0.00	0.00	4.00	1.00
319.00	14.54	0.00	0.00	0.00	4.00	1.00
320.00	14.54	0.00	0.00	0.00	4.00	1.00
321.00	14.54	0.00	0.00	0.00	4.00	1.00
322.00	14.54	0.00	0.00	0.00	4.00	1.00
323.00	14.54	0.00	0.00	0.00	4.00	1.00
324.00	14.54	0.00	0.00	0.00	4.00	1.00
325.00	14.54	0.00	0.00	0.00	4.00	1.00
326.00	14.54	0.00	0.00	0.00	4.00	1.00
327.00	14.54	0.00	0.00	0.00	4.00	1.00
328.00	14.54	0.00	0.00	0.00	4.00	1.00
329.00	14.54	0.00	0.00	0.00	4.00	1.00
330.00	14.54	0.00	0.00	0.00	4.00	1.00
331.00	14.54	0.00	0.00	0.00	4.00	1.00
332.00	14.54	0.00	0.00	0.00	4.00	1.00
333.00	14.54	0.00	0.00	0.00	4.00	1.00
334.00	14.54	0.00	0.00	0.00	4.00	1.00
335.00	14.54	0.00	0.00	0.00	4.00	1.00
336.00	14.54	0.00	0.00	0.00	4.00	1.00
337.00	14.54	0.00	0.00	0.00	4.00	1.00
338.00	14.54	0.00	0.00	0.00	4.00	1.00
339.00	14.54	0.00	0.00	0.00	4.00	1.00
340.00	14.54	0.00	0.00	0.00	4.00	1.00
341.00	14.54	0.00	0.00	0.00	4.00	1.00
342.00	14.54	0.00	0.00	0.00	4.00	1.00
343.00	14.54	0.00	0.00	0.00	4.00	1.00
344.00	14.54	0.00	0.00	0.00	4.00	1.00
345.00	14.54	0.00	0.00	0.00	4.00	1.00
346.00	14.54	0.00	0.00	0.00	4.00	1.00
347.00	14.54	0.00	0.00	0.00	4.00	1.00
348.00	14.54	0.00	0.00	0.00	4.00	1.00
349.00	14.54	0.00	0.00	0.00	4.00	1.00
350.00	14.54	0.00	0.00	0.00	4.00	1.00
351.00	14.54	0.00	0.00	0.00	4.00	1.00
352.00	14.54	0.00	0.00	0.00	4.00	1.00
353.00	14.54	0.00	0.00	0.00	4.00	1.00
354.00	14.54	0.00	0.00	0.00	4.00	1.00

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)
355.00	14.54	0.00	0.00	0.00	4.00	1.00
356.00	14.54	0.00	0.00	0.00	4.00	1.00
357.00	14.54	0.00	0.00	0.00	4.00	1.00
358.00	14.54	0.00	0.00	0.00	4.00	1.00
359.00	14.54	0.00	0.00	0.00	4.00	1.00
360.00	14.54	0.00	0.00	0.00	4.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.74	61.80	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	4.18	68.20	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	25.36	0.00	4.21	0.00	21.15	0.00

Project Name: PIER 66 NORTH PHASE 2
Reviewer:
Project Number: 05-0568.12
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 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: 18.01 inches
  Area: 22.69 acres
  Ground Storage: 0.99 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
4.00	21.18
4.50	24.35
5.00	27.51
5.50	31.11
6.00	35.21

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
720.00	1.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.09	0.00	0.00	1.00	1.00
4.00	0.32	0.33	0.00	0.00	1.00	1.00
5.00	0.40	0.53	0.00	0.00	1.01	1.00
6.00	0.48	0.69	0.00	0.00	1.01	1.00
7.00	0.56	0.83	0.00	0.00	1.02	1.00
8.00	0.64	0.94	0.00	0.00	1.03	1.00
9.00	0.73	1.04	0.00	0.00	1.05	1.00
10.00	0.81	1.12	0.00	0.00	1.06	1.00
11.00	0.89	1.19	0.00	0.00	1.07	1.00
12.00	0.97	1.25	0.00	0.00	1.09	1.00
13.00	1.05	1.30	0.00	0.00	1.10	1.00
14.00	1.13	1.34	0.00	0.00	1.12	1.00
15.00	1.21	1.38	0.00	0.00	1.13	1.00
16.00	1.29	1.42	0.00	0.00	1.15	1.00
17.00	1.37	1.45	0.00	0.00	1.17	1.00
18.00	1.45	1.48	0.00	0.00	1.18	1.00
19.00	1.53	1.50	0.00	0.00	1.20	1.00
20.00	1.61	1.53	0.00	0.00	1.22	1.00
21.00	1.69	1.55	0.00	0.00	1.24	1.00
22.00	1.77	1.56	0.00	0.00	1.25	1.00
23.00	1.85	1.58	0.00	0.00	1.27	1.00

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	1.60	0.00	0.00	1.29	1.00
25.00	2.05	2.34	0.00	0.00	1.32	1.00
26.00	2.17	2.38	0.00	0.00	1.34	1.00
27.00	2.29	2.41	0.00	0.00	1.37	1.00
28.00	2.41	2.43	0.00	0.00	1.40	1.00
29.00	2.52	2.45	0.00	0.00	1.43	1.00
30.00	2.64	2.46	0.00	0.00	1.46	1.00
31.00	2.76	2.48	0.00	0.00	1.49	1.00
32.00	2.88	2.49	0.00	0.00	1.52	1.00
33.00	2.99	2.50	0.00	0.00	1.54	1.00
34.00	3.11	2.51	0.00	0.00	1.57	1.00
35.00	3.23	2.52	0.00	0.00	1.60	1.00
36.00	3.35	2.53	0.00	0.00	1.63	1.00
37.00	3.46	2.54	0.00	0.00	1.66	1.00
38.00	3.58	2.55	0.00	0.00	1.69	1.00
39.00	3.70	2.56	0.00	0.00	1.72	1.00
40.00	3.82	2.56	0.00	0.00	1.75	1.00
41.00	3.93	2.57	0.00	0.00	1.78	1.00
42.00	4.05	2.58	0.00	0.00	1.81	1.00
43.00	4.17	2.58	0.00	0.00	1.84	1.00
44.00	4.29	2.59	0.00	0.00	1.87	1.00
45.00	4.40	2.59	0.00	0.00	1.90	1.00
46.00	4.52	2.60	0.00	0.00	1.93	1.00
47.00	4.64	2.60	0.00	0.00	1.96	1.00
48.00	4.76	2.60	0.00	0.00	1.99	1.00
49.00	4.89	2.93	0.00	0.00	2.03	1.00
50.00	5.02	2.94	0.00	0.00	2.06	1.00
51.00	5.18	3.53	0.00	0.00	2.10	1.00
52.00	5.35	4.05	0.00	0.00	2.15	1.00
53.00	5.58	5.22	0.00	0.00	2.20	1.00
54.00	5.86	6.42	0.00	0.00	2.27	1.00
55.00	6.19	7.62	0.00	0.00	2.35	1.00
56.00	6.57	8.82	0.00	0.00	2.45	1.00
57.00	7.02	10.54	0.00	0.00	2.56	1.00
58.00	7.58	12.94	0.00	0.00	2.70	1.00
59.00	8.32	18.43	0.00	0.00	2.88	1.00
60.00	13.45	177.48	0.00	0.00	3.75	1.00
61.00	14.92	28.48	3.74	0.31	4.63	1.00
62.00	15.60	14.54	3.74	0.62	4.83	1.00
63.00	16.02	9.32	3.74	0.93	4.93	1.00
64.00	16.42	9.07	3.74	1.24	5.00	1.00
65.00	16.66	5.50	3.74	1.55	5.00	1.00
66.00	16.90	5.44	3.74	1.86	5.00	1.00
67.00	17.14	5.44	3.74	2.17	5.00	1.00
68.00	17.37	5.44	3.74	2.48	5.00	1.00
69.00	17.53	3.66	3.74	2.78	5.00	1.00
70.00	17.69	3.63	3.74	3.09	4.99	1.00
71.00	17.85	3.63	3.74	3.40	4.99	1.00
72.00	18.01	3.63	3.74	3.71	4.99	1.00
73.00	18.01	0.07	3.74	4.02	4.95	1.00
74.00	18.01	0.00	3.74	4.33	4.91	1.00
75.00	18.01	0.00	3.74	4.64	4.86	1.00
76.00	18.01	0.00	3.74	4.95	4.81	1.00
77.00	18.01	0.00	3.74	5.26	4.76	1.00
78.00	18.01	0.00	3.74	5.57	4.71	1.00
79.00	18.01	0.00	3.74	5.88	4.66	1.00
80.00	18.01	0.00	3.74	6.19	4.61	1.00
81.00	18.01	0.00	3.74	6.50	4.56	1.00
82.00	18.01	0.00	3.74	6.81	4.51	1.00
83.00	18.01	0.00	3.74	7.12	4.47	1.00
84.00	18.01	0.00	3.74	7.43	4.42	1.00
85.00	18.01	0.00	3.74	7.74	4.37	1.00
86.00	18.01	0.00	3.74	8.04	4.32	1.00
87.00	18.01	0.00	3.74	8.35	4.27	1.00
88.00	18.01	0.00	3.74	8.66	4.22	1.00
89.00	18.01	0.00	3.74	8.97	4.17	1.00
90.00	18.01	0.00	3.74	9.28	4.12	1.00
91.00	18.01	0.00	3.74	9.59	4.08	1.00
92.00	18.01	0.00	3.74	9.90	4.03	1.00

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)
93.00	18.01	0.00	0.00	10.02	4.00	1.00
94.00	18.01	0.00	0.00	10.02	4.00	1.00
95.00	18.01	0.00	0.00	10.02	4.00	1.00
96.00	18.01	0.00	0.00	10.02	4.00	1.00
97.00	18.01	0.00	0.00	10.02	4.00	1.00
98.00	18.01	0.00	0.00	10.02	4.00	1.00
99.00	18.01	0.00	0.00	10.02	4.00	1.00
100.00	18.01	0.00	0.00	10.02	4.00	1.00
101.00	18.01	0.00	0.00	10.02	4.00	1.00
102.00	18.01	0.00	0.00	10.02	4.00	1.00
103.00	18.01	0.00	0.00	10.02	4.00	1.00
104.00	18.01	0.00	0.00	10.02	4.00	1.00
105.00	18.01	0.00	0.00	10.02	4.00	1.00
106.00	18.01	0.00	0.00	10.02	4.00	1.00
107.00	18.01	0.00	0.00	10.02	4.00	1.00
108.00	18.01	0.00	0.00	10.02	4.00	1.00
109.00	18.01	0.00	0.00	10.02	4.00	1.00
110.00	18.01	0.00	0.00	10.02	4.00	1.00
111.00	18.01	0.00	0.00	10.02	4.00	1.00
112.00	18.01	0.00	0.00	10.02	4.00	1.00
113.00	18.01	0.00	0.00	10.02	4.00	1.00
114.00	18.01	0.00	0.00	10.02	4.00	1.00
115.00	18.01	0.00	0.00	10.02	4.00	1.00
116.00	18.01	0.00	0.00	10.02	4.00	1.00
117.00	18.01	0.00	0.00	10.02	4.00	1.00
118.00	18.01	0.00	0.00	10.02	4.00	1.00
119.00	18.01	0.00	0.00	10.02	4.00	1.00
120.00	18.01	0.00	0.00	10.02	4.00	1.00
121.00	18.01	0.00	0.00	10.02	4.00	1.00
122.00	18.01	0.00	0.00	10.02	4.00	1.00
123.00	18.01	0.00	0.00	10.02	4.00	1.00
124.00	18.01	0.00	0.00	10.02	4.00	1.00
125.00	18.01	0.00	0.00	10.02	4.00	1.00
126.00	18.01	0.00	0.00	10.02	4.00	1.00
127.00	18.01	0.00	0.00	10.02	4.00	1.00
128.00	18.01	0.00	0.00	10.02	4.00	1.00
129.00	18.01	0.00	0.00	10.02	4.00	1.00
130.00	18.01	0.00	0.00	10.02	4.00	1.00
131.00	18.01	0.00	0.00	10.02	4.00	1.00
132.00	18.01	0.00	0.00	10.02	4.00	1.00
133.00	18.01	0.00	0.00	10.02	4.00	1.00
134.00	18.01	0.00	0.00	10.02	4.00	1.00
135.00	18.01	0.00	0.00	10.02	4.00	1.00
136.00	18.01	0.00	0.00	10.02	4.00	1.00
137.00	18.01	0.00	0.00	10.02	4.00	1.00
138.00	18.01	0.00	0.00	10.02	4.00	1.00
139.00	18.01	0.00	0.00	10.02	4.00	1.00
140.00	18.01	0.00	0.00	10.02	4.00	1.00
141.00	18.01	0.00	0.00	10.02	4.00	1.00
142.00	18.01	0.00	0.00	10.02	4.00	1.00
143.00	18.01	0.00	0.00	10.02	4.00	1.00
144.00	18.01	0.00	0.00	10.02	4.00	1.00
145.00	18.01	0.00	0.00	10.02	4.00	1.00
146.00	18.01	0.00	0.00	10.02	4.00	1.00
147.00	18.01	0.00	0.00	10.02	4.00	1.00
148.00	18.01	0.00	0.00	10.02	4.00	1.00
149.00	18.01	0.00	0.00	10.02	4.00	1.00
150.00	18.01	0.00	0.00	10.02	4.00	1.00
151.00	18.01	0.00	0.00	10.02	4.00	1.00
152.00	18.01	0.00	0.00	10.02	4.00	1.00
153.00	18.01	0.00	0.00	10.02	4.00	1.00
154.00	18.01	0.00	0.00	10.02	4.00	1.00
155.00	18.01	0.00	0.00	10.02	4.00	1.00
156.00	18.01	0.00	0.00	10.02	4.00	1.00
157.00	18.01	0.00	0.00	10.02	4.00	1.00
158.00	18.01	0.00	0.00	10.02	4.00	1.00
159.00	18.01	0.00	0.00	10.02	4.00	1.00
160.00	18.01	0.00	0.00	10.02	4.00	1.00
161.00	18.01	0.00	0.00	10.02	4.00	1.00

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)
162.00	18.01	0.00	0.00	10.02	4.00	1.00
163.00	18.01	0.00	0.00	10.02	4.00	1.00
164.00	18.01	0.00	0.00	10.02	4.00	1.00
165.00	18.01	0.00	0.00	10.02	4.00	1.00
166.00	18.01	0.00	0.00	10.02	4.00	1.00
167.00	18.01	0.00	0.00	10.02	4.00	1.00
168.00	18.01	0.00	0.00	10.02	4.00	1.00
169.00	18.01	0.00	0.00	10.02	4.00	1.00
170.00	18.01	0.00	0.00	10.02	4.00	1.00
171.00	18.01	0.00	0.00	10.02	4.00	1.00
172.00	18.01	0.00	0.00	10.02	4.00	1.00
173.00	18.01	0.00	0.00	10.02	4.00	1.00
174.00	18.01	0.00	0.00	10.02	4.00	1.00
175.00	18.01	0.00	0.00	10.02	4.00	1.00
176.00	18.01	0.00	0.00	10.02	4.00	1.00
177.00	18.01	0.00	0.00	10.02	4.00	1.00
178.00	18.01	0.00	0.00	10.02	4.00	1.00
179.00	18.01	0.00	0.00	10.02	4.00	1.00
180.00	18.01	0.00	0.00	10.02	4.00	1.00
181.00	18.01	0.00	0.00	10.02	4.00	1.00
182.00	18.01	0.00	0.00	10.02	4.00	1.00
183.00	18.01	0.00	0.00	10.02	4.00	1.00
184.00	18.01	0.00	0.00	10.02	4.00	1.00
185.00	18.01	0.00	0.00	10.02	4.00	1.00
186.00	18.01	0.00	0.00	10.02	4.00	1.00
187.00	18.01	0.00	0.00	10.02	4.00	1.00
188.00	18.01	0.00	0.00	10.02	4.00	1.00
189.00	18.01	0.00	0.00	10.02	4.00	1.00
190.00	18.01	0.00	0.00	10.02	4.00	1.00
191.00	18.01	0.00	0.00	10.02	4.00	1.00
192.00	18.01	0.00	0.00	10.02	4.00	1.00
193.00	18.01	0.00	0.00	10.02	4.00	1.00
194.00	18.01	0.00	0.00	10.02	4.00	1.00
195.00	18.01	0.00	0.00	10.02	4.00	1.00
196.00	18.01	0.00	0.00	10.02	4.00	1.00
197.00	18.01	0.00	0.00	10.02	4.00	1.00
198.00	18.01	0.00	0.00	10.02	4.00	1.00
199.00	18.01	0.00	0.00	10.02	4.00	1.00
200.00	18.01	0.00	0.00	10.02	4.00	1.00
201.00	18.01	0.00	0.00	10.02	4.00	1.00
202.00	18.01	0.00	0.00	10.02	4.00	1.00
203.00	18.01	0.00	0.00	10.02	4.00	1.00
204.00	18.01	0.00	0.00	10.02	4.00	1.00
205.00	18.01	0.00	0.00	10.02	4.00	1.00
206.00	18.01	0.00	0.00	10.02	4.00	1.00
207.00	18.01	0.00	0.00	10.02	4.00	1.00
208.00	18.01	0.00	0.00	10.02	4.00	1.00
209.00	18.01	0.00	0.00	10.02	4.00	1.00
210.00	18.01	0.00	0.00	10.02	4.00	1.00
211.00	18.01	0.00	0.00	10.02	4.00	1.00
212.00	18.01	0.00	0.00	10.02	4.00	1.00
213.00	18.01	0.00	0.00	10.02	4.00	1.00
214.00	18.01	0.00	0.00	10.02	4.00	1.00
215.00	18.01	0.00	0.00	10.02	4.00	1.00
216.00	18.01	0.00	0.00	10.02	4.00	1.00
217.00	18.01	0.00	0.00	10.02	4.00	1.00
218.00	18.01	0.00	0.00	10.02	4.00	1.00
219.00	18.01	0.00	0.00	10.02	4.00	1.00
220.00	18.01	0.00	0.00	10.02	4.00	1.00
221.00	18.01	0.00	0.00	10.02	4.00	1.00
222.00	18.01	0.00	0.00	10.02	4.00	1.00
223.00	18.01	0.00	0.00	10.02	4.00	1.00
224.00	18.01	0.00	0.00	10.02	4.00	1.00
225.00	18.01	0.00	0.00	10.02	4.00	1.00
226.00	18.01	0.00	0.00	10.02	4.00	1.00
227.00	18.01	0.00	0.00	10.02	4.00	1.00
228.00	18.01	0.00	0.00	10.02	4.00	1.00
229.00	18.01	0.00	0.00	10.02	4.00	1.00
230.00	18.01	0.00	0.00	10.02	4.00	1.00

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)
231.00	18.01	0.00	0.00	10.02	4.00	1.00
232.00	18.01	0.00	0.00	10.02	4.00	1.00
233.00	18.01	0.00	0.00	10.02	4.00	1.00
234.00	18.01	0.00	0.00	10.02	4.00	1.00
235.00	18.01	0.00	0.00	10.02	4.00	1.00
236.00	18.01	0.00	0.00	10.02	4.00	1.00
237.00	18.01	0.00	0.00	10.02	4.00	1.00
238.00	18.01	0.00	0.00	10.02	4.00	1.00
239.00	18.01	0.00	0.00	10.02	4.00	1.00
240.00	18.01	0.00	0.00	10.02	4.00	1.00
241.00	18.01	0.00	0.00	10.02	4.00	1.00
242.00	18.01	0.00	0.00	10.02	4.00	1.00
243.00	18.01	0.00	0.00	10.02	4.00	1.00
244.00	18.01	0.00	0.00	10.02	4.00	1.00
245.00	18.01	0.00	0.00	10.02	4.00	1.00
246.00	18.01	0.00	0.00	10.02	4.00	1.00
247.00	18.01	0.00	0.00	10.02	4.00	1.00
248.00	18.01	0.00	0.00	10.02	4.00	1.00
249.00	18.01	0.00	0.00	10.02	4.00	1.00
250.00	18.01	0.00	0.00	10.02	4.00	1.00
251.00	18.01	0.00	0.00	10.02	4.00	1.00
252.00	18.01	0.00	0.00	10.02	4.00	1.00
253.00	18.01	0.00	0.00	10.02	4.00	1.00
254.00	18.01	0.00	0.00	10.02	4.00	1.00
255.00	18.01	0.00	0.00	10.02	4.00	1.00
256.00	18.01	0.00	0.00	10.02	4.00	1.00
257.00	18.01	0.00	0.00	10.02	4.00	1.00
258.00	18.01	0.00	0.00	10.02	4.00	1.00
259.00	18.01	0.00	0.00	10.02	4.00	1.00
260.00	18.01	0.00	0.00	10.02	4.00	1.00
261.00	18.01	0.00	0.00	10.02	4.00	1.00
262.00	18.01	0.00	0.00	10.02	4.00	1.00
263.00	18.01	0.00	0.00	10.02	4.00	1.00
264.00	18.01	0.00	0.00	10.02	4.00	1.00
265.00	18.01	0.00	0.00	10.02	4.00	1.00
266.00	18.01	0.00	0.00	10.02	4.00	1.00
267.00	18.01	0.00	0.00	10.02	4.00	1.00
268.00	18.01	0.00	0.00	10.02	4.00	1.00
269.00	18.01	0.00	0.00	10.02	4.00	1.00
270.00	18.01	0.00	0.00	10.02	4.00	1.00
271.00	18.01	0.00	0.00	10.02	4.00	1.00
272.00	18.01	0.00	0.00	10.02	4.00	1.00
273.00	18.01	0.00	0.00	10.02	4.00	1.00
274.00	18.01	0.00	0.00	10.02	4.00	1.00
275.00	18.01	0.00	0.00	10.02	4.00	1.00
276.00	18.01	0.00	0.00	10.02	4.00	1.00
277.00	18.01	0.00	0.00	10.02	4.00	1.00
278.00	18.01	0.00	0.00	10.02	4.00	1.00
279.00	18.01	0.00	0.00	10.02	4.00	1.00
280.00	18.01	0.00	0.00	10.02	4.00	1.00
281.00	18.01	0.00	0.00	10.02	4.00	1.00
282.00	18.01	0.00	0.00	10.02	4.00	1.00
283.00	18.01	0.00	0.00	10.02	4.00	1.00
284.00	18.01	0.00	0.00	10.02	4.00	1.00
285.00	18.01	0.00	0.00	10.02	4.00	1.00
286.00	18.01	0.00	0.00	10.02	4.00	1.00
287.00	18.01	0.00	0.00	10.02	4.00	1.00
288.00	18.01	0.00	0.00	10.02	4.00	1.00
289.00	18.01	0.00	0.00	10.02	4.00	1.00
290.00	18.01	0.00	0.00	10.02	4.00	1.00
291.00	18.01	0.00	0.00	10.02	4.00	1.00
292.00	18.01	0.00	0.00	10.02	4.00	1.00
293.00	18.01	0.00	0.00	10.02	4.00	1.00
294.00	18.01	0.00	0.00	10.02	4.00	1.00
295.00	18.01	0.00	0.00	10.02	4.00	1.00
296.00	18.01	0.00	0.00	10.02	4.00	1.00
297.00	18.01	0.00	0.00	10.02	4.00	1.00
298.00	18.01	0.00	0.00	10.02	4.00	1.00
299.00	18.01	0.00	0.00	10.02	4.00	1.00

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)
300.00	18.01	0.00	0.00	10.02	4.00	1.00
301.00	18.01	0.00	0.00	10.02	4.00	1.00
302.00	18.01	0.00	0.00	10.02	4.00	1.00
303.00	18.01	0.00	0.00	10.02	4.00	1.00
304.00	18.01	0.00	0.00	10.02	4.00	1.00
305.00	18.01	0.00	0.00	10.02	4.00	1.00
306.00	18.01	0.00	0.00	10.02	4.00	1.00
307.00	18.01	0.00	0.00	10.02	4.00	1.00
308.00	18.01	0.00	0.00	10.02	4.00	1.00
309.00	18.01	0.00	0.00	10.02	4.00	1.00
310.00	18.01	0.00	0.00	10.02	4.00	1.00
311.00	18.01	0.00	0.00	10.02	4.00	1.00
312.00	18.01	0.00	0.00	10.02	4.00	1.00
313.00	18.01	0.00	0.00	10.02	4.00	1.00
314.00	18.01	0.00	0.00	10.02	4.00	1.00
315.00	18.01	0.00	0.00	10.02	4.00	1.00
316.00	18.01	0.00	0.00	10.02	4.00	1.00
317.00	18.01	0.00	0.00	10.02	4.00	1.00
318.00	18.01	0.00	0.00	10.02	4.00	1.00
319.00	18.01	0.00	0.00	10.02	4.00	1.00
320.00	18.01	0.00	0.00	10.02	4.00	1.00
321.00	18.01	0.00	0.00	10.02	4.00	1.00
322.00	18.01	0.00	0.00	10.02	4.00	1.00
323.00	18.01	0.00	0.00	10.02	4.00	1.00
324.00	18.01	0.00	0.00	10.02	4.00	1.00
325.00	18.01	0.00	0.00	10.02	4.00	1.00
326.00	18.01	0.00	0.00	10.02	4.00	1.00
327.00	18.01	0.00	0.00	10.02	4.00	1.00
328.00	18.01	0.00	0.00	10.02	4.00	1.00
329.00	18.01	0.00	0.00	10.02	4.00	1.00
330.00	18.01	0.00	0.00	10.02	4.00	1.00
331.00	18.01	0.00	0.00	10.02	4.00	1.00
332.00	18.01	0.00	0.00	10.02	4.00	1.00
333.00	18.01	0.00	0.00	10.02	4.00	1.00
334.00	18.01	0.00	0.00	10.02	4.00	1.00
335.00	18.01	0.00	0.00	10.02	4.00	1.00
336.00	18.01	0.00	0.00	10.02	4.00	1.00
337.00	18.01	0.00	0.00	10.02	4.00	1.00
338.00	18.01	0.00	0.00	10.02	4.00	1.00
339.00	18.01	0.00	0.00	10.02	4.00	1.00
340.00	18.01	0.00	0.00	10.02	4.00	1.00
341.00	18.01	0.00	0.00	10.02	4.00	1.00
342.00	18.01	0.00	0.00	10.02	4.00	1.00
343.00	18.01	0.00	0.00	10.02	4.00	1.00
344.00	18.01	0.00	0.00	10.02	4.00	1.00
345.00	18.01	0.00	0.00	10.02	4.00	1.00
346.00	18.01	0.00	0.00	10.02	4.00	1.00
347.00	18.01	0.00	0.00	10.02	4.00	1.00
348.00	18.01	0.00	0.00	10.02	4.00	1.00
349.00	18.01	0.00	0.00	10.02	4.00	1.00
350.00	18.01	0.00	0.00	10.02	4.00	1.00
351.00	18.01	0.00	0.00	10.02	4.00	1.00
352.00	18.01	0.00	0.00	10.02	4.00	1.00
353.00	18.01	0.00	0.00	10.02	4.00	1.00
354.00	18.01	0.00	0.00	10.02	4.00	1.00
355.00	18.01	0.00	0.00	10.02	4.00	1.00
356.00	18.01	0.00	0.00	10.02	4.00	1.00
357.00	18.01	0.00	0.00	10.02	4.00	1.00
358.00	18.01	0.00	0.00	10.02	4.00	1.00
359.00	18.01	0.00	0.00	10.02	4.00	1.00
360.00	18.01	0.00	0.00	10.02	4.00	1.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.09	0.00	0.00	1.00	1.00
4.00	0.32	0.33	0.00	0.00	1.00	1.00
5.00	0.40	0.53	0.00	0.00	1.01	1.00
6.00	0.48	0.69	0.00	0.00	1.01	1.00
7.00	0.56	0.83	0.00	0.00	1.02	1.00
8.00	0.64	0.94	0.00	0.00	1.03	1.00
9.00	0.73	1.04	0.00	0.00	1.05	1.00
10.00	0.81	1.12	0.00	0.00	1.06	1.00
11.00	0.89	1.19	0.00	0.00	1.07	1.00
12.00	0.97	1.25	0.00	0.00	1.09	1.00
13.00	1.05	1.30	0.00	0.00	1.10	1.00
14.00	1.13	1.34	0.00	0.00	1.12	1.00
15.00	1.21	1.38	0.00	0.00	1.13	1.00
16.00	1.29	1.42	0.00	0.00	1.15	1.00
17.00	1.37	1.45	0.00	0.00	1.17	1.00
18.00	1.45	1.48	0.00	0.00	1.18	1.00
19.00	1.53	1.50	0.00	0.00	1.20	1.00
20.00	1.61	1.53	0.00	0.00	1.22	1.00
21.00	1.69	1.55	0.00	0.00	1.24	1.00
22.00	1.77	1.56	0.00	0.00	1.25	1.00
23.00	1.85	1.58	0.00	0.00	1.27	1.00
24.00	1.93	1.60	0.00	0.00	1.29	1.00
25.00	2.05	2.34	0.00	0.00	1.32	1.00
26.00	2.17	2.38	0.00	0.00	1.34	1.00
27.00	2.29	2.41	0.00	0.00	1.37	1.00
28.00	2.41	2.43	0.00	0.00	1.40	1.00
29.00	2.52	2.45	0.00	0.00	1.43	1.00
30.00	2.64	2.46	0.00	0.00	1.46	1.00
31.00	2.76	2.48	0.00	0.00	1.49	1.00
32.00	2.88	2.49	0.00	0.00	1.52	1.00
33.00	2.99	2.50	0.00	0.00	1.54	1.00
34.00	3.11	2.51	0.00	0.00	1.57	1.00
35.00	3.23	2.52	0.00	0.00	1.60	1.00
36.00	3.35	2.53	0.00	0.00	1.63	1.00
37.00	3.46	2.54	0.00	0.00	1.66	1.00
38.00	3.58	2.55	0.00	0.00	1.69	1.00
39.00	3.70	2.56	0.00	0.00	1.72	1.00
40.00	3.82	2.56	0.00	0.00	1.75	1.00
41.00	3.93	2.57	0.00	0.00	1.78	1.00
42.00	4.05	2.58	0.00	0.00	1.81	1.00
43.00	4.17	2.58	0.00	0.00	1.84	1.00
44.00	4.29	2.59	0.00	0.00	1.87	1.00
45.00	4.40	2.59	0.00	0.00	1.90	1.00
46.00	4.52	2.60	0.00	0.00	1.93	1.00
47.00	4.64	2.60	0.00	0.00	1.96	1.00
48.00	4.76	2.60	0.00	0.00	1.99	1.00
49.00	4.89	2.93	0.00	0.00	2.03	1.00
50.00	5.02	2.94	0.00	0.00	2.06	1.00
51.00	5.18	3.53	0.00	0.00	2.10	1.00
52.00	5.35	4.05	0.00	0.00	2.15	1.00
53.00	5.58	5.22	0.00	0.00	2.20	1.00
54.00	5.86	6.42	0.00	0.00	2.27	1.00
55.00	6.19	7.62	0.00	0.00	2.35	1.00
56.00	6.57	8.82	0.00	0.00	2.45	1.00
57.00	7.02	10.54	0.00	0.00	2.56	1.00
58.00	7.58	12.94	0.00	0.00	2.70	1.00
59.00	8.32	18.43	0.00	0.00	2.88	1.00
60.00	13.45	177.48	0.00	0.00	3.75	1.00
61.00	14.92	28.48	0.00	0.00	4.63	1.00
62.00	15.60	14.54	0.00	0.00	4.83	1.00
63.00	16.02	9.32	0.00	0.00	4.93	1.00
64.00	16.42	9.07	0.00	0.00	5.00	1.00
65.00	16.66	5.50	0.00	0.19	5.00	1.00
66.00	16.90	5.44	3.74	0.37	5.00	1.00
67.00	17.14	5.44	3.74	0.50	5.00	1.00

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)
68.00	17.37	5.44	0.00	0.62	5.00	1.00
69.00	17.53	3.66	0.00	0.68	5.00	1.00
70.00	17.69	3.63	0.00	0.68	4.99	1.00
71.00	17.85	3.63	0.00	0.68	4.99	1.00
72.00	18.01	3.63	0.00	0.68	4.99	1.00
73.00	18.01	0.07	0.00	0.68	4.95	1.00
74.00	18.01	0.00	0.00	0.68	4.91	1.00
75.00	18.01	0.00	0.00	0.68	4.86	1.00
76.00	18.01	0.00	0.00	0.68	4.81	1.00
77.00	18.01	0.00	0.00	0.68	4.76	1.00
78.00	18.01	0.00	0.00	0.68	4.71	1.00
79.00	18.01	0.00	0.00	0.68	4.66	1.00
80.00	18.01	0.00	0.00	0.68	4.61	1.00
81.00	18.01	0.00	0.00	0.68	4.56	1.00
82.00	18.01	0.00	0.00	0.68	4.51	1.00
83.00	18.01	0.00	0.00	0.68	4.47	1.00
84.00	18.01	0.00	0.00	0.68	4.42	1.00
85.00	18.01	0.00	0.00	0.68	4.37	1.00
86.00	18.01	0.00	0.00	0.68	4.32	1.00
87.00	18.01	0.00	0.00	0.68	4.27	1.00
88.00	18.01	0.00	0.00	0.68	4.22	1.00
89.00	18.01	0.00	0.00	0.68	4.17	1.00
90.00	18.01	0.00	0.00	0.68	4.12	1.00
91.00	18.01	0.00	0.00	0.68	4.08	1.00
92.00	18.01	0.00	0.00	0.68	4.03	1.00
93.00	18.01	0.00	0.00	0.68	4.00	1.00
94.00	18.01	0.00	0.00	0.68	4.00	1.00
95.00	18.01	0.00	0.00	0.68	4.00	1.00
96.00	18.01	0.00	0.00	0.68	4.00	1.00
97.00	18.01	0.00	0.00	0.68	4.00	1.00
98.00	18.01	0.00	0.00	0.68	4.00	1.00
99.00	18.01	0.00	0.00	0.68	4.00	1.00
100.00	18.01	0.00	0.00	0.68	4.00	1.00
101.00	18.01	0.00	0.00	0.68	4.00	1.00
102.00	18.01	0.00	0.00	0.68	4.00	1.00
103.00	18.01	0.00	0.00	0.68	4.00	1.00
104.00	18.01	0.00	0.00	0.68	4.00	1.00
105.00	18.01	0.00	0.00	0.68	4.00	1.00
106.00	18.01	0.00	0.00	0.68	4.00	1.00
107.00	18.01	0.00	0.00	0.68	4.00	1.00
108.00	18.01	0.00	0.00	0.68	4.00	1.00
109.00	18.01	0.00	0.00	0.68	4.00	1.00
110.00	18.01	0.00	0.00	0.68	4.00	1.00
111.00	18.01	0.00	0.00	0.68	4.00	1.00
112.00	18.01	0.00	0.00	0.68	4.00	1.00
113.00	18.01	0.00	0.00	0.68	4.00	1.00
114.00	18.01	0.00	0.00	0.68	4.00	1.00
115.00	18.01	0.00	0.00	0.68	4.00	1.00
116.00	18.01	0.00	0.00	0.68	4.00	1.00
117.00	18.01	0.00	0.00	0.68	4.00	1.00
118.00	18.01	0.00	0.00	0.68	4.00	1.00
119.00	18.01	0.00	0.00	0.68	4.00	1.00
120.00	18.01	0.00	0.00	0.68	4.00	1.00
121.00	18.01	0.00	0.00	0.68	4.00	1.00
122.00	18.01	0.00	0.00	0.68	4.00	1.00
123.00	18.01	0.00	0.00	0.68	4.00	1.00
124.00	18.01	0.00	0.00	0.68	4.00	1.00
125.00	18.01	0.00	0.00	0.68	4.00	1.00
126.00	18.01	0.00	0.00	0.68	4.00	1.00
127.00	18.01	0.00	0.00	0.68	4.00	1.00
128.00	18.01	0.00	0.00	0.68	4.00	1.00
129.00	18.01	0.00	0.00	0.68	4.00	1.00
130.00	18.01	0.00	0.00	0.68	4.00	1.00
131.00	18.01	0.00	0.00	0.68	4.00	1.00
132.00	18.01	0.00	0.00	0.68	4.00	1.00
133.00	18.01	0.00	0.00	0.68	4.00	1.00
134.00	18.01	0.00	0.00	0.68	4.00	1.00
135.00	18.01	0.00	0.00	0.68	4.00	1.00
136.00	18.01	0.00	0.00	0.68	4.00	1.00

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)
137.00	18.01	0.00	0.00	0.68	4.00	1.00
138.00	18.01	0.00	0.00	0.68	4.00	1.00
139.00	18.01	0.00	0.00	0.68	4.00	1.00
140.00	18.01	0.00	0.00	0.68	4.00	1.00
141.00	18.01	0.00	0.00	0.68	4.00	1.00
142.00	18.01	0.00	0.00	0.68	4.00	1.00
143.00	18.01	0.00	0.00	0.68	4.00	1.00
144.00	18.01	0.00	0.00	0.68	4.00	1.00
145.00	18.01	0.00	0.00	0.68	4.00	1.00
146.00	18.01	0.00	0.00	0.68	4.00	1.00
147.00	18.01	0.00	0.00	0.68	4.00	1.00
148.00	18.01	0.00	0.00	0.68	4.00	1.00
149.00	18.01	0.00	0.00	0.68	4.00	1.00
150.00	18.01	0.00	0.00	0.68	4.00	1.00
151.00	18.01	0.00	0.00	0.68	4.00	1.00
152.00	18.01	0.00	0.00	0.68	4.00	1.00
153.00	18.01	0.00	0.00	0.68	4.00	1.00
154.00	18.01	0.00	0.00	0.68	4.00	1.00
155.00	18.01	0.00	0.00	0.68	4.00	1.00
156.00	18.01	0.00	0.00	0.68	4.00	1.00
157.00	18.01	0.00	0.00	0.68	4.00	1.00
158.00	18.01	0.00	0.00	0.68	4.00	1.00
159.00	18.01	0.00	0.00	0.68	4.00	1.00
160.00	18.01	0.00	0.00	0.68	4.00	1.00
161.00	18.01	0.00	0.00	0.68	4.00	1.00
162.00	18.01	0.00	0.00	0.68	4.00	1.00
163.00	18.01	0.00	0.00	0.68	4.00	1.00
164.00	18.01	0.00	0.00	0.68	4.00	1.00
165.00	18.01	0.00	0.00	0.68	4.00	1.00
166.00	18.01	0.00	0.00	0.68	4.00	1.00
167.00	18.01	0.00	0.00	0.68	4.00	1.00
168.00	18.01	0.00	0.00	0.68	4.00	1.00
169.00	18.01	0.00	0.00	0.68	4.00	1.00
170.00	18.01	0.00	0.00	0.68	4.00	1.00
171.00	18.01	0.00	0.00	0.68	4.00	1.00
172.00	18.01	0.00	0.00	0.68	4.00	1.00
173.00	18.01	0.00	0.00	0.68	4.00	1.00
174.00	18.01	0.00	0.00	0.68	4.00	1.00
175.00	18.01	0.00	0.00	0.68	4.00	1.00
176.00	18.01	0.00	0.00	0.68	4.00	1.00
177.00	18.01	0.00	0.00	0.68	4.00	1.00
178.00	18.01	0.00	0.00	0.68	4.00	1.00
179.00	18.01	0.00	0.00	0.68	4.00	1.00
180.00	18.01	0.00	0.00	0.68	4.00	1.00
181.00	18.01	0.00	0.00	0.68	4.00	1.00
182.00	18.01	0.00	0.00	0.68	4.00	1.00
183.00	18.01	0.00	0.00	0.68	4.00	1.00
184.00	18.01	0.00	0.00	0.68	4.00	1.00
185.00	18.01	0.00	0.00	0.68	4.00	1.00
186.00	18.01	0.00	0.00	0.68	4.00	1.00
187.00	18.01	0.00	0.00	0.68	4.00	1.00
188.00	18.01	0.00	0.00	0.68	4.00	1.00
189.00	18.01	0.00	0.00	0.68	4.00	1.00
190.00	18.01	0.00	0.00	0.68	4.00	1.00
191.00	18.01	0.00	0.00	0.68	4.00	1.00
192.00	18.01	0.00	0.00	0.68	4.00	1.00
193.00	18.01	0.00	0.00	0.68	4.00	1.00
194.00	18.01	0.00	0.00	0.68	4.00	1.00
195.00	18.01	0.00	0.00	0.68	4.00	1.00
196.00	18.01	0.00	0.00	0.68	4.00	1.00
197.00	18.01	0.00	0.00	0.68	4.00	1.00
198.00	18.01	0.00	0.00	0.68	4.00	1.00
199.00	18.01	0.00	0.00	0.68	4.00	1.00
200.00	18.01	0.00	0.00	0.68	4.00	1.00
201.00	18.01	0.00	0.00	0.68	4.00	1.00
202.00	18.01	0.00	0.00	0.68	4.00	1.00
203.00	18.01	0.00	0.00	0.68	4.00	1.00
204.00	18.01	0.00	0.00	0.68	4.00	1.00
205.00	18.01	0.00	0.00	0.68	4.00	1.00

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)
206.00	18.01	0.00	0.00	0.68	4.00	1.00
207.00	18.01	0.00	0.00	0.68	4.00	1.00
208.00	18.01	0.00	0.00	0.68	4.00	1.00
209.00	18.01	0.00	0.00	0.68	4.00	1.00
210.00	18.01	0.00	0.00	0.68	4.00	1.00
211.00	18.01	0.00	0.00	0.68	4.00	1.00
212.00	18.01	0.00	0.00	0.68	4.00	1.00
213.00	18.01	0.00	0.00	0.68	4.00	1.00
214.00	18.01	0.00	0.00	0.68	4.00	1.00
215.00	18.01	0.00	0.00	0.68	4.00	1.00
216.00	18.01	0.00	0.00	0.68	4.00	1.00
217.00	18.01	0.00	0.00	0.68	4.00	1.00
218.00	18.01	0.00	0.00	0.68	4.00	1.00
219.00	18.01	0.00	0.00	0.68	4.00	1.00
220.00	18.01	0.00	0.00	0.68	4.00	1.00
221.00	18.01	0.00	0.00	0.68	4.00	1.00
222.00	18.01	0.00	0.00	0.68	4.00	1.00
223.00	18.01	0.00	0.00	0.68	4.00	1.00
224.00	18.01	0.00	0.00	0.68	4.00	1.00
225.00	18.01	0.00	0.00	0.68	4.00	1.00
226.00	18.01	0.00	0.00	0.68	4.00	1.00
227.00	18.01	0.00	0.00	0.68	4.00	1.00
228.00	18.01	0.00	0.00	0.68	4.00	1.00
229.00	18.01	0.00	0.00	0.68	4.00	1.00
230.00	18.01	0.00	0.00	0.68	4.00	1.00
231.00	18.01	0.00	0.00	0.68	4.00	1.00
232.00	18.01	0.00	0.00	0.68	4.00	1.00
233.00	18.01	0.00	0.00	0.68	4.00	1.00
234.00	18.01	0.00	0.00	0.68	4.00	1.00
235.00	18.01	0.00	0.00	0.68	4.00	1.00
236.00	18.01	0.00	0.00	0.68	4.00	1.00
237.00	18.01	0.00	0.00	0.68	4.00	1.00
238.00	18.01	0.00	0.00	0.68	4.00	1.00
239.00	18.01	0.00	0.00	0.68	4.00	1.00
240.00	18.01	0.00	0.00	0.68	4.00	1.00
241.00	18.01	0.00	0.00	0.68	4.00	1.00
242.00	18.01	0.00	0.00	0.68	4.00	1.00
243.00	18.01	0.00	0.00	0.68	4.00	1.00
244.00	18.01	0.00	0.00	0.68	4.00	1.00
245.00	18.01	0.00	0.00	0.68	4.00	1.00
246.00	18.01	0.00	0.00	0.68	4.00	1.00
247.00	18.01	0.00	0.00	0.68	4.00	1.00
248.00	18.01	0.00	0.00	0.68	4.00	1.00
249.00	18.01	0.00	0.00	0.68	4.00	1.00
250.00	18.01	0.00	0.00	0.68	4.00	1.00
251.00	18.01	0.00	0.00	0.68	4.00	1.00
252.00	18.01	0.00	0.00	0.68	4.00	1.00
253.00	18.01	0.00	0.00	0.68	4.00	1.00
254.00	18.01	0.00	0.00	0.68	4.00	1.00
255.00	18.01	0.00	0.00	0.68	4.00	1.00
256.00	18.01	0.00	0.00	0.68	4.00	1.00
257.00	18.01	0.00	0.00	0.68	4.00	1.00
258.00	18.01	0.00	0.00	0.68	4.00	1.00
259.00	18.01	0.00	0.00	0.68	4.00	1.00
260.00	18.01	0.00	0.00	0.68	4.00	1.00
261.00	18.01	0.00	0.00	0.68	4.00	1.00
262.00	18.01	0.00	0.00	0.68	4.00	1.00
263.00	18.01	0.00	0.00	0.68	4.00	1.00
264.00	18.01	0.00	0.00	0.68	4.00	1.00
265.00	18.01	0.00	0.00	0.68	4.00	1.00
266.00	18.01	0.00	0.00	0.68	4.00	1.00
267.00	18.01	0.00	0.00	0.68	4.00	1.00
268.00	18.01	0.00	0.00	0.68	4.00	1.00
269.00	18.01	0.00	0.00	0.68	4.00	1.00
270.00	18.01	0.00	0.00	0.68	4.00	1.00
271.00	18.01	0.00	0.00	0.68	4.00	1.00
272.00	18.01	0.00	0.00	0.68	4.00	1.00
273.00	18.01	0.00	0.00	0.68	4.00	1.00
274.00	18.01	0.00	0.00	0.68	4.00	1.00

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)
275.00	18.01	0.00	0.00	0.68	4.00	1.00
276.00	18.01	0.00	0.00	0.68	4.00	1.00
277.00	18.01	0.00	0.00	0.68	4.00	1.00
278.00	18.01	0.00	0.00	0.68	4.00	1.00
279.00	18.01	0.00	0.00	0.68	4.00	1.00
280.00	18.01	0.00	0.00	0.68	4.00	1.00
281.00	18.01	0.00	0.00	0.68	4.00	1.00
282.00	18.01	0.00	0.00	0.68	4.00	1.00
283.00	18.01	0.00	0.00	0.68	4.00	1.00
284.00	18.01	0.00	0.00	0.68	4.00	1.00
285.00	18.01	0.00	0.00	0.68	4.00	1.00
286.00	18.01	0.00	0.00	0.68	4.00	1.00
287.00	18.01	0.00	0.00	0.68	4.00	1.00
288.00	18.01	0.00	0.00	0.68	4.00	1.00
289.00	18.01	0.00	0.00	0.68	4.00	1.00
290.00	18.01	0.00	0.00	0.68	4.00	1.00
291.00	18.01	0.00	0.00	0.68	4.00	1.00
292.00	18.01	0.00	0.00	0.68	4.00	1.00
293.00	18.01	0.00	0.00	0.68	4.00	1.00
294.00	18.01	0.00	0.00	0.68	4.00	1.00
295.00	18.01	0.00	0.00	0.68	4.00	1.00
296.00	18.01	0.00	0.00	0.68	4.00	1.00
297.00	18.01	0.00	0.00	0.68	4.00	1.00
298.00	18.01	0.00	0.00	0.68	4.00	1.00
299.00	18.01	0.00	0.00	0.68	4.00	1.00
300.00	18.01	0.00	0.00	0.68	4.00	1.00
301.00	18.01	0.00	0.00	0.68	4.00	1.00
302.00	18.01	0.00	0.00	0.68	4.00	1.00
303.00	18.01	0.00	0.00	0.68	4.00	1.00
304.00	18.01	0.00	0.00	0.68	4.00	1.00
305.00	18.01	0.00	0.00	0.68	4.00	1.00
306.00	18.01	0.00	0.00	0.68	4.00	1.00
307.00	18.01	0.00	0.00	0.68	4.00	1.00
308.00	18.01	0.00	0.00	0.68	4.00	1.00
309.00	18.01	0.00	0.00	0.68	4.00	1.00
310.00	18.01	0.00	0.00	0.68	4.00	1.00
311.00	18.01	0.00	0.00	0.68	4.00	1.00
312.00	18.01	0.00	0.00	0.68	4.00	1.00
313.00	18.01	0.00	0.00	0.68	4.00	1.00
314.00	18.01	0.00	0.00	0.68	4.00	1.00
315.00	18.01	0.00	0.00	0.68	4.00	1.00
316.00	18.01	0.00	0.00	0.68	4.00	1.00
317.00	18.01	0.00	0.00	0.68	4.00	1.00
318.00	18.01	0.00	0.00	0.68	4.00	1.00
319.00	18.01	0.00	0.00	0.68	4.00	1.00
320.00	18.01	0.00	0.00	0.68	4.00	1.00
321.00	18.01	0.00	0.00	0.68	4.00	1.00
322.00	18.01	0.00	0.00	0.68	4.00	1.00
323.00	18.01	0.00	0.00	0.68	4.00	1.00
324.00	18.01	0.00	0.00	0.68	4.00	1.00
325.00	18.01	0.00	0.00	0.68	4.00	1.00
326.00	18.01	0.00	0.00	0.68	4.00	1.00
327.00	18.01	0.00	0.00	0.68	4.00	1.00
328.00	18.01	0.00	0.00	0.68	4.00	1.00
329.00	18.01	0.00	0.00	0.68	4.00	1.00
330.00	18.01	0.00	0.00	0.68	4.00	1.00
331.00	18.01	0.00	0.00	0.68	4.00	1.00
332.00	18.01	0.00	0.00	0.68	4.00	1.00
333.00	18.01	0.00	0.00	0.68	4.00	1.00
334.00	18.01	0.00	0.00	0.68	4.00	1.00
335.00	18.01	0.00	0.00	0.68	4.00	1.00
336.00	18.01	0.00	0.00	0.68	4.00	1.00
337.00	18.01	0.00	0.00	0.68	4.00	1.00
338.00	18.01	0.00	0.00	0.68	4.00	1.00
339.00	18.01	0.00	0.00	0.68	4.00	1.00
340.00	18.01	0.00	0.00	0.68	4.00	1.00
341.00	18.01	0.00	0.00	0.68	4.00	1.00
342.00	18.01	0.00	0.00	0.68	4.00	1.00
343.00	18.01	0.00	0.00	0.68	4.00	1.00

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)
344.00	18.01	0.00	0.00	0.68	4.00	1.00
345.00	18.01	0.00	0.00	0.68	4.00	1.00
346.00	18.01	0.00	0.00	0.68	4.00	1.00
347.00	18.01	0.00	0.00	0.68	4.00	1.00
348.00	18.01	0.00	0.00	0.68	4.00	1.00
349.00	18.01	0.00	0.00	0.68	4.00	1.00
350.00	18.01	0.00	0.00	0.68	4.00	1.00
351.00	18.01	0.00	0.00	0.68	4.00	1.00
352.00	18.01	0.00	0.00	0.68	4.00	1.00
353.00	18.01	0.00	0.00	0.68	4.00	1.00
354.00	18.01	0.00	0.00	0.68	4.00	1.00
355.00	18.01	0.00	0.00	0.68	4.00	1.00
356.00	18.01	0.00	0.00	0.68	4.00	1.00
357.00	18.01	0.00	0.00	0.68	4.00	1.00
358.00	18.01	0.00	0.00	0.68	4.00	1.00
359.00	18.01	0.00	0.00	0.68	4.00	1.00
360.00	18.01	0.00	0.00	0.68	4.00	1.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.09	0.00	0.00	1.00	1.00
4.00	0.32	0.33	0.00	0.00	1.00	1.00
5.00	0.40	0.53	0.00	0.00	1.01	1.00
6.00	0.48	0.69	0.00	0.00	1.01	1.00
7.00	0.56	0.83	0.00	0.00	1.02	1.00
8.00	0.64	0.94	0.00	0.00	1.03	1.00
9.00	0.73	1.04	0.00	0.00	1.05	1.00
10.00	0.81	1.12	0.00	0.00	1.06	1.00
11.00	0.89	1.19	0.00	0.00	1.07	1.00
12.00	0.97	1.25	0.00	0.00	1.09	1.00
13.00	1.05	1.30	0.00	0.00	1.10	1.00
14.00	1.13	1.34	0.00	0.00	1.12	1.00
15.00	1.21	1.38	0.00	0.00	1.13	1.00
16.00	1.29	1.42	0.00	0.00	1.15	1.00
17.00	1.37	1.45	0.00	0.00	1.17	1.00
18.00	1.45	1.48	0.00	0.00	1.18	1.00
19.00	1.53	1.50	0.00	0.00	1.20	1.00
20.00	1.61	1.53	0.00	0.00	1.22	1.00
21.00	1.69	1.55	0.00	0.00	1.24	1.00
22.00	1.77	1.56	0.00	0.00	1.25	1.00
23.00	1.85	1.58	0.00	0.00	1.27	1.00
24.00	1.93	1.60	0.00	0.00	1.29	1.00
25.00	2.05	2.34	0.00	0.00	1.32	1.00
26.00	2.17	2.38	0.00	0.00	1.34	1.00
27.00	2.29	2.41	0.00	0.00	1.37	1.00
28.00	2.41	2.43	0.00	0.00	1.40	1.00
29.00	2.52	2.45	0.00	0.00	1.43	1.00
30.00	2.64	2.46	0.00	0.00	1.46	1.00
31.00	2.76	2.48	0.00	0.00	1.49	1.00
32.00	2.88	2.49	0.00	0.00	1.52	1.00
33.00	2.99	2.50	0.00	0.00	1.54	1.00
34.00	3.11	2.51	0.00	0.00	1.57	1.00
35.00	3.23	2.52	0.00	0.00	1.60	1.00
36.00	3.35	2.53	0.00	0.00	1.63	1.00
37.00	3.46	2.54	0.00	0.00	1.66	1.00
38.00	3.58	2.55	0.00	0.00	1.69	1.00

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)
39.00	3.70	2.56	0.00	0.00	1.72	1.00
40.00	3.82	2.56	0.00	0.00	1.75	1.00
41.00	3.93	2.57	0.00	0.00	1.78	1.00
42.00	4.05	2.58	0.00	0.00	1.81	1.00
43.00	4.17	2.58	0.00	0.00	1.84	1.00
44.00	4.29	2.59	0.00	0.00	1.87	1.00
45.00	4.40	2.59	0.00	0.00	1.90	1.00
46.00	4.52	2.60	0.00	0.00	1.93	1.00
47.00	4.64	2.60	0.00	0.00	1.96	1.00
48.00	4.76	2.60	0.00	0.00	1.99	1.00
49.00	4.89	2.93	0.00	0.00	2.03	1.00
50.00	5.02	2.94	0.00	0.00	2.06	1.00
51.00	5.18	3.53	0.00	0.00	2.10	1.00
52.00	5.35	4.05	0.00	0.00	2.15	1.00
53.00	5.58	5.22	0.00	0.00	2.20	1.00
54.00	5.86	6.42	0.00	0.00	2.27	1.00
55.00	6.19	7.62	0.00	0.00	2.35	1.00
56.00	6.57	8.82	0.00	0.00	2.45	1.00
57.00	7.02	10.54	0.00	0.00	2.56	1.00
58.00	7.58	12.94	0.00	0.00	2.70	1.00
59.00	8.32	18.43	0.00	0.00	2.88	1.00
60.00	13.45	177.48	0.00	0.00	3.75	1.00
61.00	14.92	28.48	0.00	0.00	4.63	1.00
62.00	15.60	14.54	0.00	0.00	4.83	1.00
63.00	16.02	9.32	0.00	0.00	4.93	1.00
64.00	16.42	9.07	0.00	0.00	5.00	1.00
65.00	16.66	5.50	0.00	0.00	5.00	1.00
66.00	16.90	5.44	0.00	0.00	5.00	1.00
67.00	17.14	5.44	0.00	0.00	5.00	1.00
68.00	17.37	5.44	0.00	0.00	5.00	1.00
69.00	17.53	3.66	0.00	0.00	5.00	1.00
70.00	17.69	3.63	0.00	0.00	4.99	1.00
71.00	17.85	3.63	0.00	0.00	4.99	1.00
72.00	18.01	3.63	0.00	0.00	4.99	1.00
73.00	18.01	0.07	0.00	0.00	4.95	1.00
74.00	18.01	0.00	0.00	0.00	4.91	1.00
75.00	18.01	0.00	0.00	0.00	4.86	1.00
76.00	18.01	0.00	0.00	0.00	4.81	1.00
77.00	18.01	0.00	0.00	0.00	4.76	1.00
78.00	18.01	0.00	0.00	0.00	4.71	1.00
79.00	18.01	0.00	0.00	0.00	4.66	1.00
80.00	18.01	0.00	0.00	0.00	4.61	1.00
81.00	18.01	0.00	0.00	0.00	4.56	1.00
82.00	18.01	0.00	0.00	0.00	4.51	1.00
83.00	18.01	0.00	0.00	0.00	4.47	1.00
84.00	18.01	0.00	0.00	0.00	4.42	1.00
85.00	18.01	0.00	0.00	0.00	4.37	1.00
86.00	18.01	0.00	0.00	0.00	4.32	1.00
87.00	18.01	0.00	0.00	0.00	4.27	1.00
88.00	18.01	0.00	0.00	0.00	4.22	1.00
89.00	18.01	0.00	0.00	0.00	4.17	1.00
90.00	18.01	0.00	0.00	0.00	4.12	1.00
91.00	18.01	0.00	0.00	0.00	4.08	1.00
92.00	18.01	0.00	0.00	0.00	4.03	1.00
93.00	18.01	0.00	0.00	0.00	4.00	1.00
94.00	18.01	0.00	0.00	0.00	4.00	1.00
95.00	18.01	0.00	0.00	0.00	4.00	1.00
96.00	18.01	0.00	0.00	0.00	4.00	1.00
97.00	18.01	0.00	0.00	0.00	4.00	1.00
98.00	18.01	0.00	0.00	0.00	4.00	1.00
99.00	18.01	0.00	0.00	0.00	4.00	1.00
100.00	18.01	0.00	0.00	0.00	4.00	1.00
101.00	18.01	0.00	0.00	0.00	4.00	1.00
102.00	18.01	0.00	0.00	0.00	4.00	1.00
103.00	18.01	0.00	0.00	0.00	4.00	1.00
104.00	18.01	0.00	0.00	0.00	4.00	1.00
105.00	18.01	0.00	0.00	0.00	4.00	1.00
106.00	18.01	0.00	0.00	0.00	4.00	1.00
107.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
108.00	18.01	0.00	0.00	0.00	4.00	1.00
109.00	18.01	0.00	0.00	0.00	4.00	1.00
110.00	18.01	0.00	0.00	0.00	4.00	1.00
111.00	18.01	0.00	0.00	0.00	4.00	1.00
112.00	18.01	0.00	0.00	0.00	4.00	1.00
113.00	18.01	0.00	0.00	0.00	4.00	1.00
114.00	18.01	0.00	0.00	0.00	4.00	1.00
115.00	18.01	0.00	0.00	0.00	4.00	1.00
116.00	18.01	0.00	0.00	0.00	4.00	1.00
117.00	18.01	0.00	0.00	0.00	4.00	1.00
118.00	18.01	0.00	0.00	0.00	4.00	1.00
119.00	18.01	0.00	0.00	0.00	4.00	1.00
120.00	18.01	0.00	0.00	0.00	4.00	1.00
121.00	18.01	0.00	0.00	0.00	4.00	1.00
122.00	18.01	0.00	0.00	0.00	4.00	1.00
123.00	18.01	0.00	0.00	0.00	4.00	1.00
124.00	18.01	0.00	0.00	0.00	4.00	1.00
125.00	18.01	0.00	0.00	0.00	4.00	1.00
126.00	18.01	0.00	0.00	0.00	4.00	1.00
127.00	18.01	0.00	0.00	0.00	4.00	1.00
128.00	18.01	0.00	0.00	0.00	4.00	1.00
129.00	18.01	0.00	0.00	0.00	4.00	1.00
130.00	18.01	0.00	0.00	0.00	4.00	1.00
131.00	18.01	0.00	0.00	0.00	4.00	1.00
132.00	18.01	0.00	0.00	0.00	4.00	1.00
133.00	18.01	0.00	0.00	0.00	4.00	1.00
134.00	18.01	0.00	0.00	0.00	4.00	1.00
135.00	18.01	0.00	0.00	0.00	4.00	1.00
136.00	18.01	0.00	0.00	0.00	4.00	1.00
137.00	18.01	0.00	0.00	0.00	4.00	1.00
138.00	18.01	0.00	0.00	0.00	4.00	1.00
139.00	18.01	0.00	0.00	0.00	4.00	1.00
140.00	18.01	0.00	0.00	0.00	4.00	1.00
141.00	18.01	0.00	0.00	0.00	4.00	1.00
142.00	18.01	0.00	0.00	0.00	4.00	1.00
143.00	18.01	0.00	0.00	0.00	4.00	1.00
144.00	18.01	0.00	0.00	0.00	4.00	1.00
145.00	18.01	0.00	0.00	0.00	4.00	1.00
146.00	18.01	0.00	0.00	0.00	4.00	1.00
147.00	18.01	0.00	0.00	0.00	4.00	1.00
148.00	18.01	0.00	0.00	0.00	4.00	1.00
149.00	18.01	0.00	0.00	0.00	4.00	1.00
150.00	18.01	0.00	0.00	0.00	4.00	1.00
151.00	18.01	0.00	0.00	0.00	4.00	1.00
152.00	18.01	0.00	0.00	0.00	4.00	1.00
153.00	18.01	0.00	0.00	0.00	4.00	1.00
154.00	18.01	0.00	0.00	0.00	4.00	1.00
155.00	18.01	0.00	0.00	0.00	4.00	1.00
156.00	18.01	0.00	0.00	0.00	4.00	1.00
157.00	18.01	0.00	0.00	0.00	4.00	1.00
158.00	18.01	0.00	0.00	0.00	4.00	1.00
159.00	18.01	0.00	0.00	0.00	4.00	1.00
160.00	18.01	0.00	0.00	0.00	4.00	1.00
161.00	18.01	0.00	0.00	0.00	4.00	1.00
162.00	18.01	0.00	0.00	0.00	4.00	1.00
163.00	18.01	0.00	0.00	0.00	4.00	1.00
164.00	18.01	0.00	0.00	0.00	4.00	1.00
165.00	18.01	0.00	0.00	0.00	4.00	1.00
166.00	18.01	0.00	0.00	0.00	4.00	1.00
167.00	18.01	0.00	0.00	0.00	4.00	1.00
168.00	18.01	0.00	0.00	0.00	4.00	1.00
169.00	18.01	0.00	0.00	0.00	4.00	1.00
170.00	18.01	0.00	0.00	0.00	4.00	1.00
171.00	18.01	0.00	0.00	0.00	4.00	1.00
172.00	18.01	0.00	0.00	0.00	4.00	1.00
173.00	18.01	0.00	0.00	0.00	4.00	1.00
174.00	18.01	0.00	0.00	0.00	4.00	1.00
175.00	18.01	0.00	0.00	0.00	4.00	1.00
176.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
177.00	18.01	0.00	0.00	0.00	4.00	1.00
178.00	18.01	0.00	0.00	0.00	4.00	1.00
179.00	18.01	0.00	0.00	0.00	4.00	1.00
180.00	18.01	0.00	0.00	0.00	4.00	1.00
181.00	18.01	0.00	0.00	0.00	4.00	1.00
182.00	18.01	0.00	0.00	0.00	4.00	1.00
183.00	18.01	0.00	0.00	0.00	4.00	1.00
184.00	18.01	0.00	0.00	0.00	4.00	1.00
185.00	18.01	0.00	0.00	0.00	4.00	1.00
186.00	18.01	0.00	0.00	0.00	4.00	1.00
187.00	18.01	0.00	0.00	0.00	4.00	1.00
188.00	18.01	0.00	0.00	0.00	4.00	1.00
189.00	18.01	0.00	0.00	0.00	4.00	1.00
190.00	18.01	0.00	0.00	0.00	4.00	1.00
191.00	18.01	0.00	0.00	0.00	4.00	1.00
192.00	18.01	0.00	0.00	0.00	4.00	1.00
193.00	18.01	0.00	0.00	0.00	4.00	1.00
194.00	18.01	0.00	0.00	0.00	4.00	1.00
195.00	18.01	0.00	0.00	0.00	4.00	1.00
196.00	18.01	0.00	0.00	0.00	4.00	1.00
197.00	18.01	0.00	0.00	0.00	4.00	1.00
198.00	18.01	0.00	0.00	0.00	4.00	1.00
199.00	18.01	0.00	0.00	0.00	4.00	1.00
200.00	18.01	0.00	0.00	0.00	4.00	1.00
201.00	18.01	0.00	0.00	0.00	4.00	1.00
202.00	18.01	0.00	0.00	0.00	4.00	1.00
203.00	18.01	0.00	0.00	0.00	4.00	1.00
204.00	18.01	0.00	0.00	0.00	4.00	1.00
205.00	18.01	0.00	0.00	0.00	4.00	1.00
206.00	18.01	0.00	0.00	0.00	4.00	1.00
207.00	18.01	0.00	0.00	0.00	4.00	1.00
208.00	18.01	0.00	0.00	0.00	4.00	1.00
209.00	18.01	0.00	0.00	0.00	4.00	1.00
210.00	18.01	0.00	0.00	0.00	4.00	1.00
211.00	18.01	0.00	0.00	0.00	4.00	1.00
212.00	18.01	0.00	0.00	0.00	4.00	1.00
213.00	18.01	0.00	0.00	0.00	4.00	1.00
214.00	18.01	0.00	0.00	0.00	4.00	1.00
215.00	18.01	0.00	0.00	0.00	4.00	1.00
216.00	18.01	0.00	0.00	0.00	4.00	1.00
217.00	18.01	0.00	0.00	0.00	4.00	1.00
218.00	18.01	0.00	0.00	0.00	4.00	1.00
219.00	18.01	0.00	0.00	0.00	4.00	1.00
220.00	18.01	0.00	0.00	0.00	4.00	1.00
221.00	18.01	0.00	0.00	0.00	4.00	1.00
222.00	18.01	0.00	0.00	0.00	4.00	1.00
223.00	18.01	0.00	0.00	0.00	4.00	1.00
224.00	18.01	0.00	0.00	0.00	4.00	1.00
225.00	18.01	0.00	0.00	0.00	4.00	1.00
226.00	18.01	0.00	0.00	0.00	4.00	1.00
227.00	18.01	0.00	0.00	0.00	4.00	1.00
228.00	18.01	0.00	0.00	0.00	4.00	1.00
229.00	18.01	0.00	0.00	0.00	4.00	1.00
230.00	18.01	0.00	0.00	0.00	4.00	1.00
231.00	18.01	0.00	0.00	0.00	4.00	1.00
232.00	18.01	0.00	0.00	0.00	4.00	1.00
233.00	18.01	0.00	0.00	0.00	4.00	1.00
234.00	18.01	0.00	0.00	0.00	4.00	1.00
235.00	18.01	0.00	0.00	0.00	4.00	1.00
236.00	18.01	0.00	0.00	0.00	4.00	1.00
237.00	18.01	0.00	0.00	0.00	4.00	1.00
238.00	18.01	0.00	0.00	0.00	4.00	1.00
239.00	18.01	0.00	0.00	0.00	4.00	1.00
240.00	18.01	0.00	0.00	0.00	4.00	1.00
241.00	18.01	0.00	0.00	0.00	4.00	1.00
242.00	18.01	0.00	0.00	0.00	4.00	1.00
243.00	18.01	0.00	0.00	0.00	4.00	1.00
244.00	18.01	0.00	0.00	0.00	4.00	1.00
245.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
246.00	18.01	0.00	0.00	0.00	4.00	1.00
247.00	18.01	0.00	0.00	0.00	4.00	1.00
248.00	18.01	0.00	0.00	0.00	4.00	1.00
249.00	18.01	0.00	0.00	0.00	4.00	1.00
250.00	18.01	0.00	0.00	0.00	4.00	1.00
251.00	18.01	0.00	0.00	0.00	4.00	1.00
252.00	18.01	0.00	0.00	0.00	4.00	1.00
253.00	18.01	0.00	0.00	0.00	4.00	1.00
254.00	18.01	0.00	0.00	0.00	4.00	1.00
255.00	18.01	0.00	0.00	0.00	4.00	1.00
256.00	18.01	0.00	0.00	0.00	4.00	1.00
257.00	18.01	0.00	0.00	0.00	4.00	1.00
258.00	18.01	0.00	0.00	0.00	4.00	1.00
259.00	18.01	0.00	0.00	0.00	4.00	1.00
260.00	18.01	0.00	0.00	0.00	4.00	1.00
261.00	18.01	0.00	0.00	0.00	4.00	1.00
262.00	18.01	0.00	0.00	0.00	4.00	1.00
263.00	18.01	0.00	0.00	0.00	4.00	1.00
264.00	18.01	0.00	0.00	0.00	4.00	1.00
265.00	18.01	0.00	0.00	0.00	4.00	1.00
266.00	18.01	0.00	0.00	0.00	4.00	1.00
267.00	18.01	0.00	0.00	0.00	4.00	1.00
268.00	18.01	0.00	0.00	0.00	4.00	1.00
269.00	18.01	0.00	0.00	0.00	4.00	1.00
270.00	18.01	0.00	0.00	0.00	4.00	1.00
271.00	18.01	0.00	0.00	0.00	4.00	1.00
272.00	18.01	0.00	0.00	0.00	4.00	1.00
273.00	18.01	0.00	0.00	0.00	4.00	1.00
274.00	18.01	0.00	0.00	0.00	4.00	1.00
275.00	18.01	0.00	0.00	0.00	4.00	1.00
276.00	18.01	0.00	0.00	0.00	4.00	1.00
277.00	18.01	0.00	0.00	0.00	4.00	1.00
278.00	18.01	0.00	0.00	0.00	4.00	1.00
279.00	18.01	0.00	0.00	0.00	4.00	1.00
280.00	18.01	0.00	0.00	0.00	4.00	1.00
281.00	18.01	0.00	0.00	0.00	4.00	1.00
282.00	18.01	0.00	0.00	0.00	4.00	1.00
283.00	18.01	0.00	0.00	0.00	4.00	1.00
284.00	18.01	0.00	0.00	0.00	4.00	1.00
285.00	18.01	0.00	0.00	0.00	4.00	1.00
286.00	18.01	0.00	0.00	0.00	4.00	1.00
287.00	18.01	0.00	0.00	0.00	4.00	1.00
288.00	18.01	0.00	0.00	0.00	4.00	1.00
289.00	18.01	0.00	0.00	0.00	4.00	1.00
290.00	18.01	0.00	0.00	0.00	4.00	1.00
291.00	18.01	0.00	0.00	0.00	4.00	1.00
292.00	18.01	0.00	0.00	0.00	4.00	1.00
293.00	18.01	0.00	0.00	0.00	4.00	1.00
294.00	18.01	0.00	0.00	0.00	4.00	1.00
295.00	18.01	0.00	0.00	0.00	4.00	1.00
296.00	18.01	0.00	0.00	0.00	4.00	1.00
297.00	18.01	0.00	0.00	0.00	4.00	1.00
298.00	18.01	0.00	0.00	0.00	4.00	1.00
299.00	18.01	0.00	0.00	0.00	4.00	1.00
300.00	18.01	0.00	0.00	0.00	4.00	1.00
301.00	18.01	0.00	0.00	0.00	4.00	1.00
302.00	18.01	0.00	0.00	0.00	4.00	1.00
303.00	18.01	0.00	0.00	0.00	4.00	1.00
304.00	18.01	0.00	0.00	0.00	4.00	1.00
305.00	18.01	0.00	0.00	0.00	4.00	1.00
306.00	18.01	0.00	0.00	0.00	4.00	1.00
307.00	18.01	0.00	0.00	0.00	4.00	1.00
308.00	18.01	0.00	0.00	0.00	4.00	1.00
309.00	18.01	0.00	0.00	0.00	4.00	1.00
310.00	18.01	0.00	0.00	0.00	4.00	1.00
311.00	18.01	0.00	0.00	0.00	4.00	1.00
312.00	18.01	0.00	0.00	0.00	4.00	1.00
313.00	18.01	0.00	0.00	0.00	4.00	1.00
314.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
315.00	18.01	0.00	0.00	0.00	4.00	1.00
316.00	18.01	0.00	0.00	0.00	4.00	1.00
317.00	18.01	0.00	0.00	0.00	4.00	1.00
318.00	18.01	0.00	0.00	0.00	4.00	1.00
319.00	18.01	0.00	0.00	0.00	4.00	1.00
320.00	18.01	0.00	0.00	0.00	4.00	1.00
321.00	18.01	0.00	0.00	0.00	4.00	1.00
322.00	18.01	0.00	0.00	0.00	4.00	1.00
323.00	18.01	0.00	0.00	0.00	4.00	1.00
324.00	18.01	0.00	0.00	0.00	4.00	1.00
325.00	18.01	0.00	0.00	0.00	4.00	1.00
326.00	18.01	0.00	0.00	0.00	4.00	1.00
327.00	18.01	0.00	0.00	0.00	4.00	1.00
328.00	18.01	0.00	0.00	0.00	4.00	1.00
329.00	18.01	0.00	0.00	0.00	4.00	1.00
330.00	18.01	0.00	0.00	0.00	4.00	1.00
331.00	18.01	0.00	0.00	0.00	4.00	1.00
332.00	18.01	0.00	0.00	0.00	4.00	1.00
333.00	18.01	0.00	0.00	0.00	4.00	1.00
334.00	18.01	0.00	0.00	0.00	4.00	1.00
335.00	18.01	0.00	0.00	0.00	4.00	1.00
336.00	18.01	0.00	0.00	0.00	4.00	1.00
337.00	18.01	0.00	0.00	0.00	4.00	1.00
338.00	18.01	0.00	0.00	0.00	4.00	1.00
339.00	18.01	0.00	0.00	0.00	4.00	1.00
340.00	18.01	0.00	0.00	0.00	4.00	1.00
341.00	18.01	0.00	0.00	0.00	4.00	1.00
342.00	18.01	0.00	0.00	0.00	4.00	1.00
343.00	18.01	0.00	0.00	0.00	4.00	1.00
344.00	18.01	0.00	0.00	0.00	4.00	1.00
345.00	18.01	0.00	0.00	0.00	4.00	1.00
346.00	18.01	0.00	0.00	0.00	4.00	1.00
347.00	18.01	0.00	0.00	0.00	4.00	1.00
348.00	18.01	0.00	0.00	0.00	4.00	1.00
349.00	18.01	0.00	0.00	0.00	4.00	1.00
350.00	18.01	0.00	0.00	0.00	4.00	1.00
351.00	18.01	0.00	0.00	0.00	4.00	1.00
352.00	18.01	0.00	0.00	0.00	4.00	1.00
353.00	18.01	0.00	0.00	0.00	4.00	1.00
354.00	18.01	0.00	0.00	0.00	4.00	1.00
355.00	18.01	0.00	0.00	0.00	4.00	1.00
356.00	18.01	0.00	0.00	0.00	4.00	1.00
357.00	18.01	0.00	0.00	0.00	4.00	1.00
358.00	18.01	0.00	0.00	0.00	4.00	1.00
359.00	18.01	0.00	0.00	0.00	4.00	1.00
360.00	18.01	0.00	0.00	0.00	4.00	1.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 1680 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	1.00	1.00
1.00	0.08	0.00	0.00	0.00	1.00	1.00
2.00	0.16	0.00	0.00	0.00	1.00	1.00
3.00	0.24	0.09	0.00	0.00	1.00	1.00
4.00	0.32	0.33	0.00	0.00	1.00	1.00
5.00	0.40	0.53	0.00	0.00	1.01	1.00
6.00	0.48	0.69	0.00	0.00	1.01	1.00
7.00	0.56	0.83	0.00	0.00	1.02	1.00
8.00	0.64	0.94	0.00	0.00	1.03	1.00
9.00	0.73	1.04	0.00	0.00	1.05	1.00

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)
10.00	0.81	1.12	0.00	0.00	1.06	1.00
11.00	0.89	1.19	0.00	0.00	1.07	1.00
12.00	0.97	1.25	0.00	0.00	1.09	1.00
13.00	1.05	1.30	0.00	0.00	1.10	1.00
14.00	1.13	1.34	0.00	0.00	1.12	1.00
15.00	1.21	1.38	0.00	0.00	1.13	1.00
16.00	1.29	1.42	0.00	0.00	1.15	1.00
17.00	1.37	1.45	0.00	0.00	1.17	1.00
18.00	1.45	1.48	0.00	0.00	1.18	1.00
19.00	1.53	1.50	0.00	0.00	1.20	1.00
20.00	1.61	1.53	0.00	0.00	1.22	1.00
21.00	1.69	1.55	0.00	0.00	1.24	1.00
22.00	1.77	1.56	0.00	0.00	1.25	1.00
23.00	1.85	1.58	0.00	0.00	1.27	1.00
24.00	1.93	1.60	0.00	0.00	1.29	1.00
25.00	2.05	2.34	0.00	0.00	1.32	1.00
26.00	2.17	2.38	0.00	0.00	1.34	1.00
27.00	2.29	2.41	0.00	0.00	1.37	1.00
28.00	2.41	2.43	0.00	0.00	1.40	1.00
29.00	2.52	2.45	0.00	0.00	1.43	1.00
30.00	2.64	2.46	0.00	0.00	1.46	1.00
31.00	2.76	2.48	0.00	0.00	1.49	1.00
32.00	2.88	2.49	0.00	0.00	1.52	1.00
33.00	2.99	2.50	0.00	0.00	1.54	1.00
34.00	3.11	2.51	0.00	0.00	1.57	1.00
35.00	3.23	2.52	0.00	0.00	1.60	1.00
36.00	3.35	2.53	0.00	0.00	1.63	1.00
37.00	3.46	2.54	0.00	0.00	1.66	1.00
38.00	3.58	2.55	0.00	0.00	1.69	1.00
39.00	3.70	2.56	0.00	0.00	1.72	1.00
40.00	3.82	2.56	0.00	0.00	1.75	1.00
41.00	3.93	2.57	0.00	0.00	1.78	1.00
42.00	4.05	2.58	0.00	0.00	1.81	1.00
43.00	4.17	2.58	0.00	0.00	1.84	1.00
44.00	4.29	2.59	0.00	0.00	1.87	1.00
45.00	4.40	2.59	0.00	0.00	1.90	1.00
46.00	4.52	2.60	0.00	0.00	1.93	1.00
47.00	4.64	2.60	0.00	0.00	1.96	1.00
48.00	4.76	2.60	0.00	0.00	1.99	1.00
49.00	4.89	2.93	0.00	0.00	2.03	1.00
50.00	5.02	2.94	0.00	0.00	2.06	1.00
51.00	5.18	3.53	0.00	0.00	2.10	1.00
52.00	5.35	4.05	0.00	0.00	2.15	1.00
53.00	5.58	5.22	0.00	0.00	2.20	1.00
54.00	5.86	6.42	0.00	0.00	2.27	1.00
55.00	6.19	7.62	0.00	0.00	2.35	1.00
56.00	6.57	8.82	0.00	0.00	2.45	1.00
57.00	7.02	10.54	0.00	0.00	2.56	1.00
58.00	7.58	12.94	0.00	0.00	2.70	1.00
59.00	8.32	18.43	0.00	0.00	2.88	1.00
60.00	13.45	177.48	0.00	0.00	3.75	1.00
61.00	14.92	28.48	0.00	0.00	4.63	1.00
62.00	15.60	14.54	0.00	0.00	4.83	1.00
63.00	16.02	9.32	0.00	0.00	4.93	1.00
64.00	16.42	9.07	0.00	0.00	5.00	1.00
65.00	16.66	5.50	0.00	0.00	5.00	1.00
66.00	16.90	5.44	0.00	0.00	5.00	1.00
67.00	17.14	5.44	0.00	0.00	5.00	1.00
68.00	17.37	5.44	0.00	0.00	5.00	1.00
69.00	17.53	3.66	0.00	0.00	5.00	1.00
70.00	17.69	3.63	0.00	0.00	4.99	1.00
71.00	17.85	3.63	0.00	0.00	4.99	1.00
72.00	18.01	3.63	0.00	0.00	4.99	1.00
73.00	18.01	0.07	0.00	0.00	4.95	1.00
74.00	18.01	0.00	0.00	0.00	4.91	1.00
75.00	18.01	0.00	0.00	0.00	4.86	1.00
76.00	18.01	0.00	0.00	0.00	4.81	1.00
77.00	18.01	0.00	0.00	0.00	4.76	1.00
78.00	18.01	0.00	0.00	0.00	4.71	1.00

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)
79.00	18.01	0.00	0.00	0.00	4.66	1.00
80.00	18.01	0.00	0.00	0.00	4.61	1.00
81.00	18.01	0.00	0.00	0.00	4.56	1.00
82.00	18.01	0.00	0.00	0.00	4.51	1.00
83.00	18.01	0.00	0.00	0.00	4.47	1.00
84.00	18.01	0.00	0.00	0.00	4.42	1.00
85.00	18.01	0.00	0.00	0.00	4.37	1.00
86.00	18.01	0.00	0.00	0.00	4.32	1.00
87.00	18.01	0.00	0.00	0.00	4.27	1.00
88.00	18.01	0.00	0.00	0.00	4.22	1.00
89.00	18.01	0.00	0.00	0.00	4.17	1.00
90.00	18.01	0.00	0.00	0.00	4.12	1.00
91.00	18.01	0.00	0.00	0.00	4.08	1.00
92.00	18.01	0.00	0.00	0.00	4.03	1.00
93.00	18.01	0.00	0.00	0.00	4.00	1.00
94.00	18.01	0.00	0.00	0.00	4.00	1.00
95.00	18.01	0.00	0.00	0.00	4.00	1.00
96.00	18.01	0.00	0.00	0.00	4.00	1.00
97.00	18.01	0.00	0.00	0.00	4.00	1.00
98.00	18.01	0.00	0.00	0.00	4.00	1.00
99.00	18.01	0.00	0.00	0.00	4.00	1.00
100.00	18.01	0.00	0.00	0.00	4.00	1.00
101.00	18.01	0.00	0.00	0.00	4.00	1.00
102.00	18.01	0.00	0.00	0.00	4.00	1.00
103.00	18.01	0.00	0.00	0.00	4.00	1.00
104.00	18.01	0.00	0.00	0.00	4.00	1.00
105.00	18.01	0.00	0.00	0.00	4.00	1.00
106.00	18.01	0.00	0.00	0.00	4.00	1.00
107.00	18.01	0.00	0.00	0.00	4.00	1.00
108.00	18.01	0.00	0.00	0.00	4.00	1.00
109.00	18.01	0.00	0.00	0.00	4.00	1.00
110.00	18.01	0.00	0.00	0.00	4.00	1.00
111.00	18.01	0.00	0.00	0.00	4.00	1.00
112.00	18.01	0.00	0.00	0.00	4.00	1.00
113.00	18.01	0.00	0.00	0.00	4.00	1.00
114.00	18.01	0.00	0.00	0.00	4.00	1.00
115.00	18.01	0.00	0.00	0.00	4.00	1.00
116.00	18.01	0.00	0.00	0.00	4.00	1.00
117.00	18.01	0.00	0.00	0.00	4.00	1.00
118.00	18.01	0.00	0.00	0.00	4.00	1.00
119.00	18.01	0.00	0.00	0.00	4.00	1.00
120.00	18.01	0.00	0.00	0.00	4.00	1.00
121.00	18.01	0.00	0.00	0.00	4.00	1.00
122.00	18.01	0.00	0.00	0.00	4.00	1.00
123.00	18.01	0.00	0.00	0.00	4.00	1.00
124.00	18.01	0.00	0.00	0.00	4.00	1.00
125.00	18.01	0.00	0.00	0.00	4.00	1.00
126.00	18.01	0.00	0.00	0.00	4.00	1.00
127.00	18.01	0.00	0.00	0.00	4.00	1.00
128.00	18.01	0.00	0.00	0.00	4.00	1.00
129.00	18.01	0.00	0.00	0.00	4.00	1.00
130.00	18.01	0.00	0.00	0.00	4.00	1.00
131.00	18.01	0.00	0.00	0.00	4.00	1.00
132.00	18.01	0.00	0.00	0.00	4.00	1.00
133.00	18.01	0.00	0.00	0.00	4.00	1.00
134.00	18.01	0.00	0.00	0.00	4.00	1.00
135.00	18.01	0.00	0.00	0.00	4.00	1.00
136.00	18.01	0.00	0.00	0.00	4.00	1.00
137.00	18.01	0.00	0.00	0.00	4.00	1.00
138.00	18.01	0.00	0.00	0.00	4.00	1.00
139.00	18.01	0.00	0.00	0.00	4.00	1.00
140.00	18.01	0.00	0.00	0.00	4.00	1.00
141.00	18.01	0.00	0.00	0.00	4.00	1.00
142.00	18.01	0.00	0.00	0.00	4.00	1.00
143.00	18.01	0.00	0.00	0.00	4.00	1.00
144.00	18.01	0.00	0.00	0.00	4.00	1.00
145.00	18.01	0.00	0.00	0.00	4.00	1.00
146.00	18.01	0.00	0.00	0.00	4.00	1.00
147.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
148.00	18.01	0.00	0.00	0.00	4.00	1.00
149.00	18.01	0.00	0.00	0.00	4.00	1.00
150.00	18.01	0.00	0.00	0.00	4.00	1.00
151.00	18.01	0.00	0.00	0.00	4.00	1.00
152.00	18.01	0.00	0.00	0.00	4.00	1.00
153.00	18.01	0.00	0.00	0.00	4.00	1.00
154.00	18.01	0.00	0.00	0.00	4.00	1.00
155.00	18.01	0.00	0.00	0.00	4.00	1.00
156.00	18.01	0.00	0.00	0.00	4.00	1.00
157.00	18.01	0.00	0.00	0.00	4.00	1.00
158.00	18.01	0.00	0.00	0.00	4.00	1.00
159.00	18.01	0.00	0.00	0.00	4.00	1.00
160.00	18.01	0.00	0.00	0.00	4.00	1.00
161.00	18.01	0.00	0.00	0.00	4.00	1.00
162.00	18.01	0.00	0.00	0.00	4.00	1.00
163.00	18.01	0.00	0.00	0.00	4.00	1.00
164.00	18.01	0.00	0.00	0.00	4.00	1.00
165.00	18.01	0.00	0.00	0.00	4.00	1.00
166.00	18.01	0.00	0.00	0.00	4.00	1.00
167.00	18.01	0.00	0.00	0.00	4.00	1.00
168.00	18.01	0.00	0.00	0.00	4.00	1.00
169.00	18.01	0.00	0.00	0.00	4.00	1.00
170.00	18.01	0.00	0.00	0.00	4.00	1.00
171.00	18.01	0.00	0.00	0.00	4.00	1.00
172.00	18.01	0.00	0.00	0.00	4.00	1.00
173.00	18.01	0.00	0.00	0.00	4.00	1.00
174.00	18.01	0.00	0.00	0.00	4.00	1.00
175.00	18.01	0.00	0.00	0.00	4.00	1.00
176.00	18.01	0.00	0.00	0.00	4.00	1.00
177.00	18.01	0.00	0.00	0.00	4.00	1.00
178.00	18.01	0.00	0.00	0.00	4.00	1.00
179.00	18.01	0.00	0.00	0.00	4.00	1.00
180.00	18.01	0.00	0.00	0.00	4.00	1.00
181.00	18.01	0.00	0.00	0.00	4.00	1.00
182.00	18.01	0.00	0.00	0.00	4.00	1.00
183.00	18.01	0.00	0.00	0.00	4.00	1.00
184.00	18.01	0.00	0.00	0.00	4.00	1.00
185.00	18.01	0.00	0.00	0.00	4.00	1.00
186.00	18.01	0.00	0.00	0.00	4.00	1.00
187.00	18.01	0.00	0.00	0.00	4.00	1.00
188.00	18.01	0.00	0.00	0.00	4.00	1.00
189.00	18.01	0.00	0.00	0.00	4.00	1.00
190.00	18.01	0.00	0.00	0.00	4.00	1.00
191.00	18.01	0.00	0.00	0.00	4.00	1.00
192.00	18.01	0.00	0.00	0.00	4.00	1.00
193.00	18.01	0.00	0.00	0.00	4.00	1.00
194.00	18.01	0.00	0.00	0.00	4.00	1.00
195.00	18.01	0.00	0.00	0.00	4.00	1.00
196.00	18.01	0.00	0.00	0.00	4.00	1.00
197.00	18.01	0.00	0.00	0.00	4.00	1.00
198.00	18.01	0.00	0.00	0.00	4.00	1.00
199.00	18.01	0.00	0.00	0.00	4.00	1.00
200.00	18.01	0.00	0.00	0.00	4.00	1.00
201.00	18.01	0.00	0.00	0.00	4.00	1.00
202.00	18.01	0.00	0.00	0.00	4.00	1.00
203.00	18.01	0.00	0.00	0.00	4.00	1.00
204.00	18.01	0.00	0.00	0.00	4.00	1.00
205.00	18.01	0.00	0.00	0.00	4.00	1.00
206.00	18.01	0.00	0.00	0.00	4.00	1.00
207.00	18.01	0.00	0.00	0.00	4.00	1.00
208.00	18.01	0.00	0.00	0.00	4.00	1.00
209.00	18.01	0.00	0.00	0.00	4.00	1.00
210.00	18.01	0.00	0.00	0.00	4.00	1.00
211.00	18.01	0.00	0.00	0.00	4.00	1.00
212.00	18.01	0.00	0.00	0.00	4.00	1.00
213.00	18.01	0.00	0.00	0.00	4.00	1.00
214.00	18.01	0.00	0.00	0.00	4.00	1.00
215.00	18.01	0.00	0.00	0.00	4.00	1.00
216.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
217.00	18.01	0.00	0.00	0.00	4.00	1.00
218.00	18.01	0.00	0.00	0.00	4.00	1.00
219.00	18.01	0.00	0.00	0.00	4.00	1.00
220.00	18.01	0.00	0.00	0.00	4.00	1.00
221.00	18.01	0.00	0.00	0.00	4.00	1.00
222.00	18.01	0.00	0.00	0.00	4.00	1.00
223.00	18.01	0.00	0.00	0.00	4.00	1.00
224.00	18.01	0.00	0.00	0.00	4.00	1.00
225.00	18.01	0.00	0.00	0.00	4.00	1.00
226.00	18.01	0.00	0.00	0.00	4.00	1.00
227.00	18.01	0.00	0.00	0.00	4.00	1.00
228.00	18.01	0.00	0.00	0.00	4.00	1.00
229.00	18.01	0.00	0.00	0.00	4.00	1.00
230.00	18.01	0.00	0.00	0.00	4.00	1.00
231.00	18.01	0.00	0.00	0.00	4.00	1.00
232.00	18.01	0.00	0.00	0.00	4.00	1.00
233.00	18.01	0.00	0.00	0.00	4.00	1.00
234.00	18.01	0.00	0.00	0.00	4.00	1.00
235.00	18.01	0.00	0.00	0.00	4.00	1.00
236.00	18.01	0.00	0.00	0.00	4.00	1.00
237.00	18.01	0.00	0.00	0.00	4.00	1.00
238.00	18.01	0.00	0.00	0.00	4.00	1.00
239.00	18.01	0.00	0.00	0.00	4.00	1.00
240.00	18.01	0.00	0.00	0.00	4.00	1.00
241.00	18.01	0.00	0.00	0.00	4.00	1.00
242.00	18.01	0.00	0.00	0.00	4.00	1.00
243.00	18.01	0.00	0.00	0.00	4.00	1.00
244.00	18.01	0.00	0.00	0.00	4.00	1.00
245.00	18.01	0.00	0.00	0.00	4.00	1.00
246.00	18.01	0.00	0.00	0.00	4.00	1.00
247.00	18.01	0.00	0.00	0.00	4.00	1.00
248.00	18.01	0.00	0.00	0.00	4.00	1.00
249.00	18.01	0.00	0.00	0.00	4.00	1.00
250.00	18.01	0.00	0.00	0.00	4.00	1.00
251.00	18.01	0.00	0.00	0.00	4.00	1.00
252.00	18.01	0.00	0.00	0.00	4.00	1.00
253.00	18.01	0.00	0.00	0.00	4.00	1.00
254.00	18.01	0.00	0.00	0.00	4.00	1.00
255.00	18.01	0.00	0.00	0.00	4.00	1.00
256.00	18.01	0.00	0.00	0.00	4.00	1.00
257.00	18.01	0.00	0.00	0.00	4.00	1.00
258.00	18.01	0.00	0.00	0.00	4.00	1.00
259.00	18.01	0.00	0.00	0.00	4.00	1.00
260.00	18.01	0.00	0.00	0.00	4.00	1.00
261.00	18.01	0.00	0.00	0.00	4.00	1.00
262.00	18.01	0.00	0.00	0.00	4.00	1.00
263.00	18.01	0.00	0.00	0.00	4.00	1.00
264.00	18.01	0.00	0.00	0.00	4.00	1.00
265.00	18.01	0.00	0.00	0.00	4.00	1.00
266.00	18.01	0.00	0.00	0.00	4.00	1.00
267.00	18.01	0.00	0.00	0.00	4.00	1.00
268.00	18.01	0.00	0.00	0.00	4.00	1.00
269.00	18.01	0.00	0.00	0.00	4.00	1.00
270.00	18.01	0.00	0.00	0.00	4.00	1.00
271.00	18.01	0.00	0.00	0.00	4.00	1.00
272.00	18.01	0.00	0.00	0.00	4.00	1.00
273.00	18.01	0.00	0.00	0.00	4.00	1.00
274.00	18.01	0.00	0.00	0.00	4.00	1.00
275.00	18.01	0.00	0.00	0.00	4.00	1.00
276.00	18.01	0.00	0.00	0.00	4.00	1.00
277.00	18.01	0.00	0.00	0.00	4.00	1.00
278.00	18.01	0.00	0.00	0.00	4.00	1.00
279.00	18.01	0.00	0.00	0.00	4.00	1.00
280.00	18.01	0.00	0.00	0.00	4.00	1.00
281.00	18.01	0.00	0.00	0.00	4.00	1.00
282.00	18.01	0.00	0.00	0.00	4.00	1.00
283.00	18.01	0.00	0.00	0.00	4.00	1.00
284.00	18.01	0.00	0.00	0.00	4.00	1.00
285.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
286.00	18.01	0.00	0.00	0.00	4.00	1.00
287.00	18.01	0.00	0.00	0.00	4.00	1.00
288.00	18.01	0.00	0.00	0.00	4.00	1.00
289.00	18.01	0.00	0.00	0.00	4.00	1.00
290.00	18.01	0.00	0.00	0.00	4.00	1.00
291.00	18.01	0.00	0.00	0.00	4.00	1.00
292.00	18.01	0.00	0.00	0.00	4.00	1.00
293.00	18.01	0.00	0.00	0.00	4.00	1.00
294.00	18.01	0.00	0.00	0.00	4.00	1.00
295.00	18.01	0.00	0.00	0.00	4.00	1.00
296.00	18.01	0.00	0.00	0.00	4.00	1.00
297.00	18.01	0.00	0.00	0.00	4.00	1.00
298.00	18.01	0.00	0.00	0.00	4.00	1.00
299.00	18.01	0.00	0.00	0.00	4.00	1.00
300.00	18.01	0.00	0.00	0.00	4.00	1.00
301.00	18.01	0.00	0.00	0.00	4.00	1.00
302.00	18.01	0.00	0.00	0.00	4.00	1.00
303.00	18.01	0.00	0.00	0.00	4.00	1.00
304.00	18.01	0.00	0.00	0.00	4.00	1.00
305.00	18.01	0.00	0.00	0.00	4.00	1.00
306.00	18.01	0.00	0.00	0.00	4.00	1.00
307.00	18.01	0.00	0.00	0.00	4.00	1.00
308.00	18.01	0.00	0.00	0.00	4.00	1.00
309.00	18.01	0.00	0.00	0.00	4.00	1.00
310.00	18.01	0.00	0.00	0.00	4.00	1.00
311.00	18.01	0.00	0.00	0.00	4.00	1.00
312.00	18.01	0.00	0.00	0.00	4.00	1.00
313.00	18.01	0.00	0.00	0.00	4.00	1.00
314.00	18.01	0.00	0.00	0.00	4.00	1.00
315.00	18.01	0.00	0.00	0.00	4.00	1.00
316.00	18.01	0.00	0.00	0.00	4.00	1.00
317.00	18.01	0.00	0.00	0.00	4.00	1.00
318.00	18.01	0.00	0.00	0.00	4.00	1.00
319.00	18.01	0.00	0.00	0.00	4.00	1.00
320.00	18.01	0.00	0.00	0.00	4.00	1.00
321.00	18.01	0.00	0.00	0.00	4.00	1.00
322.00	18.01	0.00	0.00	0.00	4.00	1.00
323.00	18.01	0.00	0.00	0.00	4.00	1.00
324.00	18.01	0.00	0.00	0.00	4.00	1.00
325.00	18.01	0.00	0.00	0.00	4.00	1.00
326.00	18.01	0.00	0.00	0.00	4.00	1.00
327.00	18.01	0.00	0.00	0.00	4.00	1.00
328.00	18.01	0.00	0.00	0.00	4.00	1.00
329.00	18.01	0.00	0.00	0.00	4.00	1.00
330.00	18.01	0.00	0.00	0.00	4.00	1.00
331.00	18.01	0.00	0.00	0.00	4.00	1.00
332.00	18.01	0.00	0.00	0.00	4.00	1.00
333.00	18.01	0.00	0.00	0.00	4.00	1.00
334.00	18.01	0.00	0.00	0.00	4.00	1.00
335.00	18.01	0.00	0.00	0.00	4.00	1.00
336.00	18.01	0.00	0.00	0.00	4.00	1.00
337.00	18.01	0.00	0.00	0.00	4.00	1.00
338.00	18.01	0.00	0.00	0.00	4.00	1.00
339.00	18.01	0.00	0.00	0.00	4.00	1.00
340.00	18.01	0.00	0.00	0.00	4.00	1.00
341.00	18.01	0.00	0.00	0.00	4.00	1.00
342.00	18.01	0.00	0.00	0.00	4.00	1.00
343.00	18.01	0.00	0.00	0.00	4.00	1.00
344.00	18.01	0.00	0.00	0.00	4.00	1.00
345.00	18.01	0.00	0.00	0.00	4.00	1.00
346.00	18.01	0.00	0.00	0.00	4.00	1.00
347.00	18.01	0.00	0.00	0.00	4.00	1.00
348.00	18.01	0.00	0.00	0.00	4.00	1.00
349.00	18.01	0.00	0.00	0.00	4.00	1.00
350.00	18.01	0.00	0.00	0.00	4.00	1.00
351.00	18.01	0.00	0.00	0.00	4.00	1.00
352.00	18.01	0.00	0.00	0.00	4.00	1.00
353.00	18.01	0.00	0.00	0.00	4.00	1.00
354.00	18.01	0.00	0.00	0.00	4.00	1.00

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)
355.00	18.01	0.00	0.00	0.00	4.00	1.00
356.00	18.01	0.00	0.00	0.00	4.00	1.00
357.00	18.01	0.00	0.00	0.00	4.00	1.00
358.00	18.01	0.00	0.00	0.00	4.00	1.00
359.00	18.01	0.00	0.00	0.00	4.00	1.00
360.00	18.01	0.00	0.00	0.00	4.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.74	60.20	0.00	0.00
2	3.74	64.20	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	5.00	66.40	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	31.90	0.00	10.70	0.00	21.19	0.00

FLYNN ENGINEERING

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Pier Sixty-Six Phase 2 South
FES #05-0568.12

Drainage Calculations Summary:

This project is 8.45 acres redevelopment project. The site currently contains a parking lot, and is half vacant. The proposed development is three condominium towers with parking garage and ground floor walkways.

The site is located at SE 17th Street, Ft. Lauderdale, FL 33316
(South Side of SE 17th Street East of the Intracoastal)

The control water elevation for this site is 1.00' NAVD.

Water quality required (1.25 ac-ft) will be provided in 2,000 LF exfiltration trench.

Water quantity will be provided in (6) on-site drainage wells each with 150gpm/ft of discharge starting at elevation 4.00 NAVD. (2) provisional wells have been provided if the total required capacity of 900gpm/ft is not met with the first (6) wells.

No dewatering is anticipated for the site improvements. An irrigation well is not proposed for the site's irrigation.

	Post Development	Pre Development**
100-yr - 3 day	5.18' NAVD	5.38' NAVD**
(Minimum FFE=8.50 NAVD)		
25-yr - 3 day	4.26' NAVD	4.60' NAVD**
5-yr-1 day	2.95' NAVD	N/A
(Minimum Road Elevation=6.00 NAVD)		

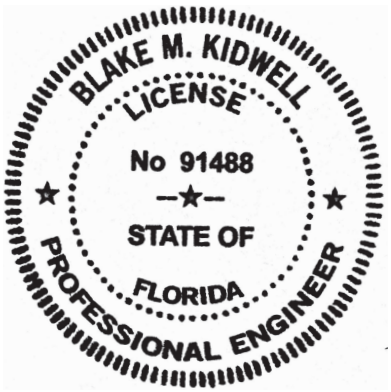
**** Elevations for Pre have been taken from current permit for the site SWM2019-051-0**

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: CN=Blake M Kidwell, dnQualifier=A01410C0000018E75F903E100026EDE, O=Unaffiliated, C=US
Location: Flynn Engineering
Reason: I am the author of this document
Contact Info: Blake M. Kidwell, P.E.
Date: 2026.06.10 15:42:48-04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 06/10/2026.

Printed copies of this document are not considered signed and sealed.



PIER 66 PHASE 2

FES Project No. 05-0568.12

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	368,163 SF =	8.45 AC		
B. BUILDING COVERAGE =	87,891 SF =	2.02 AC	24%	
C. LAKE =	115,902 SF =	2.66 AC	31%	
D. GARAGE COVERAGE =	52,305 SF =	1.20 AC	14%	
E. TOTAL ASPHALT & WALKS =	93,289 SF =	2.14 AC	25%	
F. TOTAL IMPERVIOUS =	349,387 SF =	8.02 AC		95%
G. % WATER QUALITY IMPERVIOUS =			93%	
H. PERVIOUS AREA =	18,776 SF=	0.43 AC		5%
				100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.54 AC-FT= 6.43 AC-IN

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

2.5" x % Imperv. = 1.25 AC-FT= 15.01 AC-IN

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

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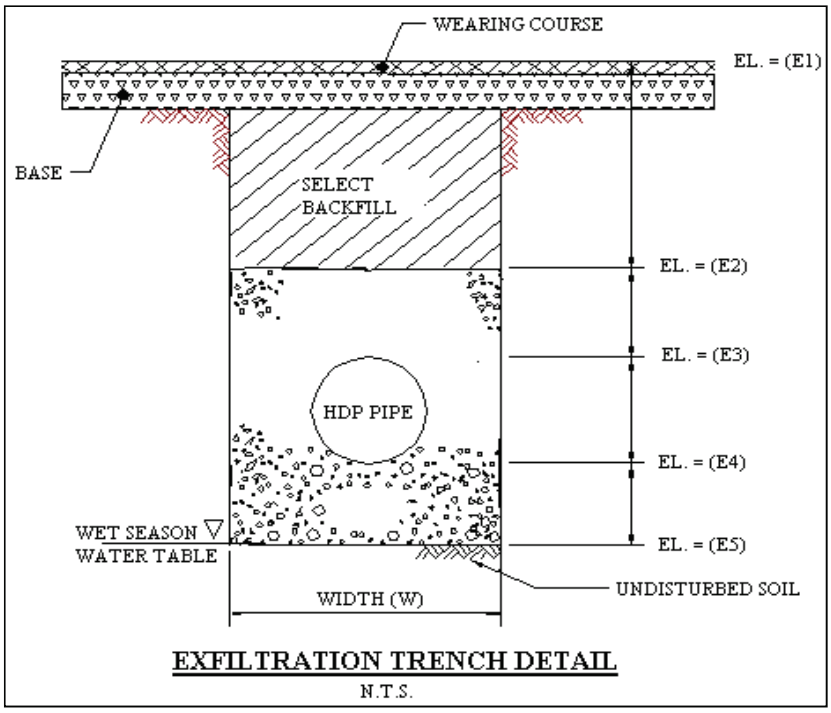
PIER 66 PHASE 2 SOUTH

FES Project No. 05-0568.12



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 =	6.00	ft. NAVD	k_1 =	3.50E-05	cfs / ft^2 - ft. head (Hydraulic Conductivity)
E2 =	5.00	ft. NAVD	k_2 =	2.80E-04	cfs / ft^2 - ft. head (Hydraulic Conductivity)
E3 =	4.00	ft. NAVD	k_2 =	3.30E-03	cfs / ft^2 - ft. head (Hydraulic Conductivity)
E4 =	2.50	ft. NAVD	K = $(k_1 + k_2 + k3)/3$ =	1.21E-03	cfs / ft^2 - ft. head
E5 =	1.00	ft. NAVD			
Water Table =	1.00	ft. NAVD			
Width (W) =	8.00	ft.			

L =	184	lineal feet of trench provided	
K =	1.21E-03	cfs / ft^2 - ft. head (Hydraulic Conductivity)	
D_U =	4.00	ft. (Non-Saturated Trench Depth)	D_U = E2 - (The Shallower of Water Table or E5)
D_S =	0.00	ft. (Saturated Trench Depth)	D_S = (The Shallower of Water Table or E5) - E5
H_2 =	5.00	ft. (Depth to water table)	H_2 = E1 - (The Shallower of Water Table or E5)
W =	8.00	ft. (Width of Trench)	
V_{wq} =	15.01	ac-in (Volume to be treated for water quality)	
%WQ =	0.50		
FS =	2.00		

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{15.01}{0.0771 + 0.0044} = 184 \text{ LF}$$

L_{wq} = 184 lineal feet of trench required for water quality

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 184\ \times (\ 0.0771\ +\ 0.0044\ )\ ] - 15.01}{2.00}$$

V_{add} = 0.00 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 15.01 acre-inches treated (Total volume treated)

= 1.251 acre-feet treated

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Lauderdale By The Sea, FL 33308
(954) 522-1004

Prepared: 4/23/2026

Flynn Engineering

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

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

Client :
Job Number : 05-0568.12
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 13/50/42 Plat Book / Page: City: Ft. Laud. County: Broward State: Florida

Project Description : Proposed development site.

POST CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 8.450 Acres
Total Drainage Basin(with offsite): 8.450 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 7-31-24 Zone AE Elev. 7.00 NAVD
Hydrogeologic Information :

RAINFALL DATA from SFWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event Rainfall Inches	Runoff Inches	Runoff Ac-Ft	3 Day Storm Event Rainfall Inches	Runoff Inches	Runoff Ac-Ft	Less Trench Ac-Ft
100 Year Return Period	13.25	12.85	9.05	18.01	17.60	12.39	11.39
25 Year Return Period	10.70	10.30	7.25	14.54	14.14	9.95	8.95
10 Year Return Period	8.50	8.10	5.70	11.55	11.15	7.85	6.85
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) $Q = \frac{(P-0.2S)^2}{P+0.8S}$
Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event Peak Stage	Peak Discharge	Calculated 3 Day Storm Event Peak Stage	Peak Discharge
100 Year Return Period	5.50	4.01	0.00	5.27	0.00
25 Year Return Period		3.53	0.00	4.36	0.00
10 Year Return Period	4.50	2.97	0.00		
5 Year Return Period		1.00	0.00		
3 Year Return Period		1.00	0.00		

Water Table Elevation (ft)= 1.00

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)= 6.00 (Pervious Area)
Soil Storage (S) Value = 0.34
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	0.70
2.5" X % Imp. X Area (less bldg. & water,For water quality)	1.56
2.5" X % Imp. X Area (Total site less water areas)	1.12
.5" X Area (Pretreatment - Commercial projects Only)	0.35

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.70
2.5" X % Imp. X Area (less bldg. & water,For water quality)	1.56
2.5" X % Imp. X Area (Total site less water areas)	1.12
.5" X Area (Pretreatment - Commercial projects Only)	0.35

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	1	1.00	0.00	0.00
Total	1.00	1.00	0.00	0.00

Storage from ___ to ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

Table 1 - Site Acreage Information

	Input Information												
	LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water	Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.
1	BUILDINGS	2.02	8.50	8.50	0.00	100.00	0.00	0.00	0.00	2.02	0.00	0.00	0.00
2	PAVEMENT/WALKS	2.14	8.50	6.00	100.00	0.00	0.00	2.14	0.00	0.00	2.14	0.00	0.00
3	PARKING GARAGE	1.20	7.00	6.00	100.00	0.00	0.00	1.20	0.00	0.00	1.20	0.00	0.00
4	LANDSCAPE	0.43	8.00	6.00	0.00	0.00	0.00	0.00	0.43	0.00	0.43	0.00	7.00
5	CANAL	2.66	1.00	1.00	0.00	0.00	100.00	0.00	0.00	0.00	2.66	2.66	0.00
6													
7													
8													
9													
10													
11													
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13													
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15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	8.45	8.50	1.00	39.53	23.91	31.48	3.34	0.43	2.02	6.43	2.66	0.00
	OFFSITE AREAS IN THIS BASIN												
29	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
30													
31													
32													
33													
34													
35													
36													
37													
38													
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	8.45	10.00	1.00	39.53	23.91	31.48	3.34	0.43	2.02	6.43	2.66	7.00

Basin % Imper. for Water Quality Purposes = 88.59
Drainage Basin % Impervious (incl. Bldg., No lakes)= 92.57

Project % Imper. for Water Quality Purposes = 88.59
Project % Impervious (incl. Bldg., No lakes)= 92.57

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		1.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50
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	PAVEMENT/WALKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.43	0.96	1.71	2.68
3	PARKING GARAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.60	1.20	1.80	2.40
4	LANDSCAPE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.11	0.24	0.43	0.65
5	CANAL	0.00	6.65	7.98	9.31	10.64	11.97	13.30	14.63	15.96	17.29	18.62	19.95
6													
7													
8													
9													
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11													
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19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	6.65	7.98	9.31	10.64	11.97	13.30	14.91	17.10	19.69	22.56	25.67
	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													
31													
32													
33													
34													
35													
36													
37													
38													
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	TOTAL	0.00	7.65	8.98	10.31	11.64	12.97	14.30	15.91	18.10	20.69	23.56	26.67

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

SFWMD allowable discharge: 9.07 CFS Project Acreage : 8.45

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	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50
Discharge (Cfs)												

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Date : 4/23/26

Table 4 - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDINGS	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00
3	PARKING GARAGE	0.00	0.00	0.00
4	LANDSCAPE	6.00	6.75	0.24
5	CANAL	0.00	0.00	0.00
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		6.75	0.24
	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				
	TOTAL/AVERAGE		6.75	0.24

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.34
Soil Storage under pavement and buildings is not considered in computations

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

Exfiltration Trench 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 :

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	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)		
Length Provided (Ft)		

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.10	0.30	0.43	0.07	0.00	0.07	1.02	0.00	0.00	0.00
8.00	0.05	0.65	0.36	0.77	0.58	0.24	0.00	0.24	1.08	0.00	0.00	0.00
12.00	0.07	0.97	0.65	0.83	0.62	0.44	0.00	0.44	1.14	0.00	0.00	0.00
16.00	0.10	1.29	0.95	0.43	0.64	0.66	0.00	0.66	1.21	0.00	0.00	0.00
20.00	0.12	1.62	1.27	0.87	0.65	0.88	0.00	0.88	1.29	0.00	0.00	0.00
24.00	0.15	1.93	1.58	0.88	0.66	1.09	0.00	1.09	1.36	0.00	0.00	0.00
28.00	0.18	2.41	2.04	1.33	1.04	1.41	0.00	1.41	1.47	0.00	0.00	0.00
32.00	0.22	2.88	2.50	0.89	0.96	1.74	0.00	1.74	1.58	0.00	0.00	0.00
36.00	0.25	3.34	2.96	0.89	0.90	2.07	0.00	2.07	1.69	0.00	0.00	0.00
40.00	0.29	3.82	3.43	0.90	0.96	2.40	0.00	2.40	1.80	0.00	0.00	0.00
44.00	0.32	4.29	3.91	1.35	1.06	2.73	0.00	2.73	1.93	0.00	0.00	0.00
48.00	0.36	4.76	4.37	0.90	0.97	3.06	0.00	3.06	2.04	0.00	0.00	0.00
52.00	0.40	5.35	4.96	1.80	1.50	3.46	0.00	3.46	2.17	0.00	0.00	0.00
56.00	0.50	6.57	6.18	3.60	3.29	4.28	0.00	4.28	2.47	0.00	0.00	0.00
58.00	0.57	7.58	7.18	4.96	4.84	4.96	0.00	4.96	2.70	0.00	0.00	0.00
59.00	0.63	8.32	7.92	7.21	6.80	5.43	0.00	5.43	2.89	0.00	0.00	0.00
59.50	0.68	8.98	8.58	11.27	10.32	5.82	0.00	5.82	3.02	0.00	0.00	0.00
59.75	0.85	11.22	10.82	76.23	32.61	6.49	0.00	6.49	3.25	0.00	0.00	0.00
60.00	1.02	13.45	13.05	75.81	61.55	7.77	0.00	7.77	3.54	0.00	0.00	0.00
60.50	1.09	14.42	14.01	16.25	28.10	9.41	0.00	9.41	4.16	0.00	0.00	0.00
61.00	1.13	14.92	14.52	8.58	11.60	10.01	0.00	10.01	4.39	0.00	0.00	0.00
62.00	1.18	15.60	15.19	4.97	5.56	10.59	0.00	10.59	4.60	0.00	0.00	0.00
64.00	1.24	16.42	16.01	3.16	3.39	11.21	0.00	11.21	4.84	0.00	0.00	0.00
68.00	1.31	17.37	16.97	1.81	2.03	11.91	0.00	11.91	5.10	0.00	0.00	0.00
72.00	1.36	18.01	17.60	1.35	1.35	12.37	0.00	12.37	5.27	0.00	0.00	0.00
				Peak stage		5.27	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.07	0.21	0.30	0.04	0.00	0.04	1.01	0.00	0.00	0.00
8.00	0.05	0.52	0.26	0.59	0.44	0.17	0.00	0.17	1.06	0.00	0.00	0.00
12.00	0.07	0.78	0.48	0.65	0.49	0.33	0.00	0.33	1.11	0.00	0.00	0.00
16.00	0.10	1.04	0.72	0.34	0.51	0.50	0.00	0.50	1.16	0.00	0.00	0.00
20.00	0.12	1.31	0.97	0.69	0.52	0.67	0.00	0.67	1.22	0.00	0.00	0.00
24.00	0.15	1.56	1.21	0.70	0.53	0.84	0.00	0.84	1.28	0.00	0.00	0.00
28.00	0.18	1.95	1.59	1.07	0.84	1.10	0.00	1.10	1.36	0.00	0.00	0.00
32.00	0.22	2.32	1.96	0.72	0.77	1.36	0.00	1.36	1.45	0.00	0.00	0.00
36.00	0.25	2.70	2.32	0.72	0.73	1.62	0.00	1.62	1.54	0.00	0.00	0.00
40.00	0.29	3.08	2.70	0.72	0.78	1.89	0.00	1.89	1.63	0.00	0.00	0.00
44.00	0.32	3.47	3.09	1.08	0.85	2.15	0.00	2.15	1.72	0.00	0.00	0.00
48.00	0.36	3.84	3.46	0.72	0.78	2.42	0.00	2.42	1.81	0.00	0.00	0.00
52.00	0.40	4.32	3.94	1.45	1.21	2.74	0.00	2.74	1.93	0.00	0.00	0.00
56.00	0.50	5.31	4.92	2.91	2.66	3.40	0.00	3.40	2.16	0.00	0.00	0.00
58.00	0.57	6.12	5.73	4.00	3.91	3.95	0.00	3.95	2.34	0.00	0.00	0.00
59.00	0.63	6.72	6.32	5.82	5.49	4.34	0.00	4.34	2.49	0.00	0.00	0.00
59.50	0.68	7.25	6.86	9.10	8.33	4.65	0.00	4.65	2.60	0.00	0.00	0.00
59.75	0.85	9.06	8.66	61.53	26.32	5.19	0.00	5.19	2.78	0.00	0.00	0.00
60.00	1.02	10.86	10.46	61.20	49.68	6.22	0.00	6.22	3.16	0.00	0.00	0.00
60.50	1.09	11.64	11.24	13.12	22.68	7.54	0.00	7.54	3.64	0.00	0.00	0.00
61.00	1.13	12.05	11.65	6.92	9.36	8.03	0.00	8.03	3.64	0.00	0.00	0.00
62.00	1.18	12.59	12.19	4.01	4.49	8.50	0.00	8.50	3.82	0.00	0.00	0.00
64.00	1.24	13.26	12.85	2.55	2.73	9.00	0.00	9.00	4.01	0.00	0.00	0.00
68.00	1.31	14.03	13.62	1.46	1.64	9.56	0.00	9.56	4.22	0.00	0.00	0.00
72.00	1.36	14.54	14.14	1.09	1.09	9.93	0.00	9.93	4.36	0.00	0.00	0.00
				Peak stage		4.36	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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	0.04	0.14	0.19	0.02	0.00	0.02	1.01	0.00	0.00	0.00
8.00	0.05	0.42	0.17	0.43	0.32	0.12	0.00	0.12	1.04	0.00	0.00	0.00
12.00	0.07	0.62	0.34	0.49	0.37	0.23	0.00	0.23	1.08	0.00	0.00	0.00
16.00	0.10	0.82	0.52	0.26	0.39	0.36	0.00	0.36	1.12	0.00	0.00	0.00
20.00	0.12	1.04	0.71	0.54	0.40	0.49	0.00	0.49	1.16	0.00	0.00	0.00
24.00	0.15	1.24	0.91	0.55	0.41	0.63	0.00	0.63	1.21	0.00	0.00	0.00
28.00	0.18	1.55	1.20	0.84	0.66	0.83	0.00	0.83	1.27	0.00	0.00	0.00
32.00	0.22	1.84	1.49	0.56	0.61	1.04	0.00	1.04	1.34	0.00	0.00	0.00
36.00	0.25	2.14	1.78	0.57	0.57	1.24	0.00	1.24	1.41	0.00	0.00	0.00
40.00	0.29	2.45	2.08	0.57	0.61	1.45	0.00	1.45	1.48	0.00	0.00	0.00
44.00	0.32	2.75	2.38	0.86	0.67	1.66	0.00	1.66	1.55	0.00	0.00	0.00
48.00	0.36	3.05	2.67	0.57	0.62	1.87	0.00	1.87	1.63	0.00	0.00	0.00
52.00	0.40	3.43	3.05	1.15	0.96	2.13	0.00	2.13	1.71	0.00	0.00	0.00
56.00	0.50	4.22	3.83	2.30	2.11	2.65	0.00	2.65	1.89	0.00	0.00	0.00
58.00	0.57	4.86	4.47	3.17	3.10	3.08	0.00	3.08	2.05	0.00	0.00	0.00
59.00	0.63	5.34	4.95	4.62	4.35	3.39	0.00	3.39	2.15	0.00	0.00	0.00
59.50	0.68	5.76	5.37	7.22	6.61	3.64	0.00	3.64	2.24	0.00	0.00	0.00
59.75	0.85	7.20	6.80	48.83	20.89	4.07	0.00	4.07	2.40	0.00	0.00	0.00
60.00	1.02	8.63	8.23	48.58	39.43	4.88	0.00	4.88	2.68	0.00	0.00	0.00
60.50	1.09	9.25	8.85	10.41	18.01	5.94	0.00	5.94	3.06	0.00	0.00	0.00
61.00	1.13	9.57	9.17	5.50	7.43	6.32	0.00	6.32	3.19	0.00	0.00	0.00
62.00	1.18	10.00	9.60	3.18	3.56	6.69	0.00	6.69	3.34	0.00	0.00	0.00
64.00	1.24	10.53	10.13	2.03	2.17	7.09	0.00	7.09	3.48	0.00	0.00	0.00
68.00	1.31	11.14	10.74	1.16	1.30	7.54	0.00	7.54	3.64	0.00	0.00	0.00
72.00	1.36	11.55	11.15	0.87	0.87	7.83	0.00	7.83	3.57	0.00	0.00	0.00
				Peak stage		3.67	At hour	69.25				
				Peak discharge		0.00	At hour	0.00				

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

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: PIER 66 PHASE 2 SOUTH
Date : 4/23/26

Table 9 - Stage - Discharge Information 3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (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				

Project Name: PIER 66 PHASE 2
Reviewer: BMK
Project Number: 19-1488.00
  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: 14.54 inches
  Area: 8.45 acres
  Ground Storage: 0.34 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
3.50	7.65
4.00	8.98
4.50	10.31
5.00	11.64
5.50	12.97
6.00	14.30
6.50	15.91
7.00	18.10

Offsite Receiving Body: Offsite1

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

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	2.00
1.00	0.07	0.00	0.00	0.00	1.00	2.00
2.00	0.13	0.12	0.00	0.00	1.00	2.00
3.00	0.20	0.24	0.00	0.00	1.01	2.00
4.00	0.26	0.31	0.00	0.00	1.01	2.00
5.00	0.33	0.36	0.00	0.00	1.02	2.00
6.00	0.39	0.40	0.00	0.00	1.03	2.00
7.00	0.46	0.43	0.00	0.00	1.04	2.00
8.00	0.52	0.45	0.00	0.00	1.06	2.00
9.00	0.59	0.46	0.00	0.00	1.07	2.00
10.00	0.65	0.48	0.00	0.00	1.08	2.00
11.00	0.72	0.49	0.00	0.00	1.09	2.00
12.00	0.78	0.49	0.00	0.00	1.11	2.00
13.00	0.85	0.50	0.00	0.00	1.12	2.00
14.00	0.91	0.51	0.00	0.00	1.13	2.00
15.00	0.98	0.51	0.00	0.00	1.15	2.00
16.00	1.04	0.52	0.00	0.00	1.16	2.00
17.00	1.11	0.52	0.00	0.00	1.18	2.00
18.00	1.17	0.52	0.00	0.00	1.19	2.00
19.00	1.24	0.53	0.00	0.00	1.20	2.00
20.00	1.30	0.53	0.00	0.00	1.22	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)
21.00	1.37	0.53	0.00	0.00	1.23	2.00
22.00	1.43	0.53	0.00	0.00	1.25	2.00
23.00	1.50	0.53	0.00	0.00	1.26	2.00
24.00	1.56	0.53	0.00	0.00	1.28	2.00
25.00	1.66	0.78	0.00	0.00	1.30	2.00
26.00	1.75	0.79	0.00	0.00	1.32	2.00
27.00	1.85	0.79	0.00	0.00	1.34	2.00
28.00	1.94	0.79	0.00	0.00	1.36	2.00
29.00	2.04	0.79	0.00	0.00	1.38	2.00
30.00	2.13	0.79	0.00	0.00	1.40	2.00
31.00	2.23	0.79	0.00	0.00	1.42	2.00
32.00	2.32	0.79	0.00	0.00	1.44	2.00
33.00	2.42	0.80	0.00	0.00	1.47	2.00
34.00	2.51	0.80	0.00	0.00	1.49	2.00
35.00	2.61	0.80	0.00	0.00	1.51	2.00
36.00	2.70	0.80	0.00	0.00	1.53	2.00
37.00	2.80	0.80	0.00	0.00	1.55	2.00
38.00	2.89	0.80	0.00	0.00	1.57	2.00
39.00	2.99	0.80	0.00	0.00	1.60	2.00
40.00	3.08	0.80	0.00	0.00	1.62	2.00
41.00	3.18	0.80	0.00	0.00	1.64	2.00
42.00	3.27	0.80	0.00	0.00	1.66	2.00
43.00	3.37	0.80	0.00	0.00	1.68	2.00
44.00	3.46	0.80	0.00	0.00	1.70	2.00
45.00	3.56	0.80	0.00	0.00	1.73	2.00
46.00	3.65	0.80	0.00	0.00	1.75	2.00
47.00	3.75	0.80	0.00	0.00	1.77	2.00
48.00	3.84	0.80	0.00	0.00	1.79	2.00
49.00	3.95	0.90	0.00	0.00	1.81	2.00
50.00	4.05	0.91	0.00	0.00	1.84	2.00
51.00	4.18	1.08	0.00	0.00	1.87	2.00
52.00	4.32	1.24	0.00	0.00	1.90	2.00
53.00	4.50	1.60	0.00	0.00	1.94	2.00
54.00	4.73	1.96	0.00	0.00	1.99	2.00
55.00	5.00	2.33	0.00	0.00	2.04	2.00
56.00	5.31	2.69	0.00	0.00	2.11	2.00
57.00	5.67	3.21	0.00	0.00	2.19	2.00
58.00	6.12	3.94	0.00	0.00	2.29	2.00
59.00	6.72	5.60	0.00	0.00	2.42	2.00
60.00	10.86	53.64	0.00	0.00	3.03	2.00
61.00	12.05	8.59	0.00	0.00	3.64	2.00
62.00	12.59	4.39	0.00	0.00	3.82	2.00
63.00	12.94	2.81	0.00	0.00	3.92	2.00
64.00	13.26	2.73	0.00	0.00	4.00	2.00
65.00	13.45	1.66	2.01	0.17	4.01	2.00
66.00	13.64	1.64	2.01	0.30	4.01	2.00
67.00	13.83	1.64	2.01	0.43	4.01	2.00
68.00	14.03	1.64	0.00	0.56	4.00	2.00
69.00	14.15	1.10	0.00	0.66	4.01	2.00
70.00	14.28	1.09	0.00	0.76	4.00	2.00
71.00	14.41	1.09	2.01	0.86	4.01	2.00
72.00	14.54	1.09	2.01	0.96	4.00	2.00
73.00	14.54	0.02	0.00	0.96	4.00	2.00
74.00	14.54	0.00	0.00	0.96	4.00	2.00
75.00	14.54	0.00	0.00	0.96	4.00	2.00
76.00	14.54	0.00	0.00	0.96	4.00	2.00
77.00	14.54	0.00	0.00	0.96	4.00	2.00
78.00	14.54	0.00	0.00	0.96	4.00	2.00
79.00	14.54	0.00	0.00	0.96	4.00	2.00
80.00	14.54	0.00	0.00	0.96	4.00	2.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	2.00
1.00	0.07	0.00	0.00	0.00	1.00	2.00
2.00	0.13	0.12	0.00	0.00	1.00	2.00
3.00	0.20	0.24	0.00	0.00	1.01	2.00
4.00	0.26	0.31	0.00	0.00	1.01	2.00
5.00	0.33	0.36	0.00	0.00	1.02	2.00
6.00	0.39	0.40	0.00	0.00	1.03	2.00
7.00	0.46	0.43	0.00	0.00	1.04	2.00
8.00	0.52	0.45	0.00	0.00	1.06	2.00
9.00	0.59	0.46	0.00	0.00	1.07	2.00
10.00	0.65	0.48	0.00	0.00	1.08	2.00
11.00	0.72	0.49	0.00	0.00	1.09	2.00
12.00	0.78	0.49	0.00	0.00	1.11	2.00
13.00	0.85	0.50	0.00	0.00	1.12	2.00
14.00	0.91	0.51	0.00	0.00	1.13	2.00
15.00	0.98	0.51	0.00	0.00	1.15	2.00
16.00	1.04	0.52	0.00	0.00	1.16	2.00
17.00	1.11	0.52	0.00	0.00	1.18	2.00
18.00	1.17	0.52	0.00	0.00	1.19	2.00
19.00	1.24	0.53	0.00	0.00	1.20	2.00
20.00	1.30	0.53	0.00	0.00	1.22	2.00
21.00	1.37	0.53	0.00	0.00	1.23	2.00
22.00	1.43	0.53	0.00	0.00	1.25	2.00
23.00	1.50	0.53	0.00	0.00	1.26	2.00
24.00	1.56	0.53	0.00	0.00	1.28	2.00
25.00	1.66	0.78	0.00	0.00	1.30	2.00
26.00	1.75	0.79	0.00	0.00	1.32	2.00
27.00	1.85	0.79	0.00	0.00	1.34	2.00
28.00	1.94	0.79	0.00	0.00	1.36	2.00
29.00	2.04	0.79	0.00	0.00	1.38	2.00
30.00	2.13	0.79	0.00	0.00	1.40	2.00
31.00	2.23	0.79	0.00	0.00	1.42	2.00
32.00	2.32	0.79	0.00	0.00	1.44	2.00
33.00	2.42	0.80	0.00	0.00	1.47	2.00
34.00	2.51	0.80	0.00	0.00	1.49	2.00
35.00	2.61	0.80	0.00	0.00	1.51	2.00
36.00	2.70	0.80	0.00	0.00	1.53	2.00
37.00	2.80	0.80	0.00	0.00	1.55	2.00
38.00	2.89	0.80	0.00	0.00	1.57	2.00
39.00	2.99	0.80	0.00	0.00	1.60	2.00
40.00	3.08	0.80	0.00	0.00	1.62	2.00
41.00	3.18	0.80	0.00	0.00	1.64	2.00
42.00	3.27	0.80	0.00	0.00	1.66	2.00
43.00	3.37	0.80	0.00	0.00	1.68	2.00
44.00	3.46	0.80	0.00	0.00	1.70	2.00
45.00	3.56	0.80	0.00	0.00	1.73	2.00
46.00	3.65	0.80	0.00	0.00	1.75	2.00
47.00	3.75	0.80	0.00	0.00	1.77	2.00
48.00	3.84	0.80	0.00	0.00	1.79	2.00
49.00	3.95	0.90	0.00	0.00	1.81	2.00
50.00	4.05	0.91	0.00	0.00	1.84	2.00
51.00	4.18	1.08	0.00	0.00	1.87	2.00
52.00	4.32	1.24	0.00	0.00	1.90	2.00
53.00	4.50	1.60	0.00	0.00	1.94	2.00
54.00	4.73	1.96	0.00	0.00	1.99	2.00
55.00	5.00	2.33	0.00	0.00	2.04	2.00
56.00	5.31	2.69	0.00	0.00	2.11	2.00
57.00	5.67	3.21	0.00	0.00	2.19	2.00
58.00	6.12	3.94	0.00	0.00	2.29	2.00
59.00	6.72	5.60	0.00	0.00	2.42	2.00
60.00	10.86	53.64	0.00	0.00	3.03	2.00
61.00	12.05	8.59	0.00	0.00	3.64	2.00
62.00	12.59	4.39	0.00	0.00	3.82	2.00
63.00	12.94	2.81	0.00	0.00	3.92	2.00
64.00	13.26	2.73	0.00	0.00	4.00	2.00
65.00	13.45	1.66	0.00	0.00	4.01	2.00
66.00	13.64	1.64	0.00	0.00	4.01	2.00
67.00	13.83	1.64	0.00	0.00	4.01	2.00
68.00	14.03	1.64	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)
69.00	14.15	1.10	0.00	0.00	4.01	2.00
70.00	14.28	1.09	0.00	0.00	4.00	2.00
71.00	14.41	1.09	0.00	0.00	4.01	2.00
72.00	14.54	1.09	0.00	0.00	4.00	2.00
73.00	14.54	0.02	0.00	0.00	4.00	2.00
74.00	14.54	0.00	0.00	0.00	4.00	2.00
75.00	14.54	0.00	0.00	0.00	4.00	2.00
76.00	14.54	0.00	0.00	0.00	4.00	2.00
77.00	14.54	0.00	0.00	0.00	4.00	2.00
78.00	14.54	0.00	0.00	0.00	4.00	2.00
79.00	14.54	0.00	0.00	0.00	4.00	2.00
80.00	14.54	0.00	0.00	0.00	4.00	2.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	2.00
1.00	0.07	0.00	0.00	0.00	1.00	2.00
2.00	0.13	0.12	0.00	0.00	1.00	2.00
3.00	0.20	0.24	0.00	0.00	1.01	2.00
4.00	0.26	0.31	0.00	0.00	1.01	2.00
5.00	0.33	0.36	0.00	0.00	1.02	2.00
6.00	0.39	0.40	0.00	0.00	1.03	2.00
7.00	0.46	0.43	0.00	0.00	1.04	2.00
8.00	0.52	0.45	0.00	0.00	1.06	2.00
9.00	0.59	0.46	0.00	0.00	1.07	2.00
10.00	0.65	0.48	0.00	0.00	1.08	2.00
11.00	0.72	0.49	0.00	0.00	1.09	2.00
12.00	0.78	0.49	0.00	0.00	1.11	2.00
13.00	0.85	0.50	0.00	0.00	1.12	2.00
14.00	0.91	0.51	0.00	0.00	1.13	2.00
15.00	0.98	0.51	0.00	0.00	1.15	2.00
16.00	1.04	0.52	0.00	0.00	1.16	2.00
17.00	1.11	0.52	0.00	0.00	1.18	2.00
18.00	1.17	0.52	0.00	0.00	1.19	2.00
19.00	1.24	0.53	0.00	0.00	1.20	2.00
20.00	1.30	0.53	0.00	0.00	1.22	2.00
21.00	1.37	0.53	0.00	0.00	1.23	2.00
22.00	1.43	0.53	0.00	0.00	1.25	2.00
23.00	1.50	0.53	0.00	0.00	1.26	2.00
24.00	1.56	0.53	0.00	0.00	1.28	2.00
25.00	1.66	0.78	0.00	0.00	1.30	2.00
26.00	1.75	0.79	0.00	0.00	1.32	2.00
27.00	1.85	0.79	0.00	0.00	1.34	2.00
28.00	1.94	0.79	0.00	0.00	1.36	2.00
29.00	2.04	0.79	0.00	0.00	1.38	2.00
30.00	2.13	0.79	0.00	0.00	1.40	2.00
31.00	2.23	0.79	0.00	0.00	1.42	2.00
32.00	2.32	0.79	0.00	0.00	1.44	2.00
33.00	2.42	0.80	0.00	0.00	1.47	2.00
34.00	2.51	0.80	0.00	0.00	1.49	2.00
35.00	2.61	0.80	0.00	0.00	1.51	2.00
36.00	2.70	0.80	0.00	0.00	1.53	2.00
37.00	2.80	0.80	0.00	0.00	1.55	2.00
38.00	2.89	0.80	0.00	0.00	1.57	2.00
39.00	2.99	0.80	0.00	0.00	1.60	2.00
40.00	3.08	0.80	0.00	0.00	1.62	2.00
41.00	3.18	0.80	0.00	0.00	1.64	2.00
42.00	3.27	0.80	0.00	0.00	1.66	2.00
43.00	3.37	0.80	0.00	0.00	1.68	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)
44.00	3.46	0.80	0.00	0.00	1.70	2.00
45.00	3.56	0.80	0.00	0.00	1.73	2.00
46.00	3.65	0.80	0.00	0.00	1.75	2.00
47.00	3.75	0.80	0.00	0.00	1.77	2.00
48.00	3.84	0.80	0.00	0.00	1.79	2.00
49.00	3.95	0.90	0.00	0.00	1.81	2.00
50.00	4.05	0.91	0.00	0.00	1.84	2.00
51.00	4.18	1.08	0.00	0.00	1.87	2.00
52.00	4.32	1.24	0.00	0.00	1.90	2.00
53.00	4.50	1.60	0.00	0.00	1.94	2.00
54.00	4.73	1.96	0.00	0.00	1.99	2.00
55.00	5.00	2.33	0.00	0.00	2.04	2.00
56.00	5.31	2.69	0.00	0.00	2.11	2.00
57.00	5.67	3.21	0.00	0.00	2.19	2.00
58.00	6.12	3.94	0.00	0.00	2.29	2.00
59.00	6.72	5.60	0.00	0.00	2.42	2.00
60.00	10.86	53.64	0.00	0.00	3.03	2.00
61.00	12.05	8.59	0.00	0.00	3.64	2.00
62.00	12.59	4.39	0.00	0.00	3.82	2.00
63.00	12.94	2.81	0.00	0.00	3.92	2.00
64.00	13.26	2.73	0.00	0.00	4.00	2.00
65.00	13.45	1.66	0.00	0.00	4.01	2.00
66.00	13.64	1.64	0.00	0.00	4.01	2.00
67.00	13.83	1.64	0.00	0.00	4.01	2.00
68.00	14.03	1.64	0.00	0.00	4.00	2.00
69.00	14.15	1.10	0.00	0.00	4.01	2.00
70.00	14.28	1.09	0.00	0.00	4.00	2.00
71.00	14.41	1.09	0.00	0.00	4.01	2.00
72.00	14.54	1.09	0.00	0.00	4.00	2.00
73.00	14.54	0.02	0.00	0.00	4.00	2.00
74.00	14.54	0.00	0.00	0.00	4.00	2.00
75.00	14.54	0.00	0.00	0.00	4.00	2.00
76.00	14.54	0.00	0.00	0.00	4.00	2.00
77.00	14.54	0.00	0.00	0.00	4.00	2.00
78.00	14.54	0.00	0.00	0.00	4.00	2.00
79.00	14.54	0.00	0.00	0.00	4.00	2.00
80.00	14.54	0.00	0.00	0.00	4.00	2.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.01	64.20	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	4.01	64.20	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	9.95	0.00	0.96	0.00	8.99	0.00

Project Name: PIER 66 PHASE 2
Reviewer: BMK
Project Number: 05-0568.12
  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: 18.01 inches
  Area: 8.45 acres
  Ground Storage: 0.34 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.00	0.00
3.50	7.65
4.00	8.98
4.50	10.31
5.00	11.64
5.50	12.97
6.00	14.30
6.50	15.91
7.00	18.10

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.00
80.00	1.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 4 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	1.00
1.00	0.08	0.01	0.00	0.00	1.00	1.00
2.00	0.16	0.22	0.00	0.00	1.00	1.00
3.00	0.24	0.36	0.00	0.00	1.01	1.00
4.00	0.32	0.44	0.00	0.00	1.02	1.00
5.00	0.40	0.50	0.00	0.00	1.03	1.00
6.00	0.48	0.54	0.00	0.00	1.05	1.00
7.00	0.56	0.57	0.00	0.00	1.06	1.00
8.00	0.64	0.59	0.00	0.00	1.08	1.00
9.00	0.73	0.60	0.00	0.00	1.10	1.00
10.00	0.81	0.62	0.00	0.00	1.11	1.00
11.00	0.89	0.63	0.00	0.00	1.13	1.00
12.00	0.97	0.63	0.00	0.00	1.15	1.00
13.00	1.05	0.64	0.00	0.00	1.16	1.00
14.00	1.13	0.64	0.00	0.00	1.18	1.00
15.00	1.21	0.65	0.00	0.00	1.20	1.00
16.00	1.29	0.65	0.00	0.00	1.22	1.00
17.00	1.37	0.66	0.00	0.00	1.23	1.00
18.00	1.45	0.66	0.00	0.00	1.25	1.00
19.00	1.53	0.66	0.00	0.00	1.27	1.00
20.00	1.61	0.66	0.00	0.00	1.29	1.00

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)
21.00	1.69	0.67	0.00	0.00	1.30	1.00
22.00	1.77	0.67	0.00	0.00	1.32	1.00
23.00	1.85	0.67	0.00	0.00	1.34	1.00
24.00	1.93	0.67	0.00	0.00	1.36	1.00
25.00	2.05	0.97	0.00	0.00	1.38	1.00
26.00	2.17	0.98	0.00	0.00	1.41	1.00
27.00	2.29	0.98	0.00	0.00	1.44	1.00
28.00	2.41	0.99	0.00	0.00	1.46	1.00
29.00	2.52	0.99	0.00	0.00	1.49	1.00
30.00	2.64	0.99	0.00	0.00	1.52	1.00
31.00	2.76	0.99	0.00	0.00	1.54	1.00
32.00	2.88	0.99	0.00	0.00	1.57	1.00
33.00	2.99	0.99	0.00	0.00	1.60	1.00
34.00	3.11	0.99	0.00	0.00	1.62	1.00
35.00	3.23	0.99	0.00	0.00	1.65	1.00
36.00	3.35	0.99	0.00	0.00	1.68	1.00
37.00	3.46	0.99	0.00	0.00	1.70	1.00
38.00	3.58	0.99	0.00	0.00	1.73	1.00
39.00	3.70	0.99	0.00	0.00	1.76	1.00
40.00	3.82	0.99	0.00	0.00	1.78	1.00
41.00	3.93	1.00	0.00	0.00	1.81	1.00
42.00	4.05	1.00	0.00	0.00	1.84	1.00
43.00	4.17	1.00	0.00	0.00	1.86	1.00
44.00	4.29	1.00	0.00	0.00	1.89	1.00
45.00	4.40	1.00	0.00	0.00	1.92	1.00
46.00	4.52	1.00	0.00	0.00	1.94	1.00
47.00	4.64	1.00	0.00	0.00	1.97	1.00
48.00	4.76	1.00	0.00	0.00	2.00	1.00
49.00	4.89	1.12	0.00	0.00	2.03	1.00
50.00	5.02	1.12	0.00	0.00	2.06	1.00
51.00	5.18	1.35	0.00	0.00	2.09	1.00
52.00	5.35	1.54	0.00	0.00	2.13	1.00
53.00	5.58	1.99	0.00	0.00	2.18	1.00
54.00	5.86	2.44	0.00	0.00	2.24	1.00
55.00	6.19	2.89	0.00	0.00	2.31	1.00
56.00	6.57	3.34	0.00	0.00	2.40	1.00
57.00	7.02	3.98	0.00	0.00	2.50	1.00
58.00	7.58	4.88	0.00	0.00	2.62	1.00
59.00	8.32	6.94	0.00	0.00	2.77	1.00
60.00	13.45	66.47	0.00	0.00	3.53	1.00
61.00	14.92	10.65	2.01	0.13	4.34	1.00
62.00	15.60	5.43	2.01	0.30	4.50	1.00
63.00	16.02	3.48	2.01	0.46	4.56	1.00
64.00	16.42	3.39	2.01	0.63	4.61	1.00
65.00	16.66	2.06	2.01	0.80	4.62	1.00
66.00	16.90	2.03	2.01	0.96	4.62	1.00
67.00	17.14	2.03	2.01	1.13	4.62	1.00
68.00	17.37	2.03	2.01	1.29	4.62	1.00
69.00	17.53	1.37	2.01	1.46	4.60	1.00
70.00	17.69	1.35	2.01	1.62	4.58	1.00
71.00	17.85	1.35	2.01	1.79	4.56	1.00
72.00	18.01	1.35	2.01	1.96	4.54	1.00
73.00	18.01	0.02	2.01	2.12	4.49	1.00
74.00	18.01	0.00	2.01	2.29	4.43	1.00
75.00	18.01	0.00	2.01	2.45	4.37	1.00
76.00	18.01	0.00	2.01	2.62	4.31	1.00
77.00	18.01	0.00	2.01	2.78	4.24	1.00
78.00	18.01	0.00	2.01	2.95	4.18	1.00
79.00	18.01	0.00	2.01	3.12	4.12	1.00
80.00	18.01	0.00	2.01	3.28	4.06	1.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	1.00
1.00	0.08	0.01	0.00	0.00	1.00	1.00
2.00	0.16	0.22	0.00	0.00	1.00	1.00
3.00	0.24	0.36	0.00	0.00	1.01	1.00
4.00	0.32	0.44	0.00	0.00	1.02	1.00
5.00	0.40	0.50	0.00	0.00	1.03	1.00
6.00	0.48	0.54	0.00	0.00	1.05	1.00
7.00	0.56	0.57	0.00	0.00	1.06	1.00
8.00	0.64	0.59	0.00	0.00	1.08	1.00
9.00	0.73	0.60	0.00	0.00	1.10	1.00
10.00	0.81	0.62	0.00	0.00	1.11	1.00
11.00	0.89	0.63	0.00	0.00	1.13	1.00
12.00	0.97	0.63	0.00	0.00	1.15	1.00
13.00	1.05	0.64	0.00	0.00	1.16	1.00
14.00	1.13	0.64	0.00	0.00	1.18	1.00
15.00	1.21	0.65	0.00	0.00	1.20	1.00
16.00	1.29	0.65	0.00	0.00	1.22	1.00
17.00	1.37	0.66	0.00	0.00	1.23	1.00
18.00	1.45	0.66	0.00	0.00	1.25	1.00
19.00	1.53	0.66	0.00	0.00	1.27	1.00
20.00	1.61	0.66	0.00	0.00	1.29	1.00
21.00	1.69	0.67	0.00	0.00	1.30	1.00
22.00	1.77	0.67	0.00	0.00	1.32	1.00
23.00	1.85	0.67	0.00	0.00	1.34	1.00
24.00	1.93	0.67	0.00	0.00	1.36	1.00
25.00	2.05	0.97	0.00	0.00	1.38	1.00
26.00	2.17	0.98	0.00	0.00	1.41	1.00
27.00	2.29	0.98	0.00	0.00	1.44	1.00
28.00	2.41	0.99	0.00	0.00	1.46	1.00
29.00	2.52	0.99	0.00	0.00	1.49	1.00
30.00	2.64	0.99	0.00	0.00	1.52	1.00
31.00	2.76	0.99	0.00	0.00	1.54	1.00
32.00	2.88	0.99	0.00	0.00	1.57	1.00
33.00	2.99	0.99	0.00	0.00	1.60	1.00
34.00	3.11	0.99	0.00	0.00	1.62	1.00
35.00	3.23	0.99	0.00	0.00	1.65	1.00
36.00	3.35	0.99	0.00	0.00	1.68	1.00
37.00	3.46	0.99	0.00	0.00	1.70	1.00
38.00	3.58	0.99	0.00	0.00	1.73	1.00
39.00	3.70	0.99	0.00	0.00	1.76	1.00
40.00	3.82	0.99	0.00	0.00	1.78	1.00
41.00	3.93	1.00	0.00	0.00	1.81	1.00
42.00	4.05	1.00	0.00	0.00	1.84	1.00
43.00	4.17	1.00	0.00	0.00	1.86	1.00
44.00	4.29	1.00	0.00	0.00	1.89	1.00
45.00	4.40	1.00	0.00	0.00	1.92	1.00
46.00	4.52	1.00	0.00	0.00	1.94	1.00
47.00	4.64	1.00	0.00	0.00	1.97	1.00
48.00	4.76	1.00	0.00	0.00	2.00	1.00
49.00	4.89	1.12	0.00	0.00	2.03	1.00
50.00	5.02	1.12	0.00	0.00	2.06	1.00
51.00	5.18	1.35	0.00	0.00	2.09	1.00
52.00	5.35	1.54	0.00	0.00	2.13	1.00
53.00	5.58	1.99	0.00	0.00	2.18	1.00
54.00	5.86	2.44	0.00	0.00	2.24	1.00
55.00	6.19	2.89	0.00	0.00	2.31	1.00
56.00	6.57	3.34	0.00	0.00	2.40	1.00
57.00	7.02	3.98	0.00	0.00	2.50	1.00
58.00	7.58	4.88	0.00	0.00	2.62	1.00
59.00	8.32	6.94	0.00	0.00	2.77	1.00
60.00	13.45	66.47	0.00	0.00	3.53	1.00
61.00	14.92	10.65	0.00	0.00	4.34	1.00
62.00	15.60	5.43	0.00	0.00	4.50	1.00
63.00	16.02	3.48	0.00	0.00	4.56	1.00
64.00	16.42	3.39	0.00	0.00	4.61	1.00
65.00	16.66	2.06	0.00	0.00	4.62	1.00
66.00	16.90	2.03	0.00	0.00	4.62	1.00
67.00	17.14	2.03	0.00	0.00	4.62	1.00
68.00	17.37	2.03	0.00	0.00	4.62	1.00

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)
69.00	17.53	1.37	0.00	0.00	4.60	1.00
70.00	17.69	1.35	0.00	0.00	4.58	1.00
71.00	17.85	1.35	0.00	0.00	4.56	1.00
72.00	18.01	1.35	0.00	0.00	4.54	1.00
73.00	18.01	0.02	0.00	0.00	4.49	1.00
74.00	18.01	0.00	0.00	0.00	4.43	1.00
75.00	18.01	0.00	0.00	0.00	4.37	1.00
76.00	18.01	0.00	0.00	0.00	4.31	1.00
77.00	18.01	0.00	0.00	0.00	4.24	1.00
78.00	18.01	0.00	0.00	0.00	4.18	1.00
79.00	18.01	0.00	0.00	0.00	4.12	1.00
80.00	18.01	0.00	0.00	0.00	4.06	1.00

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 900 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	1.00	1.00
1.00	0.08	0.01	0.00	0.00	1.00	1.00
2.00	0.16	0.22	0.00	0.00	1.00	1.00
3.00	0.24	0.36	0.00	0.00	1.01	1.00
4.00	0.32	0.44	0.00	0.00	1.02	1.00
5.00	0.40	0.50	0.00	0.00	1.03	1.00
6.00	0.48	0.54	0.00	0.00	1.05	1.00
7.00	0.56	0.57	0.00	0.00	1.06	1.00
8.00	0.64	0.59	0.00	0.00	1.08	1.00
9.00	0.73	0.60	0.00	0.00	1.10	1.00
10.00	0.81	0.62	0.00	0.00	1.11	1.00
11.00	0.89	0.63	0.00	0.00	1.13	1.00
12.00	0.97	0.63	0.00	0.00	1.15	1.00
13.00	1.05	0.64	0.00	0.00	1.16	1.00
14.00	1.13	0.64	0.00	0.00	1.18	1.00
15.00	1.21	0.65	0.00	0.00	1.20	1.00
16.00	1.29	0.65	0.00	0.00	1.22	1.00
17.00	1.37	0.66	0.00	0.00	1.23	1.00
18.00	1.45	0.66	0.00	0.00	1.25	1.00
19.00	1.53	0.66	0.00	0.00	1.27	1.00
20.00	1.61	0.66	0.00	0.00	1.29	1.00
21.00	1.69	0.67	0.00	0.00	1.30	1.00
22.00	1.77	0.67	0.00	0.00	1.32	1.00
23.00	1.85	0.67	0.00	0.00	1.34	1.00
24.00	1.93	0.67	0.00	0.00	1.36	1.00
25.00	2.05	0.97	0.00	0.00	1.38	1.00
26.00	2.17	0.98	0.00	0.00	1.41	1.00
27.00	2.29	0.98	0.00	0.00	1.44	1.00
28.00	2.41	0.99	0.00	0.00	1.46	1.00
29.00	2.52	0.99	0.00	0.00	1.49	1.00
30.00	2.64	0.99	0.00	0.00	1.52	1.00
31.00	2.76	0.99	0.00	0.00	1.54	1.00
32.00	2.88	0.99	0.00	0.00	1.57	1.00
33.00	2.99	0.99	0.00	0.00	1.60	1.00
34.00	3.11	0.99	0.00	0.00	1.62	1.00
35.00	3.23	0.99	0.00	0.00	1.65	1.00
36.00	3.35	0.99	0.00	0.00	1.68	1.00
37.00	3.46	0.99	0.00	0.00	1.70	1.00
38.00	3.58	0.99	0.00	0.00	1.73	1.00
39.00	3.70	0.99	0.00	0.00	1.76	1.00
40.00	3.82	0.99	0.00	0.00	1.78	1.00
41.00	3.93	1.00	0.00	0.00	1.81	1.00
42.00	4.05	1.00	0.00	0.00	1.84	1.00
43.00	4.17	1.00	0.00	0.00	1.86	1.00

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)
44.00	4.29	1.00	0.00	0.00	1.89	1.00
45.00	4.40	1.00	0.00	0.00	1.92	1.00
46.00	4.52	1.00	0.00	0.00	1.94	1.00
47.00	4.64	1.00	0.00	0.00	1.97	1.00
48.00	4.76	1.00	0.00	0.00	2.00	1.00
49.00	4.89	1.12	0.00	0.00	2.03	1.00
50.00	5.02	1.12	0.00	0.00	2.06	1.00
51.00	5.18	1.35	0.00	0.00	2.09	1.00
52.00	5.35	1.54	0.00	0.00	2.13	1.00
53.00	5.58	1.99	0.00	0.00	2.18	1.00
54.00	5.86	2.44	0.00	0.00	2.24	1.00
55.00	6.19	2.89	0.00	0.00	2.31	1.00
56.00	6.57	3.34	0.00	0.00	2.40	1.00
57.00	7.02	3.98	0.00	0.00	2.50	1.00
58.00	7.58	4.88	0.00	0.00	2.62	1.00
59.00	8.32	6.94	0.00	0.00	2.77	1.00
60.00	13.45	66.47	0.00	0.00	3.53	1.00
61.00	14.92	10.65	0.00	0.00	4.34	1.00
62.00	15.60	5.43	0.00	0.00	4.50	1.00
63.00	16.02	3.48	0.00	0.00	4.56	1.00
64.00	16.42	3.39	0.00	0.00	4.61	1.00
65.00	16.66	2.06	0.00	0.00	4.62	1.00
66.00	16.90	2.03	0.00	0.00	4.62	1.00
67.00	17.14	2.03	0.00	0.00	4.62	1.00
68.00	17.37	2.03	0.00	0.00	4.62	1.00
69.00	17.53	1.37	0.00	0.00	4.60	1.00
70.00	17.69	1.35	0.00	0.00	4.58	1.00
71.00	17.85	1.35	0.00	0.00	4.56	1.00
72.00	18.01	1.35	0.00	0.00	4.54	1.00
73.00	18.01	0.02	0.00	0.00	4.49	1.00
74.00	18.01	0.00	0.00	0.00	4.43	1.00
75.00	18.01	0.00	0.00	0.00	4.37	1.00
76.00	18.01	0.00	0.00	0.00	4.31	1.00
77.00	18.01	0.00	0.00	0.00	4.24	1.00
78.00	18.01	0.00	0.00	0.00	4.18	1.00
79.00	18.01	0.00	0.00	0.00	4.12	1.00
80.00	18.01	0.00	0.00	0.00	4.06	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.01	60.40	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	4.62	68.00	1.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	12.40	0.00	3.26	0.00	9.13	0.00

PIER 66 PHASE 2 (WEST HALF OF SE 23RD AVENUE)

FES Project No. 05-0568.12

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	12,852 SF =	0.30 AC		
B. BUILDING COVERAGE =	53 SF =	0.00 AC	0%	
C. TOTAL ASPHALT & WALKS =	9,646 SF =	0.22 AC	75%	
D. TOTAL IMPERVIOUS =	9,699 SF =	0.22 AC		75%
E. % WATER QUALITY IMPERVIOUS =			75%	
F. PERVIOUS AREA =	3,153 SF=	0.07 AC		25%
				100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	12,852 SF =	0.30 AC		
B. BUILDING COVERAGE =	53 SF =	0.00 AC	0%	
C. TOTAL ASPHALT & WALKS =	10,920 SF =	0.25 AC	85%	
D. TOTAL IMPERVIOUS =	10,973 SF =	0.25 AC		85%
E. % WATER QUALITY IMPERVIOUS =			85%	
F. PERVIOUS AREA =	1,879 SF=	0.04 AC		15%
				100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.02 AC-FT= 0.30 AC-IN

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

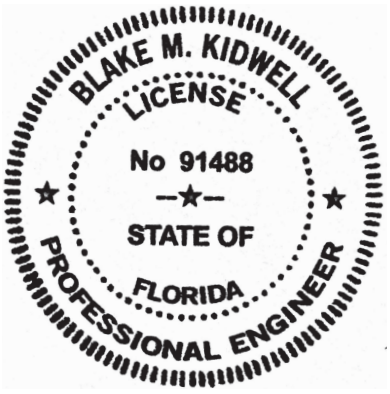
2.5" x % Imperv. = 0.05 AC-FT= 0.56 AC-IN

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: CN=Blake M Kidwell, dnQualifier=A01410C0000018E75F903E100026EDE, O=Unaffiliated, C=US
Location: Flynn Engineering
Reason: I am the author of this document
Contact Info: Blake M. Kidwell, P.E.
Date: 2026.06.10 16:40:38-04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 06/10/2026.

Printed copies of this document are not considered signed and sealed.



Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale By The Sea, FL 33308
(954) 522-1004

Prepared: 6/10/2026

CITY OF FORT LAUDERDALE

All-America City

Sent Via Email

Date of Letter: June 18, 2026

This letter provides the status of the development application described below submitted for the Development Review Committee (DRC), which the City has reviewed to determine whether the application is complete in accordance with Section 166.033(1), State Statute, as amended.

This package includes the following:

- **Information Sheet**
- **Complete** Application Review Notice
- **Extension Form:** An extension may be granted for the review of a development application per State Statute 166.033(1) for a period of time that corresponds to the application type (180 days). Per the Unified Land Development Regulations (ULDR), only one extension may be granted for each development permit.
- **Waiver Form:** If review is not complete within the extended time, then the applicant must submit and sign the City waiver form to request a continuance. Applications that are granted continuance shall complete the application review and approval process within six (6) months from the date waiver is granted by the City.

APPLICATION FEES: All initial Application Fees must be paid prior to development of staff comments and placement on a DRC agenda. An invoice for payment of fees will be sent via email from LauderBuild.*

NOTICE REQUIREMENTS: A minimum of 21 days prior to the scheduled DRC or Administrative Review meeting, the applicant is required to provide a notice of the upcoming meeting to any official city-recognized civic association(s) within 300 feet of the project, notifying the date, time, and location of the DRC meeting. A minimum of 10 days prior to the DRC meeting, the applicant will then submit an affidavit documenting that notice was provided to the applicable civic associations. All other notice requirements based on the request submitted will be provided by your Case Planner.

DRC MEETING: The DRC meeting takes place at the Development Services Building in the Urban Design and Planning Conference Rooms. Prior to the meeting, a comment report will be emailed the Friday before the meeting to the applicant and is also available on LauderBuild. At the meeting, the comment report will be reviewed with the assigned staff, and the applicant will have the opportunity to ask questions. The meeting is open to the public and is recorded.

Meetings take place in the:
Development Services Department
Urban Design and Planning Conference Rooms
700 NW 19 Avenue
Fort Lauderdale, Florida 33311

If there are any questions regarding this notice, please contact the case planner.

For any questions, please contact your Case Planner:

CASE PLANNER	**Karlanne Devonish**	
CASE PLANNER EMAIL	**kdevonish@fortlauderdale.gov**	
CASE PLANNER PHONE	**954-828-6162**	

***FRAUD ALERT:** The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately.*

- *The City of Fort Lauderdale does not send unsolicited requests for payment or sensitive personal information.*
- *The Development Services Department does not accept payments over the phone.*
- *The City will never threaten enforcement action or demand payment by gift card, wire transfer, or digital currency.*
- *The City will never request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.*

CITY OF FORT LAUDERDALE

APPLICATION STATUS	COMPLETE	DATE: 06/18/2026
CASE	UDP-PDD26001	
PROJECT NAME	Pier Sixty-Six Phase II	
APPLICATION TYPE	PDD Rezoning, Site Plan Level IV	
APPROVAL LEVEL	City Commission Approval	
REQUEST	Site Plan Level IV: Rezoning Request from Boulevard Business (B-1) to Planned Development District (PDD) for 339 Multifamily Residential Units, 25,145 Square-Feet of Commercial Use, 17,327 Square-Feet of Restaurant Use, 13,955 Square-Feet of Grocery Use, 29,050 Square-Feet of Office Use, 37 Marina Slips, and Waterway Use	
APPLICANT	P66 Land Trust LLC, Pier 66 Ventures LLC, Sails Ventures, LLC	
AGENT	Stephanie J. Toothaker, Esq, Toothaker.org	
PROPERTY ADDRESS	2301, 2040, 2150 2170, 2202, 2232 SE 17 Street	
ABBREVIATED LEGAL DESCRIPTION	Tract A of Kimberly Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida Tract A of Allison Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 2 of the Public Records of Broward County, Florida.	
ZONING DISTRICT	Boulevard Business (B-1) District	
LAND USE	Commercial	
COMMISSION DISTRICT	4 – Ben Sorensen	
NEIGHBORHOOD ASSOCIATION	Harbour Inlet Association	
SUBMITTED	June 12, 2026	Online Submittal Accepted
COMPLETENESS ISSUESD	**June 18, 2026**	
STATE STATUTE 166.033 EXPIRATION	**December 15, 2026 (180 Days)**	
DRC MEETING DATE	**July 14, 2026**	
RECOMMENDED RESUBMITTAL DATE	**August 13, 2026**	
CASE PLANNER	Karlanne Devonish	

COMPLETE APPLICATIONS: In accordance with Section 166.033(1), Florida Statutes, the City will approve, approve with conditions, or deny the application within 180 days of the date of this letter, **June 18, 2026**. The applicant may request a waiver to this timeline by completing the waiver below. Note that only one extension of 180 days is permitted.

NOTICE REQUIREMENTS: A minimum of 21 days prior to the scheduled DRC or Administrative Review meeting, the applicant is required to provide a notice of the upcoming meeting to any official city-recognized civic association(s) within 300 feet of the project, notifying the date, time, and location of the DRC meeting. A minimum of 10 days prior to the DRC meeting, the applicant will then submit an affidavit documenting that notice was provided to the applicable civic associations. All other notice requirements based on the request submitted will be provided by your Case Planner.

CITY OF FORT LAUDERDALE

EXTENSION FORM

DEVELOPMENT REVIEW APPLICATION
EXTENSION TO SECTION 166.033, FLORIDA STATUTES

Pursuant to State Statute 166.033(1):

Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. ***Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.*** *An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code.*

Instructions: Please check the boxes, sign, date, and email to the Case Planner. Note: it is the applicant's responsibility to request an extension of time prior to the expiration date and if the applicant fails to request an extension, the City will deny the application for failure to meet ULDR, Section 47-24.1.E, Review Process.

CASE	UDP-PDD26001	
PROJECT NAME	Pier Sixty-Six Phase II	
APPLICATION TYPE	PDD Rezoning, Site Plan Level IV	
APPROVAL LEVEL	City Commission Approval	
REQUEST	Site Plan Level IV: Rezoning Request from Boulevard Business (B-1) to Planned Development District (PDD) for 339 Multifamily Residential Units, 25,145 Square-Feet of Commercial Use, 17,327 Square-Feet of Restaurant Use, 13,955 Square-Feet of Grocery Use, 29,050 Square-Feet of Office Use, 37 Marina Slips, and Waterway Use	
APPLICANT	P66 Land Trust LLC, Pier 66 Ventures LLC, Sails Ventures, LLC	
AGENT	Stephanie J. Toothaker, Esq, Toothaker.org	
PROPERTY ADDRESS	2301, 2040, 2150 2170, 2202, 2232 SE 17 Street	
ABBREVIATED LEGAL DESCRIPTION	Tract A of Kimberly Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida Tract A of Allison Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 2 of the Public Records of Broward County, Florida.	
ZONING DISTRICT	Boulevard Business (B-1) District	
LAND USE	Commercial	
COMMISSION DISTRICT	4 – Ben Sorensen	
NEIGHBORHOOD ASSOCIATION	Harbour Inlet Association	
SUBMITTED	**June 12, 2026**	
COMPLETENESS ISSUED	**June 18, 2026 (180 Days)**	
EXPIRATION	**December 15, 2026**	
EXTENSION	June 13, 2027 (Additional 180 Days)	
CASE PLANNER	Karlanne Devonish, AICP Principal Urban Planner	**Signature:** KarlanneDevonish
CASE PLANNER EMAIL	kdevonish@fortlauderdale.gov	
CASE PLANNER PHONE	954-828-6162	
APPLICANT OR AGENT		**Signature:**
DATE		

This notice provides an official extension of time for the development permit application described above as agreed upon by the City and applicant.

CITY OF FORT LAUDERDALE

WAIVER FORM

DEVELOPMENT REVIEW APPLICATION
WAIVER TO SECTION 166.033, FLORIDA STATUTES

Pursuant to State Statute 166.033(1):

Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code.

Instructions: Please check both of the boxes, sign, date, and email to the Case Planner.

CASE	UDP-PDD26001
PROJECT NAME	Pier Sixty-Six Phase II
APPLICATION TYPE	PDD Rezoning, Site Plan Level IV
APPROVAL LEVEL	City Commission Approval
REQUEST	Site Plan Level IV: Rezoning Request from Boulevard Business (B-1) to Planned Development District (PDD) for 339 Multifamily Residential Units, 25,145 Square-Feet of Commercial Use, 17,327 Square-Feet of Restaurant Use, 13,955 Square-Feet of Grocery Use, 29,050 Square-Feet of Office Use, 37 Marina Slips, and Waterway Use
APPLICANT	P66 Land Trust LLC, Pier 66 Ventures LLC, Sails Ventures, LLC
AGENT	Stephanie J. Toothaker, Esq, Toothaker.org
PROPERTY ADDRESS	2301, 2040, 2150 2170, 2202, 2232 SE 17 Street
ABBREVIATED LEGAL DESCRIPTION	Tract A of Kimberly Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida Tract A of Allison Plat, According to the Plat Thereof Recorded in Plat Book 130, Page 2 of the Public Records of Broward County, Florida.
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Commercial
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Harbour Inlet Association
CASE PLANNER	**Karlanne Devonish**
CASE PLANNER EMAIL	**kdevonish@fortlauderdale.gov**
CASE PLANNER PHONE	954-828-6162

☐ 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 three requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

_____ _____

Printed Name of Owner or Agent | Corporate Title (if applicable)

_____ _____

Signature of Owner or Agent | Date

Instr# 119686925 , Page 1 of 15, Recorded 07/16/2024 at 12:44 PM
Broward County Commission
Mtg Doc Stamps: $0.00 Int Tax: $0.00

(3)

Prepared by and Return to:

Shaun N. Amarnani, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1605
Fort Lauderdale, FL 33301

DECLARATION OF UNITY FOR DEVELOPMENT

THIS DECLARATION OF UNITY FOR DEVELOPMENT (this "Declaration") dated 10th day of June, 2024, by and among P66 LAND TRUST, LLC, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020, SAILS VENTURES, LLC, a Florida limited liability company, PIER 66 PARKING, LLC, a Florida limited liability company, and their respective successors and/or assigns (collectively referred to as the "Owners") and TAVISTOCK DEVELOPMENT COMPANY, LLC, a Florida limited liability company, and its successors and/or assigns ("Developer").

WITNESSETH:

WHEREAS, the Owners hold all right, title and interest in multiple parcels legally described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Property includes structures of historical significance which the City of Fort Lauderdale, a Florida municipal corporation (the "City") seeks to preserve for the benefit of the community; and

WHEREAS, on July 10, 2018, the City Commission of the City of Fort Lauderdale ("City") in accordance with Sections 163.3220-163.3243 Florida Statutes approved a Development Agreement for the Property, by and among Pier 66 Ventures, LLC, Sails Ventures, LLC, Pier 66 Parking, LLC, the Developer and the City, recorded on September 21, 2018 at Instrument No.

115338030 of the Public Records of Broward County, Florida (as the same may be amended, the "Development Agreement"); and

WHEREAS, the Developer and Owners seek to transfer development rights and entitlements among and between the parcels and Section 47-35.1, Definitions, *Development Site* of the City's Unified Land Development Regulations requires that the fee owners of record execute and record a Declaration in the public records of Broward County, Florida, which Declaration shall be a covenant running with the land, binding on the Property and the successors or assigns of the Developer and Owners.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. That certain previously recorded Declaration of Unity for Development for the Property, recorded on September 21, 2018 at Instrument No. 115338311 of the Public Records of Broward County, Florida (the "Original Declaration"), is hereby terminated, released and rendered of no further force or effect, being replaced in its entirety by this Declaration. The signature of the City Manager attached to this Declaration shall serve to satisfy the requirement under Section 4 of the Original Declaration that the City execute a written instrument, in recordable form, effectuating and acknowledging a release of the Original Declaration, in addition to being evidence of the City's approval of this Declaration.

3. Developer and Owners acknowledge that Developer and Owners are required to abide by all applicable provisions of the City's Unified Land Development Regulations in effect as of the effective date of the Development Agreement.

4. For purposes of development of the Property, the multiple parcels within the Property shall be deemed one development site under the City's Unified Land Development Regulations. Developer and Owners bind themselves and their successors and assigns to the applicable provisions of the City's Unified Land Development Regulations in effect at the effective date of the Development Agreement, and the City may apply subsequently adopted laws and policies only if the City has held a public hearing and made the determination required pursuant to Section 163.3233(2), Florida Statutes.

5. No parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the City's Unified Land Development Regulations, which, for purposes of this Declaration, means that the Property (as one unified development site as described at Section 4 above) shall constitute a single parcel across the entire Property for meeting the requirements of the City's Unified Land Development Regulations, as further described in the Development Agreement.

6. This Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the Developer or the then owner(s) of the portion of the Property affected by such modification, amendment, or release (or if any portion of the Property has been submitted to the condominium form of ownership or another collective ownership structure, then such instrument shall be executed by the condominium association, property owners' association or other entity governing such condominium or collective ownership structure in lieu of the individual unit, parcel or lot owners or their mortgagees, provided the

governing document(s) of such condominium association, property owners' association or other entity governing such condominium or collective ownership structure authorizes such association or other entity to sign on behalf of the individual unit, parcel or lot owners or their mortgagees), and approved in writing by the City Manager or their designee. The City shall execute a written instrument, in recordable form, effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

7. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

8. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

9. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall lie in Broward County, Florida.

10. This Declaration of Unity for Development shall be deemed a covenant running with the land and shall be binding on the Owners and Developer and their respective successors and/or assigns. This Declaration shall be recorded in the public records of Broward County, Florida at Owners' expense.

11. The CITY OF FORT LAUDERDALE, its successors and assigns, is the beneficiary of this Declaration of Unity for Development and as such may enforce this instrument by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of these Declaration of Unity for Development.

12. Any failure of the CITY to enforce the terms and conditions contained herein shall not be deemed a waiver of the right to do so thereafter.

13. The terms and provisions of the Development Agreement shall govern in the case of any inconsistency or conflict between the terms and provisions of this Declaration and those of the Development Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Declaration of Unity for Development as of the day and year set forth below their respective signatures.

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd. #200
Orlando, FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd #200
Orlando, FL 32827

P66 LAND TRUST:

P66 Land Trust, LLC, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020

By: NICHOLAS F. BEUCHER, III
Title: MANAGER
6900 Tavistock Lakes Blvd #200
orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by Nicholas F. Beucher in their capacity as Manager of P66 Land Trust, LLC, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd
Orlando FL 32827

SAILS VENTURES:

Sails Ventures, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Title: PRESIDENT
6900 Tavistock Lakes Blvd
Orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin, in their capacity as President of Sails Ventures, LLC, a Florida limited liability company. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd
Orlando FL 32827

PIER 66 PARKING:

Pier 66 Parking, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Title: PRESIDENT
6900 Tavistock Lakes Blvd
Orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin, in their capacity as President of Pier 66 Parking, LLC, a Florida limited liability company. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd
Orlando FL 32827

DEVELOPER:

Tavistock Development Company, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Title: PRESIDENT
6900 Tavistock Lakes Blvd
Orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin in their capacity as President of Tavistock Development Company, LLC, a Florida limited liability company. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

APPROVED AND ACCEPTED:

WITNESSES:

Signature

Amber Cabrera
[Witness type or print name]

Signature

Kayla Weinberg
[Witness type or print name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION OF FLORIDA

By _____ For
Susan Grant, Acting City Manager

ATTEST:

David R. Soloman, City Clerk

Approved as to form and correctness:
Thomas J. Ansbro, City Attorney

By _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2024, by Susan Grant, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. She has ☐ produced Identification _____ or is ☐ personally known to me.

Ben Rogers, Acting - Acting City Manager

Notary Public, State of Florida

REBECCA MCCLAM
Notary Public - State of Florida
Commission # HH 306617
My Comm. Expires Aug 29, 2026
Bonded through National Notary Assn.

Name of Notary Typed, Printed or Stamped

JOINDER AND CONSENT AND SUBORDINATION BY MORTGAGEE
(DECLARATION OF UNITY FOR DEVELOPMENT)

THIS INDENTURE, made this 18th day of June, 2024, by and between:
HSBC BANK USA, National Association, hereinafter "MORTGAGEE",

in favor of

CITY OF FORT LAUDERDALE, of the County of Broward, State of Florida, hereinafter "CITY".

W I T N E S S E T H:

That MORTGAGEE, the holder of that certain Fee and Leasehold Mortgage, Assignment of Rents and Security Agreement executed by P66 Land Trust, LLC, Pier 66 Ventures, LLC, Sails Ventures, LLC and the other entities set forth on Schedule 1 thereto dated as of March 30, 2023, recorded March 31, 2023, under Instrument No. 118766102 of the Public Records of Broward County, Florida, as security for that indebtedness in the original principal sum of One Hundred Seventy-Five Million Dollars ($175,000,000.00), in consideration of Ten Dollars ($10.00) and other good and valuable considerations received from CITY, does hereby join and consent to execution and delivery of the foregoing Declaration of Unity for Development and does furthermore subordinate the lien of its mortgage to the interest of the City in the Declaration of Unity for Development.

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

Print Name: PETER HART
Address: 1441 BRICKELL AVE, MIAMI, FL

Print Name: Claudia Soto
Address: 1441 Brickell Ave, Miami, FL

HSBC BANK USA, National Association
(NAME OF LENDER)

By: _____
Print Name: Paul N. Anthony
Title: SVP

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me, me by means of ☒ physical presence or ☐ online, this 20th day of June 2024, by Paul Nicholas Anthony (Name of Officer), as SVP (Title of Officer), for HSBC Bank USA, National Association (Name of Lender), who is personally known to me or has produced FL DL A535-694-61-3620 as identification and who (did not) (did) take an oath.

(SEAL)

Notary Public, State of Florida
Claudia Soto
Name of Notary *(Typed/Printed/Stamped)*
My commission expires: _____

CLAUDIA A. SOTO
COMMISSION
NUMBER
HH 053384
EXPIRES
OCT. 28, 2024
Notary Public, State of Florida
BONDED THRU NATIONAL NOTARY

Revision 04.08.2024
76581010;1

EXHIBIT A
Legal Description of the Property

Pier 66 North:

Tract A of KIMBERLY PLAT, according to the plat thereof recorded in Plat Book 130, page 1 of the public records of Broward County, Florida.

Pier 66 South:

Tract A of ALLISON PLAT, according to the plat thereof recorded in Plat Book 130, page 2 of the public records of Broward County, Florida.

Together with

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

All that part of Section 13, Township 50 South, Range 42 East lying between the Easterly right of way line of the Intracoastal Waterway and the Westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the South by the extended South Boundary of said subdivision and bounded on the North by the North boundary and extended North boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel B, and the South 35 feet of said Parcel A, more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence West along the South Boundary of Said Parcel B a distance of 40 feet to the Point of Beginning of this description; thence West along the South boundaries of said Parcels B and A, a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel A of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel A to a point which is 35 feet North of the extended South boundary of said Parcel A measured along a line parallel to the East boundary of said Parcel A; thence East along a line parallel to the South boundaries of said Parcels A and B a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel B, measured along said line; thence South along a line parallel to the East boundary of said Parcel B a distance of 35 feet to the Point of Beginning.

AND LESS AND EXCEPT that part of said Parcel B described as follows:

Begin at the Southeast corner of said Parcel B and run Northerly along the East boundary line of said Parcel B for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel B for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel B for a distance of 30 feet to a point on the South boundary line of said Parcel B; thence run Easterly along the South boundary line of said Parcel B a distance of 20 feet to the Point of Beginning.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page 484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel B of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right Of Way line of State Road A-IA (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave Southwesterly having a chord bearing of South 46°13'17" East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave Northeasterly, having a chord bearing of North 82°58'19" West; thence Northwesterly along said curve having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave Southwesterly, having a chord bearing of North 82°54'21" West; thence Northwesterly along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc of length of 100.47 feet to the end of said curve, thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "B"; thence North 88°13'58" East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-I-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South 88°46'13" East, a distance of 114.26 feet; thence North 88°13'58" East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 11°59'04", an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of beginning (P.O.B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 05°44'19", an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of 17°51'20", an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North 88°06'01" East, a distance of 11.00 feet; thence South 46°53'59" East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South 00°43'01" East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North 00°43'01" West, with a radius of 22.00 feet and a central angle of 91°10'58", an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South 88°06'01" West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of 15°06'14", an arc distance of 98.64 feet; thence North 65°05'30" West, a distance of 51.06 feet to the Point of Beginning.

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This instrument was prepared by:

Stephanie Toothaker, Esq.
401 East Las Olas Boulevard, Suite 130-154
Fort Lauderdale, Florida 33301

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT** (this "**First Amendment**") is entered into as of the 11th day of June, 2024, by and among: (i) the **City of Fort Lauderdale**, a Florida municipal corporation (the "**City**"); and (ii) **Tavistock Development Company, LLC**, a Florida limited liability company ("**Tavistock**"), **P66 Land Trust, LLC**, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020 ("**P66 Land Trust**"), **Pier 66 Parking, LLC**, a Florida limited liability company ("**Pier 66 Parking**"), and **Sails Ventures, LLC**, a Florida limited liability company ("**Sails**"). Tavistock, P66 Land Trust, Pier 66 Parking and Sails are collectively referred to herein as the "Developer Parties" or "Developer".

WITNESSETH:

WHEREAS, P66 Land Trust is the **successor in interest to Pier 66 Ventures, LLC** under the Development Agreement (as defined below), pursuant to that certain Conveyance Deed to Trustee under Land Trust Agreement dated January 15, 2020 and recorded January 15, 2020, at Instrument No. 116289955 of the Public Records of Broward County, Florida**, and** is subject to **the terms of the** Development Agreement (as the same may be amended) as Pier 66 Ventures, LLC would have been prior to such conveyance; and

WHEREAS, the City and the Developer Parties are subject to that certain Development Agreement, approved by the City pursuant to the Florida Local Government Development Agreement Act, Chapter 163.3221, *et seq.*, Florida Statutes ("**Act**"), and recorded on September 21, 2018, at Instrument No. 115338030 of the Public Records of Broward County, Florida, (the "**Development Agreement**"); and

WHEREAS, terms capitalized but not otherwise defined in this First Amendment shall have the meanings given to them in the Development Agreement; and

WHEREAS, the Development Agreement governs the redevelopment of the Pier 66 Parcels in the City; and

WHEREAS, the Developer Parties are the owners of the property comprising the Pier 66 Parcels, as more particularly described on **Exhibit A** to this First Amendment (the "**Property**"); and

WHEREAS, the City and the Developer Parties have deemed it advisable and in their collective best interest to amend the Development Agreement on the terms and conditions hereinafter set forth in this First Amendment; and

WHEREAS, the City has conducted the appropriate public hearings pursuant to Section 163.3225, Florida Statutes; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed by the parties as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

2. Effective Date. The effective date of this First Amendment shall be the date upon which this First Amendment is recorded in the Public Records of Broward County, Florida.

3. Amendments to Development Agreement. The Development Agreement is hereby amended as follows:

A. Recital "H" of the Development Agreement is hereby amended in its entirety to read as follows:

"The Parties desire that the Pier 66 Parcels shall be recognized as one development site for all purposes related to the development of the Pier 66 Parcels (provided the Developer and the owner(s) of record execute and record a Declaration of Unity for Development), including, without limitation: (i) traffic flow generally within one Pier 66 Parcel or from one Pier 66 Parcel to the other; (ii) requirements and calculations for parking, open space, landscaping and other related development standards; (iii) signage; (iv) liquor licenses; and (v) the sharing and free transfer of residential density, development intensity and uses within one Pier 66 Parcel, including to another use within that Pier 66 Parcel, or between the Pier 66 Parcels, even if Pier 66 North and Pier 66 South are developed in phases under one or more approved site plans, in accordance with the conversion table set forth herein; and"

B. Recital "I" of the Development Agreement is hereby amended in its entirety to read as follows:

"Although the Pier 66 Parcels may file individual development permit applications and obtain development permits in phases for portions of the Pier 66 Parcels, as set forth in Section 7.1.8, and may be subdivided and conveyed and financed as multiple parcels over time, including through a condominium, cooperative and/or other collective form of ownership, the Developer intends to develop and provide for the operation of the Pier 66

Parcels as one unified plan of development consistent with the City's current ULDR, Commercial Land Use Designation, Comprehensive Plan and Current Zoning (as hereinafter defined); and"

C. Section 4 of the Development Agreement is hereby amended in its entirety to read as follows:

4. "One Development. The Parties desire to recognize Pier 66 North and Pier 66 South as one development site for all purposes related to the development of the Pier 66 Parcels, including, without limitation: (i) traffic flow generally within one Pier 66 Parcel or from one Pier 66 Parcel to the other; (ii) requirements and calculations for parking, open space, landscaping and other related development standards; (iii) signage; (iv) liquor licenses; and (v) the sharing and free transfer of residential density, development intensity and uses within one Pier 66 Parcel, including to another use within that Pier 66 Parcel, or between the Pier 66 Parcels, even if Pier 66 North and Pier 66 South are developed in phases under one or more approved site plans. To effectuate the foregoing, the Developer and the owner(s) of record shall execute and record a Declaration of Unity for Development, in a form and substance acceptable to the City Manager, who shall approve on behalf of the City (which acceptance shall not be unreasonably withheld, delayed or conditioned). The City agrees that, subject to complying with the development standards contained in this Development Agreement, the Pier 66 Parcels may be conveyed and/or financed as one or more parcels, and, as such, legal title to the Pier 66 Parcels (or portions thereof) and/or any improvements now or hereafter located thereon may be owned and held by multiple owners so long as the development of the Pier 66 Parcels complies with such development standards. The City further agrees that any such conveyance or financing of one or more parcels comprising the Pier 66 Parcels may be effectuated through a condominium, cooperative and/or other collective form of ownership, including "vertical subdivisions", i.e., the creation of separate parcels within a building that are vertically located, in whole or in part, on or over the same land, and described by three-dimensional legal descriptions included in a recorded declaration of covenants, easements and restrictions (or similar legal instrument).

If the Developer or any TS Entity desires to transfer a permitted use of one Pier 66 Parcel to another permitted use in that Pier 66 Parcel or to the other Pier 66 Parcel, that change in use shall be subject to a reduction or increase in the density or intensity associated with such transferred use as set forth in the conversion table below at paragraph 4.1(a)."

D. The first paragraph of Section 4.1(a) of the Development Agreement is hereby amended to read as follows:

"4.1 (a) TRIPS. The City agrees that the uses, densities and intensities may be exchanged, moved across and transferred within the Pier 66 Parcels so long as the trips do not exceed the totals for the Vested Improvements (unless additional mitigation satisfactory to the City is provided by the Developer to address the project's impacts on any transportation infrastructure deemed to be deficient by the City) pursuant to the Trip Generation Equivalency Table provided below which was prepared based upon ITE, Trip Generation Model, 10th

Edition, and which Table shall be updated by the City in conformance with any updates to the ITE Trip Generation Model:"

E. Section 7.1.4 of the Development Agreement is hereby amended to read as follows:

"Upon the City's issuance of Final Certificates of Occupancy for any new development within the Pier 66 Parcels, parking shall meet the standard provided in the ULDR or Developer shall have obtained a parking reduction from City as contemplated by the ULDR. City agrees that approved parking requirements may be met by using parking across both Pier 66 North and Pier 66 South. Additionally, City agrees that parking requirements may be moved across the Pier 66 Parcels. The utilization of parking facilities on Pier 66 South to fulfill the parking requirements of uses on Pier 66 North, or vice versa, shall not necessitate the execution of an off-site parking agreement, as the Pier 66 Parcels are recognized as one development site as provided in Section 4."

F. Section 7.1.6 (Architectural Review) of the Development Agreement is hereby deleted in its entirety and shall be replaced with the following: "**7.1.6. Reserved**". All subsequent sections will retain their original numbering.

G. Section 7.1.8 of the Development Agreement is hereby amended in its entirety to read as follows:

"This Agreement extends the Blackstone Pier 66 North Approval and the Sails Parcel Approval to the term of this Agreement, however, Developer agrees to not seek any extensions to the Blackstone Pier 66 North Approval or the Sails Parcel Approval beyond the term of this Agreement through any additional Executive Order approval(s) that may be otherwise available to Developer. Notwithstanding the foregoing in the event of termination of this Agreement, the existing expiration dates for the Blackstone Pier 66 North Approval and the Sails Parcel Approval shall govern, without any limitation on extensions that may be available by Executive Order or otherwise.

Developer further agrees that (i) if any new or modified site plan approval (or phased approvals) is granted by the City that applies to the Pier 66.North property (and after the conclusion of any appeal periods), Developer will release its vested right to construct the prior site plan contained in the Blackstone Pier 66 North Approval and (ii) if any new or modified site plan approval (or phased approvals) is granted by the City that applies to the Pier 66 South property (and after the conclusion of any appeal period), Developer will release its vested right to construct the prior site plan contained in the Sails Parcel Approval. Notwithstanding the foregoing, any such release of the prior site plan approvals shall apply only to that specific area modified and shall not have the effect of releasing any allocated density, intensity or capacity from the Vested Improvements which shall remain in place for the term of this Agreement. Additionally, the City's approval of any temporary use, such as but not limited to a temporary parking lot or valet parking lot, or special event permit (which are specifically recognized as permitted temporary uses subject to the ULDR and City Code provisions governing temporary uses and special events) on either Pier 66 North or Pier 66 South shall not have the effect of amending or terminating prior site plan approvals on either Pier 66 North or Pier 66 South.

For the avoidance of doubt, and to ensure consistency with this Development Agreement and the ULDR, applications to the City for any future development permit application, such as but not limited to a site plan approval or site plan amendment application, covering only a portion of Pier 66 North or Pier 66 South shall require the signature of the Developer and the owner(s) of record only of such portion. As to any owner(s) required to sign or join in a development permit application under the preceding sentence that has been submitted to the condominium form of ownership or another collective ownership structure, then such development permit application shall be signed by the condominium association, property owners' association or other entity governing such condominium or collective ownership structure in lieu of the individual unit, parcel or lot owners or their mortgagees, provided the governing document(s) of such condominium association, property owners' association or other entity governing such condominium or collective ownership structure authorizes such association or other entity to sign on behalf of the individual unit, parcel or lot owners or their mortgagees.

H. Section 8.1 of the Development Agreement is hereby amended in the second paragraph to read as follows:

"Developer further agrees that, prior to the occurrence of both (a) receipt of any Certificate of Occupancy for the restored Pier 66 Tower and the balance of the attached hotel and (b) the allocation of any remaining unallocated Reserved Units (as defined in Section 9.2) (excluding any units allocated to Pier 66 North under the Level III site plan approved for Pier 66 North under Case No. PL-R18073), the Developer at its expense shall diligently seek historic landmark designation of the portion of the Pier 66 Tower as described herein, and once the application is filed, timely seek historic landmark designation from the City for the Pier 66 Tower. Historic landmark designation will be sought on the exterior envelope of the Tower portion of the building only, as the current building at the base of the Tower and the podium were added many years after the Tower and are not considered historic. Nothing herein shall prohibit the City from issuing any Temporary Certificates of Occupancy for any new principal structure constructed on Pier 66 North prior to the historic landmark designation of the Pier 66 Tower. Final Certificates of Occupancy shall be permitted to be granted by the City for any new principal structure constructed on Pier 66 North prior to achieving Temporary or Final Certificate of Occupancy for the Pier 66 Tower renovation provided that the Pier 66 Tower has been designated as a historic landmark designation for the area described herein. Notwithstanding the foregoing and without limitation hereby, any temporary use of the Pier 66 North property or modifications to the marina on Pier 66 North or the renovation of the Pelican Bar or Panorama Ballroom shall not be considered the construction of a new principal structure for the purposes hereof."

I. Section 8.2 of the Development Agreement is hereby amended in its entirety to read as follows:

"8.2. Community Benefits. Developer proposes and agrees to provide certain public benefits including, but not limited to, a publicly accessible "Marina Promenade" or "Promenade" connecting the Pier 66 North parcel through property owned by FDOT (as defined in Section 10) (under the 17th Street Causeway Bridge) to the Pier 66 South parcel,

along with portions of Pier 66 North and Pier 66 South, with the specific intention to increase the public access to the waterway by ensuring cross pedestrian access between the properties. Such Promenade shall be maintained by the Developer at its cost and expense. Notwithstanding the forgoing, any increased public access to Pier 66 North and Pier 66 South parcels, on the Developer Parties' privately owned portions of the Promenade, shall be subject to reasonable rules and regulations promulgated by the Developer in its discretion, including but not limited to restrictions for access, maintenance and repair, security and hours of operation. To the extent that the Marina Promenade is made available to the public, the City agrees that the Pier 66 Parcels remain private and any "open container" or similar alcohol restriction laws shall not be enforced on the Marina Promenade, provided that the Developer Parties and/or any of their respective tenants have obtained any applicable state and local licenses to sell alcoholic beverages on their respective premises. Developer also proposes to work with City to provide a boat slip for a City of Fort Lauderdale police or fire boat and work with the City for a sublease of the FDOT parcel for a pedestrian access promenade under the 17th Street Causeway Bridge. Any Developer obligation regarding the FDOT Parcel (as defined in Section 10) portion of the Marina Promenade contained herein shall only be enforceable against Developer during the term of any land lease, sublease, or maintenance agreement to which Developer is a party for the use of the FDOT Parcel property under the 17th Street Causeway Bridge as part of the Promenade.

If FDOT rejects Developer's proposal to develop the FDOT Parcel property under the 17th Street Causeway Bridge as part of the Promenade, after Developer's reasonable good faith efforts to obtain same, such failure to control the FDOT Parcel property under the 17th Street Causeway Bridge shall not be deemed a default under this Agreement. However, if City is able to secure a conveyance of the FDOT Parcel property in the name of City with authorization to use the FDOT Parcel for the Marina Promenade as contemplated herein, the City and Developer shall enter into a right-of-way maintenance agreement or other similar agreement for said property that, among other terms, is consistent with the terms of the FDOT conveyance to the City, complies with local, state, and federal law, and provides an exhibited site plan of the area and improvements attached thereto.

8.2.1 The Marina Promenade, as it pertains to any of Developer Parties' privately owned portions of Pier 66 North and Pier 66 South, shall, prior to achieving a certificate of occupancy of each respective portion, and prior to the opening of any such portion of the Marina Promenade for public access, be subject to a covenant and restriction that the Promenade will be and remain an open space boardwalk with landscaping and other amenities (to be determined through the specific site plan approvals and building permits including but not limited to DRC, Planning and Zoning Board and City Commission (if required pursuant to the ULDR), all of which are specifically not being granted herein by the City) and shall remain reasonably available for access and use by the public, from dawn to dusk ("Permitted Times") which will expressly allow the non-exclusive use of the Promenade by general members of the public; subject always however, to the following continuing conditions and limitations:

(i) The non-exclusive use of the Promenade on the Pier 66 North and Pier 66 South parcels by general members of the public shall not create, and shall never be construed or interpreted to create, a dedication to the public; notwithstanding the foregoing however, members of the public shall have non-exclusive use of the Promenade solely for ingress and egress over the Promenade for pedestrian traffic, subject to the provisions of this Paragraph;

(ii) The Developer shall have the exclusive ability to restrict or prevent access to the Promenade to any specific member(s) of the public as they may deem appropriate to avoid loitering, creating a nuisance, restricting access during certain times as exceptions to the Permitted Times ("Special Functions") and/or otherwise violating the rules and regulations adopted with respect to the Promenade and Developer retains at all times the right and ability to seek to enforce the foregoing and laws related to trespass;

(iii) The Promenade shall not be, nor shall it ever be by reason of provisions of this Agreement a public forum, limited public forum, or any other type of public forum as may exist now or in the future for purposes of the exercise of rights pursuant to the First Amendment to the United States Constitution and any companion provision under the Florida Constitution.

(iv) The Promenade and its use shall be and remain subject to rules and regulations as Developer may reasonably impose, provided any such additional rules beyond those contained herein shall be approved in advance by City;

(v) The use of the Promenade by the public shall be limited to Permitted Times, other than during Special Functions;

(vi) Developer may reasonably limit use or preclude use of the general members of the public on the Promenade for Special Functions;

(vii) Developer shall have the right (but not the obligation) to conduct such surveillance and security functions and activities as the Developer deems appropriate;

(viii) Use of the Promenade shall be subject to temporary disruption as Developer may reasonably designate in connection with activities Developer conducts, such as construction or repairs, the Boat Show and other activities conducted on portions of the Pier 66 Parcels;

(ix) Use of the Promenade shall be in its then "AS IS" condition and any party using the Promenade does so at their own risk;

(x) The frontage road north and south of the bridge shall remain connected and open for vehicular, bike and pedestrian traffic;

(xi) A site plan for that portion of the Promenade within the Pier 66 North property that was required to be part of the first phase of development of the Pier 66 Parcels, and was submitted to the City by the required date of January 3, 2019, and approved on June 15, 2019, Case No. PL-R18073 (as amended), as part of the site plan for Pier 66 North. Construction of this portion of the Promenade on the Pier 66 North property shall be completed with the renovation of the Pier 66 Tower, and shall be required, as a pre-condition, to obtain any permits on any structures built on the Pier 66 South parcel. Subject to FDOT's approval, a site plan for the Promenade on the FDOT Parcel property, including any changes proposed to the parking under the bridge, and for the Pier 66 South parcel shall be included in the site plan for the first phase of development of the Pier 66 South property. The Promenade on the Pier 66 South property shall be completed prior to the issuance of any Certificate of Occupancies on any structure on the Pier 66 South property. The Developer Parties' obligation to construct any portion of the Promenade on the FDOT Parcel is subject in all cases to obtaining authorization from FDOT, either from FDOT directly to the Developer or from FDOT through the City, in the form of a lease, sublease, or maintenance agreement, for the Developer Parties' use of the FDOT Parcel for the Promenade. Notwithstanding the foregoing and without limitation hereby, any temporary use or modifications to the marina or upland property on the Pier 66 Parcels or any renovation of the Pelican Bar or the Panorama Ballroom shall not be considered in the first phase of development for the purposes hereof."

J. Section 9.2 of the Development Agreement is hereby amended in its entirety to read as follows:

"9.2 Impact & Reservation Fees. The Developer shall receive impact fee credits for any buildings formerly demolished or approved for demolition, which shall reduce any impact fees payable on new buildings approved for construction within the Pier 66 Parcels.

It is agreed to and acknowledged by the parties hereto that the intent of the Development Agreement was to designate a property eligible for historic designation per Section 8.1, and that the incorporation of a historically designated property within a phased project such as Pier 66 is typically more costly and difficult than newly constructed developments without preservation as a requirement. In various provisions of the City of Fort Lauderdale Comprehensive plan, designation of eligible structures is encouraged, including under Goal 2 of the Historic Preservation Element of the City's Comprehensive Plan, where the City is encouraged to provide "...incentive opportunities to further the City's historic preservation goals." Therefore, as an incentive to enter into this Development Agreement, and as clarified by the First Amendment to the Development Agreement, in order to encourage the local landmark designation of the property eligible for historic designation (the Pier 66 Tower as described herein), the City provided the Developer an opportunity to reserve 575 residential units (the **"Reservation Units"**) for the Pier 66 Parcels at a cost of $2,500.00 (Two Thousand Five Hundred and 00/100 Dollars) per Reservation Unit (the **"Reservation Fees"**).

The City acknowledges that the Developer has made payment to the City of the Reservation Fees in full, in the amount of $1,437,500.00 (One Million Four Hundred Thirty-Seven Thousand Five Hundred and 00/100 dollars), equivalent to 575 Reservation Units.

The Developer has allocated 105 Reservation Units to Pier 66 North per the amended approved site plan (Case No. PL-R18073). Subject to landmark designation of the Pier 66 Tower as referenced in Section 8.1 and the recordation of the Declaration of Unity for Development as referenced in Section 4, the City affirmatively acknowledges the unallocated remainder of the 470 remaining Reservation Units to be reserved for immediate allocation use, solely on Pier 66 North and Pier 66 South, with no ability to transfer off-site, for the entire term of the Development Agreement, subject to specific site plan approvals and building permits, including, without limitation, Development Review Committee (DRC), Planning and Zoning Board and City Commission approval, as may be applicable in each case. Said Reservation Units shall expire at the end of the term of the Development Agreement if unallocated to permitted structures via site plan approval.

During the term of this Development Agreement and provided the Developer is not in default hereunder, the Reservation Fees may be used by Developer to pay future impact fees, building permit fees or other fees of the City for the development of the Pier 66 Parcels. Notwithstanding, any Reservations Fees shall be applied at the "then prevailing rates" of the City at the time of the Developer's allocation of reservation fees towards any such future impact fees, building permit fees or other fees, after such fees are charged by the City. Upon expiration of this Agreement or upon any uncured default of the Developer after notice and expiration of any applicable cure period, any unused Reservation Fees and Reservation Units shall be forfeited by the Developer.

Additionally, (i) if the Developer terminates this Development Agreement during the Termination Period (as hereinafter defined), or (ii) upon written notice to the City by the Developer, the Developer may request a release of any remaining Reserved Units, then the Developer shall have a credit for any unused Reservation Fees corresponding to such released Reserved Units to apply to any fees charged by the City in the future for development on the Pier 66 Parcels. Any credits shall be applied at the "then prevailing rates" of the City at the time any such future development fees are charged by the City."

K. Section 10 of the Development Agreement is hereby amended to read as follows:

"10. Other Property. The City acknowledges and agrees that (a) the Developer Parties are attempting to gain control (whether by acquisition or long-term lease) from the Florida Department of Transportation ("**FDOT**") or from the City through a maintenance agreement or similar agreement between FDOT and the City, of a parcel of property that is currently owned by FDOT and located contiguously to Pier 66 North underneath the 17th Street Causeway over-pass (the "**FDOT Parcel**"), and (b) upon the Developer or one of the TS Entities gaining control of the FDOT Parcel, and subject to any restrictions on use of the FDOT Parcel contained in the authorization from FDOT and/or the City for the use of the FDOT Parcel, the FDOT Parcel may be used by the Developer Parties for any purpose related to the operation of the Pier 66 Parcels including, without limitation, ingress and egress to and from and travel between each Pier 66 Parcel, however the frontage road

north and south of the bridge shall remain connected and open for vehicular, bike and pedestrian traffic. Specifically, and in accordance with the terms of this Development Agreement, Developer shall increase public access to the waterway and provide a public benefit by using a portion of the FDOT Parcel to create the Marina Promenade and other potential pedestrian walkways connecting Pier 66 North and Pier 66 South, subject to the terms and limitations of Section 8.2 of this Development Agreement. The City, without compromising its regulatory authority shall cooperate with and assist the Developer, at Developer's expense, in utilizing the FDOT Parcel as contemplated herein and the Developer, or its permitted assigns, shall assume maintenance obligations for all improvements located thereon."

L. Section 12.1 of the Development Agreement is hereby amended in its entirety to read as follows:

"12.1 Successors and Assigns. This Development Agreement shall be binding upon the Parties and their successor and/or assigns. If the Developer transfers portions of the Pier 66 Parcels it shall assign its obligations under this Development Agreement as to such portion of the Pier 66 Parcel, and the Developer shall notify the City in writing within thirty (30) days of such assignment which notice shall include the name, address and name of responsible individual of the successor developer. Further, Developer shall be allowed to assign any of its maintenance obligations hereunder to a property owners association or a Community Development District, should any such Community Development District be approved by the City in the future, or other entity or regime established for the operation and maintenance of shared facilities or common areas within the Pier 66 Parcels. Upon an assignment of this Development Agreement and the assumption of Developer's obligations by said assignee, the Developer shall be deemed released from all rights, obligations and liabilities hereunder, and the assignee shall be deemed to have assumed all rights, obligations and liabilities hereunder, as to such part of the Pier 66 Parcel so transferred, occurring or accruing after the date of assignment, and the term "Developer" as used herein shall also thereafter refer to such assignee/grantee, and the Developer shall be released of further obligations for that portion of the Pier 66 Parcel which was assigned to an assignee occurring or accruing after the date of assignment."

4. Consistency with Land Development Regulations. The City finds that the that the development permitted or proposed on the Pier 66 Parcel under this First Amendment and the Development Agreement is consistent with the City's adopted comprehensive plan and land development regulations.

5. Binding Agreement. This First Amendment shall run with the land and be binding upon and inure to the benefit of the City, the Developer Parties and their respective heirs, successors and assigns.

6. Recordation. This First Amendment shall be recorded by the City in the Public Records of Broward County, Florida, within 14 days after the City's final approval and execution of this First Amendment by all parties, at the expense of the Developer Parties.

7. Applicable Law. This First Amendment and the provisions contained herein shall be construed in accordance with and governed by the laws of the State of Florida.

8. Severability. If any provision, term or condition of this First Amendment is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect or render invalid or unenforceable any other provision, term or condition of this First Amendment.

9. Conflicts. Except as expressly modified or amended by this First Amendment, the Development Agreement shall remain in force and effect in accordance with its terms. In the case of any inconsistency or conflict between the provisions of this First Amendment and the Development Agreement, the terms of this First Amendment shall govern.

10. Entire Agreement. This First Amendment and the Development Agreement (as modified or amended by this First Amendment) constitute the entire Development Agreement among the City and the Developer Parties and supersede all previous discussions, understandings and other agreements between the City and the Developer Parties relating to the subject matter of the this First Amendment and the Development Agreement.

11. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original legal instrument, but all such counterparts together shall constitute one and the same legal instrument. Facsimile and portable document format (PDF) signatures shall be deemed valid and binding to the same extent as original signatures.

[Signatures Appear on Following Pages]

IN WITNESS WHEREOF, this First Amendment to Development Agreement has been executed by the City, the Developer and the Owner as set forth below.

WITNESSES:

Print Name: Scott Wyman
100 N Andrews Avenue
Ft Lauderdale, FL 33301

Print Name: Zachary SAKIAS-DURAND
100 N Andrews Avenue
Ft Lauderdale, FL 33301

Print Name: Donna Doriseo
100 N Andrews Avenue
Ft Lauderdale, FL 33301

Print Name: Ashley K. Dixon
100 N Andrews Avenue
Ft Lauderdale, FL 33301

CITY OF FORT LAUDERDALE:

By: Dean Trantalis, Mayor
100 N Andrews Avenue
Ft Lauderdale, FL 33301

FOR

By: Susan Grant, Acting City Manager
100 N Andrews Avenue
Ft Lauderdale, FL 33301

ATTEST:

By: David Soloman, City Clerk
100 N Andrews Avenue
Ft Lauderdale, FL 33301

Approved as to form and correctness:

By: Thomas Ansbro, City Attorney
100 N Andrews Avenue
Ft Lauderdale, FL 33301

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing was acknowledged before me before me by means of [✓] physical presence or [ ] online notarization this 14 day of June, 2024 by Dean Trantalis as Mayor of the City of Fort Lauderdale. He is personally known to me or produced _____ as identification and did not take an oath.

Krystal Lazcano
Notary Public

KRYSTAL LAZCANO
Notary Public - State of Florida
Commission # HH 520297
My Comm. Expires Apr 24, 2028
Bonded through National Notary Assn.

Printed Name: Krystal Lazcano

Commission No.: HH520297

Commission Expires: April 24, 2028

STATE OF FLORIDA
COUNTY OF BROWARD

Ben Rogers, Acting Acting Asst Mgr

The foregoing was acknowledged before me before me by means of [✓] physical presence or [ ] online notarization this 11th day of June, 2024 by Susan Grant as Acting City Manager of the City of Fort Lauderdale. ~~He~~ She is personally known to me or produced _____ as identification and did not take an oath.

R. McClam
Notary Public

Printed Name: Rebecca McClam

Commission No.: #HH306617

Commission Expires: August 29, 2026

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd.
Orlando FL 32827

TAVISTOCK:

TAVISTOCK DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Its: PRESIDENT
6900 Tavistock Lakes Boulevard
Orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin, in their capacity as President of Tavistock Development Company, LLC. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

P66 LAND TRUST:

P66 LAND TRUST, LLC, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd #200
Orlando, FL 32827

By: NICHOLAS F. BEUCHER, III
Its: MANAGER

6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd #200
Orlando, FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by Nicholas F. Beucher III in their capacity as Manager of P66 Land Trust, LLC, a Florida limited liability company, as trustee under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time) dated as of January 15, 2020, known as Trust Number P66-2020. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd.
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd.
Orlando FL 32827

PIER 66 PARKING:

PIER 66 PARKING, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Its: PRESIDENT
6900 TAVISTOCK LAKES BLVD
ORLANDO FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin, in their capacity as President of Pier 66 Parking, LLC. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

WITNESSES:

Print Name: Robyn Noren
6900 Tavistock Lakes Blvd
Orlando FL 32827

Print Name: Shamira M. Bartley
6900 Tavistock Lakes Blvd
Orlando FL 32827

SAILS:

SAILS VENTURES, LLC, a Florida limited liability company

By: T. CRAIG COLLIN
Its: PRESIDENT

6900 Tavistock Lakes Blvd
Orlando FL 32827

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me before me by means of [X] physical presence or [ ] online notarization this 30 day of May, 2024, by T. Craig Collin, in their capacity as President of Sails Ventures, LLC. This person is personally known to me or produced _____ as identification and did not take an oath.

ROBYN NOREN
Notary Public
State of Florida
Comm# HH357488
Expires 4/5/2027

Notary Public

Printed Name: _____

Commission No: _____

Commission Expires: _____

JOINDER AND CONSENT AND SUBORDINATION BY MORTGAGEE
(FIRST AMENDMENT TO DEVELOPMENT AGREEMENTMENT)

THIS INDENTURE, made this 18TH day of June, 2024, by and between:
HSBC BANK USA, National Association, hereinafter "MORTGAGEE",

in favor of

CITY OF FORT LAUDERDALE, of the County of Broward, State of Florida, hereinafter "CITY".

WITNESSETH:

That MORTGAGEE, the holder of that certain Fee and Leasehold Mortgage, Assignment of Rents and Security Agreement executed by P66 Land Trust, LLC, Pier 66 Ventures, LLC, Sails Ventures, LLC and the other entities set forth on Schedule 1 thereto dated as of March 30, 2023, recorded March 31, 2023, under Instrument No. 118766102 of the Public Records of Broward County, Florida, as security for that indebtedness in the original principal sum of One Hundred Seventy-Five Million Dollars ($175,000,000.00), in consideration of Ten Dollars ($10.00) and other good and valuable considerations received from CITY, does hereby join and consent to execution and delivery of the foregoing First Amendment to Development Agreement and does furthermore subordinate the lien of its mortgage to the interest of the City in the First Amendment to Development Agreement.

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

Print Name: PETER HART
Address: 1441 BRICKELL AVE, MIAMI, FL

Print Name: Claudia Soto
Address: 1441 Brickell Ave, Miami FL

HSBC BANK USA, National Association
(NAME OF LENDER)

By: [signature]

Print Name: Paul N. Anthony

Title: SVP

STATE OF Florida)
COUNTY OF Dade)
Miami

The foregoing instrument was acknowledged before me, me by means of ☑ physical presence or ☐ online, this 20 day of June 2024, by Paul Nicholas Anthony (~~Name of Officer~~), as SVP (Title of Officer), for HSBC Bank USA, National Association (Name of Lender), who is personally known to me or has produced FL DL A535-694-61 3620 as identification and who (did not) (did) take an oath.

Notary Public, State of Florida

(SEAL)

Name of Notary *(Typed/Printed/Stamped)*
My commission expires: _____

CLAUDIA A. SOTO
COMMISSION NUMBER HH 053384
EXPIRES Oct. 28, 2024
BONDED THRU AARON NOTARY
Notary Public, State of Florida

Revision 04.08.2024
76581010;1

EXHIBIT A
Legal Description of the Property

Pier 66 North:

Tract A of KIMBERLY PLAT, according to the plat thereof recorded in Plat Book 130, page 1 of the public records of Broward County, Florida.

Pier 66 South:

Tract A of ALLISON PLAT, according to the plat thereof recorded in Plat Book 130, page 2 of the public records of Broward County, Florida.

Together with

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

All that part of Section 13, Township 50 South, Range 42 East lying between the Easterly right of way line of the Intracoastal Waterway and the Westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the South by the extended South Boundary of said subdivision and bounded on the North by the North boundary and extended North boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel B, and the South 35 feet of said Parcel A, more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence West along the South Boundary of Said Parcel B a distance of 40 feet to the Point of Beginning of this description; thence West along the South boundaries of said Parcels B and A, a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel A of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel A to a point which is 35 feet North of the extended South boundary of said Parcel A measured along a line parallel to the East boundary of said Parcel A; thence East along a line parallel to the South boundaries of said Parcels A and B a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel B, measured along said line; thence South along a line parallel to the East boundary of said Parcel B a distance of 35 feet to the Point of Beginning.

AND LESS AND EXCEPT that part of said Parcel B described as follows:

Begin at the Southeast corner of said Parcel B and run Northerly along the East boundary line of said Parcel B for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel B for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel B for a distance of 30 feet to a point on the South boundary line of said Parcel B; thence run Easterly along the South boundary line of said Parcel B a distance of 20 feet to the Point of Beginning.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page 484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel B of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right Of Way line of State Road A-IA (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave Southwesterly having a chord bearing of South 46°13'17" East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave Northeasterly, having a chord bearing of North 82°58'19" West; thence Northwesterly along said curve having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave Southwesterly, having a chord bearing of North 82°54'21" West; thence Northwesterly along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc of length of 100.47 feet to the end of said curve, thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "B"; thence North 88°13'58" East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-1-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South 88°46'13" East, a distance of 114.26 feet; thence North 88°13'58" East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 11°59'04", an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of beginning (P.O.B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 05°44'19", an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of 17°51'20", an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North 88°06'01" East, a distance of 11.00 feet; thence South 46°53'59" East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South 00°43'01" East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North 00°43'01" West, with a radius of 22.00 feet and a central angle of 91°10'58", an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South 88°06'01" West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of 15°06'14", an arc distance of 98.64 feet; thence North 65°05'30" West, a distance of 51.06 feet to the Point of Beginning.

Instr# 115338030 , Page 1 of 70, Recorded 09/21/2018 at 02:45 PM
Broward County Commission
Mtg Doc Stamps: $0.00 Int Tax: $0.00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "**Development Agreement**"), dated _____, 2018, is made by and amongst **Tavistock Development Company**, a Florida ~~corporation~~ limited liability company, its successors and assigns, (the "**Developer**"), **Pier 66 Ventures, LLC**, a Florida limited liability company ("**Pier 66 Hotel**"), **Pier 66 Parking, LLC**, a Florida limited liability company ("**Pier 66 Parking**"), **Sails Ventures, LLC**, a Florida limited liability company ("**Sails**"); and collectively with Pier 66 Hotel and Pier 66 Parking, the "**TS Entities**"; and each individually, a "**TS Entity**"; and the Developer and the TS Entities and their respective successors and assigns are collectively referred to herein as the "**Developer Parties**"), and the **City of Fort Lauderdale, Florida**, a Florida municipal corporation, (the "**City**"). The Developer Parties and the City are collectively the "**Parties**" and each individually is a "**Party.**"

Background:

A. The Developer hereby represents and warrant this it is the owner of the TS Entities and through the TS Entities controls the "**Pier 66 Parcel**" consisting of (i) the land described in the attached **Exhibit A-1** ("**Pier 66 North**") owned by Pier 66 Hotel, (ii) the land described in the attached **Exhibit A-2** ("**Pier 66 Parking Parcel**") owned by Pier 66 Parking, and (iii) the land described in the attached **Exhibit A-3** (the "**NAP Pier 66 Parcel**"; and collectively with the Pier 66 Parking Parcel, "**Pier 66 South**"; collectively, Pier 66 North and Pier 66 South are referred to as the "**Pier 66 Parcels**").

B. The City beginning in 1957 approved improvements to Pier 66 North, including, but not limited to, a fuel dock and marina, a restaurant and in 1959 a two story hotel, subsequently in 1964 the City approved the Pier 66 Tower, a 221' high hotel tower consisting of 17 floors 250 rooms and a revolving roof top bar ("**Pier 66 Tower**"), on the Pier 66 North Parcel, and another restaurant on end of the Pier Dock, commonly referred to as the Pelican Bar (collectively, the "**Original Pier 66 North Approval**"), which improvements are vested as to both actual improvements and associated car trips; and

C. The City on October 17, 2007, Case Number 86-R-07, approved a site plan, and on June 17, 2009, Case Number 35-R-09, approved an amendment to the previously approved site plan, attached as **Exhibit B-1** and on November 18, 2015, Case Number R15043, approved a second amendment to the previously approved site plan, attached as **Exhibit B-2** and authorized the development of two (2) 11 story condominium towers consisting of 58 residential units, a 29,000 square foot office/retail building, a parking garage and a second "valet" garage on Pier 66 North (collectively, the "**Blackstone Pier 66 North Approval**"); and the City subsequently issued site plan extensions such that the Blackstone Pier 66 North Approval has been extended through November 5, 2024. To the extent that a site plan was approved but improvements were not constructed pursuant to that site plan within the time prescribed by the City, together with any site plan extensions, City hereby agrees that any units allocated through site plan approval, together with any approved capacity as to trips, water and sewer and other City services are hereby reserved notwithstanding that the improvements were not constructed; and

D. The City by **Resolution Number 08-147**, approved on July 8, 2008, a development permit for Pier 66 South, subject to the conditions set forth therein, and authorized

the development on Pier 66 South of a 350-room hotel, 15,500 square feet of retail, 14,400 square feet of office, three (3) restaurants of 3,900 square feet each, two (2) lounges/bars of 1,000 square feet each, 16,100 square feet of meeting space, 150 dry storage boat slips, 2,000 linear feet of dockage/marina, a 12,200 square foot fitness/spa facility and 755 parking spaces (the "**Sails Parcel Approval**"), attached as **Exhibit B-3**, which Sails Parcel Approval was extended on January 5, 2016 to January 15, 2018 pursuant to City Resolution Number 16-02, and pursuant to Executive Orders 16-149, 17-235 and 17-259, on February 14, 2018 to September 23, 2021. To the extent that a site plan was approved but improvements were not constructed pursuant to that site plan within the time prescribed by the City, together with any site plan extensions, City hereby agrees that any units allocated through site plan approval, together with any approved capacity as to trips, water and sewer and other City services are hereby reserved notwithstanding that the improvements were not constructed; and

E. City agrees that all currently constructed improvements on the Pier 66 Parcels together with any approved but unbuilt improvements, including the Blackstone Pier 66 North Approval (including the allocation of 58 residential units through the allocation of Flex Units) and the Sails Parcel Approval, are vested improvements for water and sewer capacity and vehicle trips "Vested Improvements". Further, to the extent that any act of god or other event causes the destruction of any of the currently constructed Vested Improvements, City agrees that they may be built or rebuilt in their current form as of the date of this Development Agreement subject only to compliance with the Florida Building Code, together with Broward County Amendments in effect at the time of their reconstruction; and,

F. Developer intends to unify the plan of development for the Pier 66 Parcels and develop the Pier 66 Parcels and treat the Pier 66 Parcels as one, and the City hereby approves the development of the Pier 66 Parcels as one unified site as set forth in this Development Agreement (the "**Pier 66 Project**"), subject to Developer obtaining specific site plan approval and building permits for each portion and/or phase of the Pier 66 Project and provided the Developer executes a Declaration of Unity in form and substance acceptable to the City as referenced in paragraph 4; and

G. The City has determined that the development of the Pier 66 Parcels in accordance with Section 4.1 hereof is consistent with and complies with the City's current Commercial Land Use Designation and the current B-1 Zoning as defined by the City's Comprehensive Plan and Unified Land Development Regulations ("**ULDR**"), however the development of the Pier 66 Project may be subject to other provisions in the ULDR. Furthermore, the City acknowledges that other governmental authorities have issued and may continue to issue permits and approvals for development within the Pier 66 Parcels. Without any waiver of the City's ability to object to additional permits or approvals associated with future improvements within the Pier 66 Parcels, the City has no objection to any existing permits and approvals currently issued by any other governmental authority for any portion of the Vested Improvements constructed to the date hereof; and

H. The Parties desire that for the purpose of development approvals to recognize Pier 66 North and Pier 66 South as one parcel, provided the Developer and the owner of record executes and records a Declaration of Unity in form and substance acceptable to the City

Manager and the City Attorney, as referenced in paragraph 4, subject to this Development Agreement, for all purposes including, without limitation, traffic flow generally from one Pier 66 Parcel to the other, parking calculations, landscaping, signage, liquor licenses, and the sharing and free transfer of the residential density and other intensities and uses associated with one Pier 66 Parcel to another use within that Pier 66 Parcel or to the other Pier 66 Parcel in accordance with the conversion table set forth herein; and

I. Although the Pier 66 Parcels may be subdivided conveyed and financed into multiple parcels over time, Developer intends to develop and provide for the operation of the Pier 66 Parcels as one unified plan of development consistent with the City's current ULDR, Commercial Land Use Designation, Comprehensive Plan and Current Zoning (as hereinafter defined); and

J. The Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments to enter into development agreements with developers to encourage a stronger long term commitment to the comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers and municipalities in the approval of development and assurances that they may proceed in accordance with the existing laws and policies, subject to the conditions of such development agreements; and

K. Such development agreements strengthen the public planning process, encourage sound capital improvement planning and financing and coordination with permitting agencies, assist in assuring that there are adequate capital facilities for development and encourage private participation in comprehensive planning; and

L. The term of this Development Agreement shall be fifteen (15) years and shall require annual reporting pursuant to Section 163.3243 Florida Statutes (2018); and

M. City agrees to designate a City Official to assist and participate in the facilitation and enforcement of this Development Agreement, although the City reserves the right to require any action hereunder required of the City to be made by a vote of the City Commission.

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Recitals. The foregoing Background information is true, correct and incorporated herein by reference. All Exhibits to this Development Agreement are deemed a part hereof.

2. Purpose. The purpose of this Development Agreement is to outline the manner in which the Pier 66 Parcels will be developed and the conditions that will govern the Pier 66 Parcels' development, to satisfy concurrency for the Pier 66 Parcels for the term of this Development Agreement, and to establish the respective rights and obligations of the Developer Parties and the City.

3. Development. This Agreement entitles Developer to develop the Pier 66 Parcels consistent with the following:

3.1 Pier **66 North**. Developer shall be specifically permitted to develop Pier 66 North consistent with the existing Commercial Land Use Designation and existing B-1 zoning, attached as **Exhibit C ("Current Zoning")**, which permits heights of 120' east of the Intracoastal Waterway, (excluding the Pier 66 Tower, which was part of the Original Pier 66 North Approval and which has a permitted height of 221'), and with no limit to the Floor Area Ratio, "FAR", as defined by the ULDR and as provided in the B-1 Zoning category. Developer may develop, at its option, Pier 66 North pursuant to any alternative existing or future land use and zoning category provided for in the City's ULDR, such as an Innovative Design, or "ID" rezoning so long as Developer subjects Pier 66 North to the City's standard process for amending and rezoning same and subject to compliance with the City's ULDR.

3.2 Pier **66 South**. Developer shall be permitted to develop Pier 66 South consistent with the existing Commercial Land Use Designation and existing B-1 zoning which permits heights of up to 120', and with no limit to the FAR as defined by the ULDR. Developer may develop, at its option, Pier 66 South pursuant to any alternative existing or future land use and zoning category provided for in the City's ULDR, such as an ID rezoning, so long as Developer subjects Pier 66 South to the City's standard process for amending and rezoning same under its ULDR.

3.2.1 The City acknowledges and agrees that Developer may apply for a Special Event Permit as provided for in the ULDR to construct temporary uses on Pier 66 South that include but are not limited to the use of semi-permanent structures including, tents, shipping containers, food trucks, air streams, and the like, subject to review and approval pursuant to the Florida Building Code South Florida Edition together with the Broward County amendments, in effect at the time, and that the effective liquor license associated with Pier 66 North may be used on Pier 66 South provided the Developer executes a Declaration of Unity, subject to any applicable State regulations, or in the alternative that the Developer can place an alcoholic beverage license(s) including a 2 COP, 4 COP quota, or a 4 COP SFS at any time. Developer agrees to file a Special Event Permit Application as that term is provided for in the City Code of Ordinances and ULDR and follow any prescribed procedures for said permit. Nothing contained herein shall grant Developer any exemption nor limit or restrict the powers and responsibilities of the City in acting on such applications in its regulatory capacity.

4. One Development. The Parties desire to recognize Pier 66 North and Pier 66 South as one contiguous parcel for all purposes related to the Pier 66 Parcels' development, including, without limitation, with respect to entitlements, traffic flow permitted on a Pier 66 Parcel or from one Pier 66 Parcel to the other, parking, landscaping, open space, signage and the sharing of approved uses and densities between Pier 66 Parcels and free transfer of densities and uses on a Pier 66 Parcel or from one Pier 66 Parcel to the other, provided the Developer and the owner of record executes and records a Declaration of Unity in form and substance acceptable to the City Manager and the City Attorney. City agrees that such Declaration of Unity shall not prohibit

parcels from being conveyed and/or financed as one or more parcels, subject to complying with the development standards contained in this Agreement. If Developer or any TS Entity desires to transfer a permitted use of one Pier 66 Parcel to another permitted use in that Pier 66 Parcel or to the other Pier 66 Parcel, that change in use shall be subject to a reduction or increase in the density associated with such transferred use as set forth in the conversion table set forth below:

4.1 **Pier 66 Parcels.** The Pier 66 Parcels are vested for a certain level of development, both built and approved but unbuilt, and the trips associated with the Pier 66 Parcels are approved and vested as shown on the attached **Exhibits D-1 and D-2.** Additionally, City agrees that all current improvements on the Pier 66 Parcels are grandfathered and are "**Vested Improvements**". To the extent that any act of god or other event causes the destruction of any of the Vested Improvements, City agrees that said improvements may be rebuilt in their current form as existed on the date of this Development Agreement and that reconstruction shall be subject only to the Florida Building Code , together with any Broward County Amendments, in effect at the time of their reconstruction.

4.1 (a) TRIPS

The City agrees that the uses and intensities may be exchanged, moved across and transferred within the Pier 66 Parcels so long as the trips do not exceed the totals for the Vested Improvements (unless additional mitigation satisfactory to the City is provided by the Developer to address the project's impacts on any transportation infrastructure deemed to be deficient by the City) pursuant to the Trip Generation Equivalency Table provided below which was prepared based upon ITE, Trip Generation Model, 10th Edition, and which Table shall be updated by the City in conformance with any updates to the ITE Trip Generation Model:

TRIP GENERATION USE EQUIVALENCY TABLE:

Residential	Office	Hotel Rooms	Restaurant	Meeting Space	Retail	Dry Storage
10 Units	5.44 Sf	11.85 Rooms	0.63 SF	37,000 Sf	1.40 Sf	22 Slips

The above table shall be automatically updated, without a need to formally amend this Development Agreement, with any new update to the 10th Edition of the ITE Trip Generation Model, or any other subsequent addition. The Developer shall provide notice to the City within thirty (30) days of any such transfer or conversion, which notice shall include such sufficient detail and information as requested by City. The City also agrees that the Developer intends to develop the Pier 66 Parcels as a mixed-use development and employ the use of Flex Units to allocate residential units to the Pier 66 Parcels. However, nothing contained herein shall require Developer to construct any or all of the uses allowed above. City agrees that the Pier 66 Parcels are in the "receiving zone" under the Unified Flex Zone Policy and that as of the date of this Agreement there are Flex Units

available which shall be reserved for the Pier 66 Parcels "Reserved Residential Units" pursuant to Section 9.2 of this Agreement.

5. City Agreements.

5.1 Public Facilities. The City hereby agrees that there are adequate public facilities (including without limit, water, sewer, solid waste, stormwater, and park facilities) to serve the Vested Improvements but there may not be adequate public facilities to satisfy any modifications which increase the intensity, density or use on the Pier 66 Parcels, which additional project impacts shall require mitigation by the Developer satisfactory to the City. The City agrees that there are no new transportation facilities required to assure that public facilities are available concurrent with the impacts of the Pier 66 Project for the Vested Improvements, and that the public facilities needed to serve the Pier 66 Project for the Vested Improvements will be available from the City when needed. Further, the City agrees that this Development Agreement shall serve as a Certificate of Capacity, as to the Vested Improvements, which shall remain valid for the duration of this Development Agreement, so long as the Developer Parties satisfy all terms, conditions and covenants contained herein. Furthermore, should Developer or any property owner within the Pier 66 Parcels construct any improvement under a valid building permit obtained from the City, obtaining a Certificate of Occupancy associated therewith shall demonstrate that such improvement has adequate public facilities in perpetuity, but only as to the Vested Improvements.

WATER & SEWER ANALYSIS CHART

ESTIMATED WATER AND WASTEWATER FLOW ALLOCATION

Project: PIER SIXTY SIX
2301 SE 17th Street, Ft. Lauderdale, FL 33316
Location: Fort Lauderdale, Florida
Estimate For: City of Fort Lauderdale
Quantities By: BMK
Client: Tavistock Development Company

Project Number: 05-0568.01
Date: 4/12/18

No.	Description	Quantity	Unit of Measure	ERC per Unit	ERC Subtotal	ERC TOTAL	GPD TOTAL
1	Pier 66 North Vested Improvements						
	Hotel Rooms	384	EA	0.868	333.31		
	Residential Units	58	EA	0.805	46.69		
	Marina - Boat Slips	127	EA	0.559	70.99		
	Meeting Spaces	29.9	1,000 SF	0.636	19.02		
	Restaurants	24.68	1,000 SF	2.495	61.58		
	Spa and Fitness	3.10	1,000 SF	1.667	5.17		
	Retail	2.54	1,000 SF	0.550	1.40		
	Marina Ancillary	3.2	1,000 SF	0.368	1.18		
	Office	28.78	1,000 SF	0.636	18.30		
					SubTotal Existing Uses=	558	167,300
2	Pier 66 South Vested Improvements						
	Hotel	350	EA	0.805	281.75		
	Marina - Boat Slips	30	EA	0.559	16.77		
	Dry Dock Storage	150	EA	0.000	0.00		
	Retail	14.4	1,000 SF	0.550	7.92		
	Office	15.5	1,000 SF	0.636	9.86		
	Spa and Fitness	3.80	1,000 SF	1.667	6.33		
	Restaurant	13.40	1,000 SF	2.495	33.43		
	Bar	2.00	1,000 SF	1.236	2.47		
					SubTotal Previously Approved South Uses=	359	107,600
					Total Existing and Previously Approved Uses=	916	274,900

5.2 Current Permitted Development. The City acknowledges and agrees that the Pier 66 Parcels have a land use designation of Commercial and are zoned B-1 in accordance with Current Land Use and Zoning. The Current Zoning permits the development of structures on the Pier 66 Parcel with elevations of up to120' feet (excluding the existing Pier 66 Tower, which was part of the Original Pier 66 North Approval), as defined by the City ULDR, with no maximum FAR, but subject to standards of neighborhood compatibility review and other requirements and processes under the ULDR. Additionally, the Current Zoning permits any uses permitted in the B-1 Zoning and pursuant to the Commercial Land Use Designation including the allocation of flexibility Residential Units through the mixed-use provision in the ULDR. The Developer is authorized to develop the Pier 66 Parcels in conformance with the Current Zoning encumbering the Pier 66 Parcels, even if the Current Zoning is amended by the City after the date hereof. However, if the Developer determines that it is more favorable to the Developer Parties to comply with any amendments to the Current Zoning following the Effective Date, as hereinafter defined (the "**Amended Zoning**"), the Developer Parties may comply with, by providing written notice to the City, the portion of the Current Zoning that is amended by the Amended Zoning by complying with that amendment, subject to any City requirements and processes in place at the time, related to development of the Pier 66 Parcels.

5.3 Expedited Approvals. The Parties shall use their best efforts in seeking and providing specific site plan approvals and building permits for each portion of the Pier 66 Project for which the Developer is seeking such approvals including but not limited to DRC, Planning and Zoning Board and City Commission. Notwithstanding, this provision shall not be deemed a requirement of the City to waive its regulatory authority or police power in interpreting or enforcing its ULDR or other regulations governing the Pier 66 Project. The City hereby consents to the Developer's use of privatized inspection services, selected from the City's approved list of inspectors, at Developer's option, and sole cost and expense, to perform, under the City's guidance, the various inspections and approvals on each portion of each construction project under this Development Agreement that are required to continue construction of such project and ultimately obtain a certificate of completion or occupancy for that project.

6. Development Permits Approved or Needed. The status of local governmental approvals is as follows:

6.1 Approvals Received and Current Approved Uses:

6.1.1. Pier 66 North.

The City previously approved the Original Pier 66 North Approval and the Blackstone Pier 66 North Approval as previously described.

6.1.2 Pier 66 South.

The City previously approved the Sails Parcel Approval as previously described.

7. Approvals Required for Development. City and Developer agree that a site plan application meeting the City's minimum standards will be processed through the City's procedures contained in the City's ULDR at the time of site plan application. Depending on the Developer's request, variances and other approvals may be required. Developer shall submit a proposed site plan for the first phase of Development, which shall include the renovation of the Pier 66 Tower by January 3, 2019.

7.1 Site Data Calculations and Approvals.

7.1.1 Landscape Approvals.

The Developer Parties shall comply with all landscape requirements set forth in the zoning ordinances governing the Pier 66 Parcels on the Effective Date (the "**Landscape Requirements**"), even if those Landscape Requirements are amended following the Effective Date (such amendments shall not apply to the Pier 66 Parcels except as set forth below); however (i) the City shall propose a text amendment to the ULDR that will permit properties that are subject to a CDD to include all landscaped areas open to the sky on top of parking decks, parking lot islands, ingress/egress roadways and right of way landscaped areas and rooftops in the calculations used to determine pervious areas, open space , and (ii) if the Developer determines that it is more favorable to the Developer Parties to comply with any amendments to the Landscape Requirements following the Effective Date (the "**Amended Landscape Requirement**"), the Developer Parties may comply with, by providing written notice to the City, the portion of the Landscape Requirements that is amended by the Amended Landscape Requirement by complying with that amendment. Notwithstanding, this provision shall not be deemed a requirement of the City to waive its regulatory authority or police power in interpreting or enforcing its ULDR, or in seeking to amend its ULDR. Further, while the City agrees to process a text amendment through its normal procedures, such agreement does not guarantee that such a text amendment shall be approved and the City shall not be liable if such text amendment fails to pass.

7.1.2. Density

Density shall mean the total density for the Pier 66 Parcels, which may be transferred across the Pier 66 Parcels as if they were one parcel. However, should the Developer desire to transfer density between the two

parcels, it shall provide the City with written notice of such transfer within thirty (30) days of transfer and provide such information and detail as requested by the City. Notwithstanding the foregoing, any transferred density shall require specific site plan approvals and building permits including DRC, Planning and Zoning Board and City Commission as applicable.

7.1.3 Open Space and Pervious Area

Open space and pervious area as defined by the ULDR on the date of this Development Agreement shall mean the total open space and pervious area for the Pier 66 Parcels, which may be transferred across the Pier 66 Parcels as if they were one contiguous parcel.

7.1.4. Parking

Upon the City's issuance of the final Certificate of Occupancy for any new development within the Pier 66 Parcels, parking shall meet the standard provided in the ULDR or Developer shall have obtained a parking reduction from City as contemplated by the ULDR. City agrees that approved parking requirements may be met by using parking across both Pier 66 North and Pier 66 South. Additionally, City agrees that parking requirements may be moved across the Pier 66 Parcels.

7.1.5. Other Services.

The City agrees that the Developer or its designee may provide or contract to provide on-site and unified security and/or telecommunications service to the Pier 66 Parcels, including but not limited to, telephone, cable, television, security systems, and Internet services, subject only to the City's franchise, licensing and permitting requirements.

7.1.6. Architectural Review.

The City acknowledges that any architectural review committees established by the Developer to govern improvements within the Pier 66 Parcels will serve important community interests and maintain property values. To assist the community architectural committee, established to review development within the Pier 66 Parcels, in carrying out its responsibilities, the City agrees to use its best efforts to require evidence that a proposed site or building plan from any owner of property within the Pier 66 Parcels has been reviewed and approved by the applicable architectural review committee created under the Master Declaration as part of the City's approval process.

7.1.7. Broward County Plat Note Amendment

The Developer shall diligently apply for the necessary plat note amendment approvals from Broward County regarding the plats for Pier 66 North and Pier 66 South. The Developer agrees to apply for the plat note amendment for the Pier 66 North within two (2) years of execution of this Development Agreement and for the Pier 66 South within five (5) years of execution of this Development Agreement.

7.1.8 Site Plan Approvals

This Agreement extends the Blackstone Pier 66 North Approval and the Sails Parcel Approval to the term of this Agreement, however, Developer agrees to not seek any extensions to the Blackstone Pier 66 North Approval or the Sails Parcel Approval beyond the term of this Agreement through any additional Executive Order approval(s) that may be otherwise available to Developer. Notwithstanding the foregoing, in the event of termination of this Agreement, the existing expiration dates for the Blackstone Pier 66 North Approval and the Sails Parcel Approval shall govern, without any limitation on extensions that may be available by Executive Order or otherwise

Developer further agrees that (i) if any new or modified site plan approval (or phased approvals) is granted by the City that applies to the Pier 66 North property (and after the conclusion of any appeal periods), Developer will release its vested right to construct the prior site plan contained in the Blackstone Pier 66 North Approval and (ii) if any new or modified site plan approval (or phased approvals) is granted by the City that applies to the Pier 66 South property (and after the conclusion of any appeal period), Developer will release its vested right to construct the prior site plan contained in the Sails Parcel Approval. Notwithstanding the foregoing, any such release of the prior site plan approvals shall apply only to that specific area modified and shall not have the effect of releasing any allocated density, intensity or capacity from the Vested Improvements which shall remain in place for the term of this Agreement.

8. Historical Preservation and Community Benefits.

8.1 Improvements to be Designated.

City acknowledges that the Pier 66 Tower located on Pier 66 North suffered significant damage as a result of Hurricane Irma. City further acknowledges that the Pier 66 Tower is not currently designated historic. Developer is currently in the process of working on plan to restore the Pier 66 Tower and will work with the City's historical consultant and the City's professional staff to seek all proper permits from the City for any

work, specifically ensuring that any work in no way jeopardizes the historical significance of the Pier 66 Tower's exterior.

Developer further agrees that, upon the earlier to occur of (a) receipt of a certificate of occupancy for the restored Pier 66 Tower and the balance of the attached hotel, or (b) five (5) years following the date of this Development Agreement, the Developer at its expense shall diligently, and once the application is filed, timely seek historic designation from the City for the Pier 66 Tower. Historic Designation will be sought on the exterior envelope of the tower portion of the building only, as the current building at the base of the Tower was added many years after the Tower and is not considered historic. No certificate of occupancy shall be granted by the City for the construction of any new principal structure on the Pier 66 North Property until a certificate of occupancy is achieved for the Pier 66 Tower renovation and the Pier 66 Tower has been designated historic. Notwithstanding the foregoing and without limitation hereby, any temporary use or modifications to the marina on the Pier 66 North Property or the renovation of the Pelican Bar or Panorama Ballroom shall not be considered the construction of a new principal structure for the purposes hereof.

8.2 Community Benefits.

Developer proposes and agrees to provide certain public benefits including, but not limited to, a publicly accessible "Marina Promenade" or "Promenade" connecting the Pier 66 North parcel under the 17th Street Causeway Bridge to Pier 66 South parcel with the specific intention to increase the public access to the waterway, Pier 66 North and Pier 66 South. Such Promenade shall be maintained by the Developer at its cost and expense. Notwithstanding the forgoing, any increased public access to Pier 66 North and Pier 66 South parcels shall be subject to reasonable restrictions for access, security, hours of operation, etc. To the extent that the Marina Promenade is made available to the public, the City agrees that the Pier 66 Parcels remain private and any "open container" or similar alcohol restriction laws shall not be enforced. Developer also proposes to work with City to provide a boat slip for a City of Fort Lauderdale police or fire boat and work with the City for a sublease of the FDOT parcel for a pedestrian access promenade under the 17th Street Causeway Bridge. Any Developer obligation regarding the Marina Promenade contained herein shall only be enforceable against Developer during the term of any land lease or sublease to which Developer is a party for the FDOT property under the 17th Street Causeway Bridge. In the event that Developer is in good faith pursuit of control of the FDOT property but has been unable to achieve in order to meet the timelines established in this Agreement, such performance dates shall be tolled accordingly. If in the event that the Developer is unable to achieve control of the FDOT property by a date that is 24 months from the Effective Date of this Agreement, the City shall

have the election to terminate the requirement of the Developer regarding the Marina Promenade. If FDOT rejects Developer's proposal to develop the property under the 17th Street Causeway Bridge, after Developer's reasonable good faith efforts to obtain same, such failure to control the FDOT property under the 17th Street Causeway Bridge, shall not be deemed a default under this Agreement.

8.2.1 The Marina Promenade shall contain a covenant and restriction that the Promenade will be and remain an open space boardwalk with landscaping and other amenities (to be determined through the specific site plan approvals and building permits including but not limited to DRC, Planning and Zoning Board and City Commission, all of which are specifically not being granted herein by the City) and shall remain reasonably available for access and use by the public, from dusk to dawn("Permitted Times") which will expressly allow the non-exclusive use of the Promenade by general members of the public; subject always however, to the following continuing conditions and limitations:

(i) The non-exclusive use of the Promenade on the Pier 66 North and Pier 66 South parcels by general members of the public shall not create, and shall never be construed or interpreted to create, a dedication to the public; notwithstanding the foregoing however, members of the public shall have non-exclusive use of the Promenade solely for ingress and egress over the Promenade for pedestrian traffic, subject to the provisions of this Paragraph;

(ii) The Developer shall have the exclusive ability to restrict or prevent access to the Promenade to any specific member(s) of the public as they may deem appropriate to avoid loitering, creating a nuisance, restricting access during certain times as exceptions to the Permitted Times ("Special Functions") and/or otherwise violating the rules and regulations adopted with respect to the Promenade and Developer retains at all times the right and ability to seek to enforce the foregoing and laws related to trespass;

(iii) The Promenade shall not be, nor shall it ever be by reason of provisions of this Agreement a public forum, limited public forum, or any other type of public forum as may exist now or in the future for purposes of the exercise of rights pursuant to the First Amendment to the United States Constitution and any companion provision under the Florida Constitution.

(iv) The Promenade and its use shall be and remain subject to rules and regulations as Developer may reasonably impose, provided any such additional rules beyond those contained herein shall be approved in advance by City;

(v) The use of the Promenade by the public shall be limited to Permitted Times, other than during Special Functions;

(vi) Developer may reasonably limit use or preclude use of the general members of the public on the Promenade for Special Functions;

(vii) Developer shall have the right (but not the obligation) to conduct such surveillance and security functions and activities as the Developer deems appropriate;

(viii) Use of the Promenade shall be subject to temporary disruption as Developer may reasonably designate in connection with activities Developer conducts, such as construction or repairs, the Boat Show and other activities conducted on portions of the Pier 66 Properties;

(ix) Use of the Promenade shall be in its then "AS IS" condition and any party using the Promenade does so at their own risk;

(x) The frontage road north and south of the bridge shall remain connected and open for vehicular, bike and pedestrian traffic;

(xi) A site plan for the Promenade for the FDOT property and the Pier 66 North property, including any changes proposed to the parking under the bridge, shall be included in the first phase of Development, which shall be submitted to the City by January 3, 2019. Construction of the Promenade on the FDOT property and the Pier 66 North property shall be completed with the renovation of the Pier 66 Tower. A site plan for the Promenade for the Pier 66 South parcel shall be included in the first phase of development of the Pier 66 South Property and shall be completed with the completion of the first phase of development on Pier 66 South property. Notwithstanding the foregoing and without limitation hereby, any temporary use or modifications to the marina on the Pier 66 Parcels or any renovation of the Pelican Bar or the Panorama Ballroom shall not be considered in the first phase of development for the purposes hereof.

9. City's Obligations. The City hereby agrees as follows:

9.1 Permits and Approvals.

The City agrees to cooperate reasonably with the Developer Parties in securing all permits and approvals necessary to complete the improvements and/or development pursuant to this Development Agreement.

9.2 Impact & Reservation Fees.

Pursuant to the existing City Ordinances and Policies, Developer shall receive impact fee credits on any buildings formerly demolished or approved for demolition, which shall reduce any impact fees payable on any new buildings approved for construction within the Pier 66 Parcels.

Simultaneously with recording this Development Agreement, Developer shall pay to City the amount of Two Thousand Five Hundred Dollars ($2,500) per Reserved Residential Unit for the five hundred seventy-five (575) residential units Developer plans to reserve for future use on the Pier 66 Parcels (the "**Reservation Fees**") under this Development Agreement. During the term of this Agreement and provided the Developer is not in default hereunder, the Reservation Fees may be used by Developer to pay future impact fees, building permit fees or other fees of the City for the development of the Pier 66 Parcels. Upon expiration of this Agreement or upon any uncured default of Developer after notice and expiration of any applicable cure period, any unused Reservation Fees shall be forfeited by Developer.

Notwithstanding anything contained herein to the contrary, Developer acknowledges and agrees that any payment of Reservation Fees shall be at its own risk and shall not guaranty any future allocationl of such units on the Pier 66 Parcels beyond the Vested Improvements as any such approvals shall require specific site plan approvals and building permits including but not limited to DRC, Planning and Zoning Board and City Commission.

Additionally, (i) if Developer terminates this Agreement during the Termination Period (as hereinafter defined), or (ii) upon written notice to the City by the Developer, Developer may request a release of any of the Reserved Residential Units remaining, then Developer shall have a credit for any unused Reservation Fees to apply to any fees charged by the City in the future for development on the Pier 66 Parcels. Any credits or fees shall be paid at the "then prevailing rates" of the City at the time of such payment.

10. Other Property. The City acknowledges and agrees that (a) the Developer Parties are attempting to gain control (whether by acquisition or long-term lease) from the Florida Department of Transportation ("**FDOT**") or from the City through a sub-license agreement between FDOT and the City, of a parcel of property that is currently owned by FDOT and located contiguously to Pier 66 North underneath the 17th Street Causeway over-pass (the "**FDOT Parcel**"), and (b) upon the Developer or one of the TS Entities gaining control of the FDOT Parcel, the FDOT Parcel shall be encumbered by this Development Agreement and the FDOT Property may be used by the Developer Parties for any purpose related to the operation of the Pier 66 Parcels including, without limitation, ingress and egress to and from and travel between each Pier 66 Parcel, however the frontage road north and south of the bridge shall remain connected and open for vehicular, bike and pedestrian traffic. Specifically, and in accordance with the terms of this Development Agreement, Developer shall increase public access to the waterway and provide a public benefit by using a portion of the FDOT parcel to create the Marina Promenade and other potential pedestrian walkways connecting Pier 66 North and Pier 66 South. The City, without compromising its regulatory authority shall cooperate with and assist the Developer, at Developer's expense, in utilizing the FDOT Parcel as contemplated

herein and the Developer, or its permitted assigns, shall assume maintenance obligations for all improvements located thereon.

11. Time Extensions. The time periods herein shall be extended if through no fault of the Developer Parties, the Developer Parties' fulfillment of their obligations has been delayed by an act of God or other circumstance or occurrence beyond the Developer Parties' reasonable control. The Developer shall request such a determination by providing a written explanation of any such delays to the City, and any such extensions shall be limited to the duration of the delay or to another mutually agreeable time period. In addition, any and all Pier 66 North and Pier 66 South approvals shall be automatically tolled in the event of any lawsuit filed against the development approvals, however any such extension related to a third party lawsuit shall be limited to a total of three (3) years. Notwithstanding any force majeure, the term of this Agreement shall not exceed fifteen (15) years.

12. Miscellaneous.

12.1 Successors and Assigns. This Development Agreement shall be binding upon the Parties and their successor and/or assigns. If the Developer transfers portions of the Pier 66 Parcels it shall assign its obligations under this Development Agreement as to such portion of the Pier 66 Parcel and the Developer shall notify the City in writing within thirty (30) days of such assignment which notice shall include the name, address and name of responsible individual of the successor developer. Further, Developer shall be allowed to assign any of its maintenance obligations hereunder to a property owners association or a Community Development District, should any such Community Development District be approved by the City in the future. Upon an assignment of this Development Agreement and the assumption of Developer's obligations by said assignee, the Developer shall be deemed released from all rights, obligations and liabilities hereunder as to such part of the Pier 66 Parcel so transferred, and the assignee shall be deemed to have assumed all rights, obligations and liabilities hereunder and the term "Developer" as used herein, shall also thereafter refer to such assignee/grantee and the Developer shall be released of further obligations for that portion of the Pier 66 Parcel which was assigned to an assignee.

12.2 Permitting Conditions. The failure of this Development Agreement to address a particular permit, condition, term, or restriction existing at the time of execution of this Development Agreement shall not relieve the Developer Parties of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

12.3 Applicable Law; Jurisdiction; Venue. This Development Agreement, and the rights and obligations of the Parties, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Broward County, Florida. If any provision of this Development Agreement, or the application thereof to any person or circumstances, shall be held to any extent to be invalid or unenforceable by a court of competent jurisdiction, then the

remainder of this Development Agreement shall be valid and enforceable to the fullest extent permitted by law. The parties agree to waive trial by jury.

12.4 Joint Preparation. The Parties have jointly prepared the Development Agreement. As such, the Parties intend for the Development Agreement not to be interpreted more severely against any particular Party even though one Party may have taken responsibility for drafting this Development Agreement.

12.5 Captions or Paragraph Headings. Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Development Agreement, nor the intent of any provision hereof.

12.6 Counterparts. This Development Agreement may be executed in one or more counterparts, each constituting a duplicate original, but all such counterparts constituting the same Development Agreement.

12.7 Effective Date and Duration. Within fourteen (14) days after the City executes this Development Agreement, it, at Developer's expense, shall record the Agreement in the public records of Broward County, Florida. This Development Agreement shall become effective on the date it has been recorded in those public records (such date, the "**Effective Date**"). This Development Agreement shall remain in effect until the earlier of the completion of the development of the Pier 66 Project or fifteen (15) years after the date of the Effective Date, unless otherwise extended by agreement of the Parties or terminated as provided for herein.

12.8 Termination. Prior to the earlier of (i) three years from the Effective Date hereof; or (ii) the issuance of the first building permit for any new development within the Pier 66 Parcels, (the "**Termination Period**"), the Developer, in its sole and absolute discretion, may terminate this Development Agreement upon written notice to the City. If Developer makes such election, the Developer shall notify the City in writing of the termination, in which event this Development Agreement is terminated and the Parties will have no further rights, obligations or liabilities hereunder. If this Development Agreement is terminated as permitted in this Subsection, all City approvals that have been received with respect to the Pier 66 Project prior to the Effective Date of this Agreement shall remain in full force and effect, subject to expiration dates applicable to such approvals under our ULDR, and shall apply to such aspect of the Pier 66 Project following such termination. However, any approvals provided solely by this Agreement shall be null and void.

12.9 Amendment. This Development Agreement may only be amended by a written instrument executed by all Parties mutual consent of the Parties.

12.10 Further Assurances. Each Party shall do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances as shall be reasonably requested by any other Party to

carry out the intent of this Development Agreement and give effect thereto. Without limiting the specific rights and obligations set forth in this Development Agreement, the Parties declare their intent to (a) cooperate with each other in effecting the terms of this Development Agreement, and (b) coordinate the performance of their respective obligations under the terms of this Development Agreement. To the extent any zoning conditions or other rules and regulations that govern the Pier 66 Project conflict with the terms and conditions of this Development Agreement, the terms and conditions of this Development Agreement shall prevail, unless otherwise set forth herein.

12.11 Estoppel. Each party hereto shall, from time to time, within thirty (30) calendar days following receipt of a written request from the other party, execute and deliver to the other party a certificate stating that this Development Agreement is unmodified and in full force and effect, or, if modified, that this Development Agreement is in full force and effect as modified, and stating the modifications and stating whether or not, to the best of the certifying party's knowledge, the other party is in default in any respect under this Development Agreement and, if in default, specifying the nature and character of such default.

12.12 Governing Local Laws and Policies. The City's laws and policies governing the development of the Pier 66 Parcels on the Effective Date shall govern the development of the Pier 66 Parcels for the duration of the Agreement. Except as provided herein, the City may apply subsequently adopted regulations and policies applicable to the Pier 66 Project only in accordance with **Section 163.3233(2)**, Florida Statutes. The City reserves the right to apply subsequently adopted laws and policies to this Agreement that are enacted due to the health, safety or welfare of the public.

12.13 Notices. Every notice, demand, consent, approval or other document or instrument required or permitted to be given to any Party to this Development Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to such Party's address set forth below its signature to this Development Agreement below (or such other address as any Party may designate from time to time in a written notice provided in compliance with this Development Agreement).

12.14 Preemption Pursuant to 163.3241 Florida Statutes. If state or federal laws are enacted after the execution of this Agreement which are applicable and preclude the parties' compliance with the terms of this Agreement, then this Agreement shall be modified or revoked, in whole or part, as necessary to comply with the relevant state or federal laws.

12.15 Zoning and Other Approvals. As provided above, the parties recognize and agree that certain provisions of this Agreement may require the City and / or its boards, departments or agencies, acting in their police power / quasi-judicial capacity, to consider certain changes in the City's ULDR or other applicable City codes, plans or regulations, as well as to consider other governmental actions. All

such considerations and actions shall be undertaken in accordance with the established requirements of state statute, and the City Charter and City ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on such applications in its regulatory capacity. The parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in full accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public that may be entitled to participate in any proceeding. Nothing contained in this Agreement shall entitle the Developer to compel the City to take any action, except the consents to the filing of such applications for the required approvals and to timely process the applications.

12.16 Default. If either Developer or City (as such, "Defaulting Party") defaults in its payment or performance obligations pursuant to 163.3235, Florida Statutes, or the terms of this Development Agreement, and the Defaulting Party fails to cure such default within thirty (30) days after receiving written notice of such default (the "Cure Period"), the other Party (as such, the "Non-Defaulting Party") may by providing written notice to the Defaulting Party following the expiration of any cure period at such Non-Defaulting Party's sole option (i) seek specific performance against the defaulting party; or (ii) terminate this Development Agreement; or (iii) seek all other available remedies at law or in equity against the defaulting party. Should the City or Developer elect to terminate the Development Agreement as provided in the preceding sentence, such termination shall not adversely affect any site plan, building permit, order, consent or approvals for the development of the Pier 66 Parcels prior to the effective date of such termination. In addition of the foregoing remedies, in the event of default after applicable notice and expiration of any cure period, the City may withhold issuance of any development or building permits, orders, consents or approvals related to development of all or any phase or portion of the Project owned by Developer until the default is cured, which remedy shall be binding on Developer or any transferee or successor of the Developer Parties. Notwithstanding anything herein to the contrary, if such default is of the nature that it cannot be cured during the Cure Period and the Defaulting Party delivers notice to the Non-Defaulting Party advising that it has commenced to cure and continues in good faith to diligently and continuously cure and provides a reasonable deadline to complete the cure, then the Cure Period shall be extended until such deadline. The City shall not be liable for damages arising from a decision by a court of competent jurisdiction holding that any and all provisions of this Development Agreement are invalid or unenforceable.

12.17 Specific Performance; Injunction. Each Defaulting Party acknowledges that the obligations it is assuming under this Development Agreement are of a special and unique value for the Non-Defaulting Party and, for that reason, among others, the Non-Defaulting Party will be irreparably damaged (and damages at law would be an inadequate remedy) if this Development Agreement is not

specifically enforced. Therefore, in the event of a breach or threatened breach by any Party of any provision of this Development Agreement, in addition to all other rights or remedies, the non-breaching party shall be entitled to injunctive relief, and/or to a decree for specific performance of the provisions of this Development Agreement.

12.18 Force Majeure. It shall not constitute a default or a failure to cure if a default or failure to cure is caused by, or results from, any of the following: acts of God; acts of government, strikes, lock-outs, labor troubles, inability to procure materials, adverse weather conditions; accidental fire that could not have been prevented through the exercise of reasonable precautions; war; civil unrest; accidents that could not have been prevented through the exercise of reasonable precautions; power fluctuations or outages exceeding the length of reasonable backup power; outages, delays, failure or degradation in telecommunications or ISP or ASP services provided by a third party; hostile attacks by a third party against computer systems or networks, public network or Internet congestion; mechanical defects not caused by the party's whose performance is prevented, hindered or delayed, or other similar events beyond the control of such Party (each, a "Force Majeure Event"). The Party whose performance is prevented, hindered or delayed by a Force Majeure Event shall immediately notify the other Party as quickly as practicable of the occurrence of the Force Majeure Event, and shall describe in reasonable detail the nature and estimated duration of the Force Majeure Event and such performance or obligation shall be excused for the time of such delay

Section 12.19 – Joinder and Consent. As a condition precedent to this Development Agreement being effective and recorded in the Public Records of Broward County, the City shall review a title report on the Property and holder of any existing liens or mortgages on the Property shall execute a joinder and consent to the terms of this Development Agreement, in form and content acceptable to the City.

Section 12.20 – No Agency. Nothing herein shall be construed as establishing an agency relationship between the City and the Developer Parties and neither Developer Parties nor their successors, assigns, employees, agents, contractors, subsidiaries, divisions, affiliates or guests shall be deemed agents, instrumentalities, employees or contractors of the City for any purpose thereunder, and the City, its contractors, agents and employees shall not be deemed contractors, agents or employees of Developer Parties or their subsidiaries, divisions, affiliates, successors and/or assigns.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Development Agreement to be effective as of the day and year first set forth above.

Witnesses:

Print Name: Jeanette A. Johnson

Print Name: Maxine A. Singh

Print Name: Gina Rizzuti-Smith

Print Name: Katerina Skoumbourdis

City of Fort Lauderdale

By: _____
Dean Trantalis, Mayor

(CORPORATE SEAL)

By: _____
Lee R. Feldman, City Manager

(CORPORATE SEAL)

Attest:

_____
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, Interim City Attorney

By: _____
Lynn Solomon, Assistant City Attorney

Address: 100 North Andrews Avenue
Fort Lauderdale, FL 33301
Attn: City Manager

with copy to:
Same Address
Attn: City Attorney

[Signature page to Development Agreement continue on next page]

[Continuation of signature page to Development Agreement]

State of Florida:
County of Broward:

The foregoing instrument was acknowledged before me on 31st day of August 2018 by Dean Trantalis, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is [ ] personally known to me, or [ ] provided _____ as identification, and [ ] did or [ ] did not take an oath.

(SEAL)

JEANETTE A. JOHNSON
Notary Public - State of Florida
My Comm. Expires Jan 31, 2019
Commission # FF 166303
Bonded through National Notary Assn.

Jeanette A. Johnson
Notary Public, State of Florida
Print Name: Jeanette A. Johnson
My Commission Expires: 1/31/19
Commission Number: FF166303

State of Florida:
County of Broward:

The foregoing instrument was acknowledged before me on August 31, 2018 by Lee R. Feldman, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is [X] personally known to me, or [ ] provided _____ as identification, and [ ] did or [ ] did not take an oath.

(SEAL)

KERRY ARTHURS
MY COMMISSION # FF953055
EXPIRES: January 24, 2020

_____
Notary Public, State of Florida
Print Name: KERRY ARTHURS
My Commission Expires: _____
Commission Number: _____

[Signature page to Development Agreement continue on next page]

[Continuation of signature page to Development Agreement]

Print Name: Shamira Bartley

Print Name: Robyn Doren

Developer: **Tavistock Development Company,** a Florida ~~corporation~~ limited liability company
[ ]

By: _____
Print Name: James L. Zboril
Title: President

Address: 6900 Tavistock Lakes Blvd
Ste 200
Orlando Fl. 32827

State of Florida:
County of ~~Broward:~~ Orange

The foregoing instrument was acknowledged before me on Aug 27, 2018, by James L. Zboril, the President of **Tavistock Development Company,** a Florida ~~corporation~~ limited liability company. He or she is [✓] personally known to me, or [ ] provided _____ as identification, and [ ] did or [✓] did not take an oath.

(SEAL)

SHAMIRA M. BARTLEY
Commission # GG 235395
Expires July 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission Number: _____

[Signature page to Development Agreement continue on next page]

[Continuation of signature page to Development Agreement]

Print Name: Shamira Bartley

Print Name: Robyn Niven

Pier 66 Hotel:
Pier 66 Ventures, LLC, a Florida limited liability company

By: Pier 66 Holdings, LLC, a Florida limited liability company, as its sole member

By: _____
Nicholas F. Beucher, III, Vice President

Address: 6900 Tavistock Lakes Blvd.
Suite 200
Orlando, FL 32827

State of Florida:
County of Orange:

The foregoing instrument was acknowledged before me on 9/6/2018, by Nicholas F. Beucher, III, Vice President of Pier 66 Holdings, LLC, a Florida limited liability company as sole member of Pier 66 Ventures, LLC, a Florida limited liability company. He or she is [X] personally known to me, or [ ] provided _____ as identification, and [ ] did or [ ] did not take an oath.

(SEAL)

SHAMIRA M. BARTLEY
Commission # GG 235395
Expires July 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission Number: _____

[Signature page to Development Agreement continue on next page]

[Continuation of signature page to Development Agreement]

Pier 66 Parking:
Pier 66 Parking, LLC, a Florida limited liability company

By: Pier 66 Holdings, LLC, a Florida limited liability company, as its sole member

By:_____
Nicholas F. Beucher, III, Vice President

Address: 6900 Tavistock Lakes Blvd.
Suite 200
Orlando, FL 32827

State of Florida:
County of Orange:

The foregoing instrument was acknowledged before me on 9/6/2017, by Nicholas F. Beucher, III, Vice President of Pier 66 Holdings, LLC, a Florida limited liability company, as sole member of Pier 66 Parking, LLC, a Florida limited liability company. He or she is [X] personally known to me, or [ ] provided _____ as identification, and [ ] did or [ ] did not take an oath.

(SEAL)

SHAMIRA M. BARTLEY
Commission # GG 235395
Expires July 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public, State of Florida
Print Name:_____
My Commission Expires:_____
Commission Number:_____

[Continuation of signature page to Development Agreement]

Print Name: Shamira Bartley

Print Name: Robyn Noren

NAP:
Sails Ventures, LLC, a Florida limited liability company

By: Pier 66 Holdings, LLC, a Florida limited liability company, as its sole member

By: _____
Nicholas F. Beucher, III, Vice President

Address: 6900 Tavistock Lakes Blvd.
Suite 200
Orlando, FL 32827

State of Florida:
County of Orange:

The foregoing instrument was acknowledged before me on 9/6/2018, by Nicholas F. Beucher, III, Vice President of Pier 66 Holdings, LLC, a Florida limited liability company, as sole member of Sails Ventures, LLC, a Florida limited liability company. He or she is [X] personally known to me, or [ ] provided _____ as identification, and [ ] did or [ ] did not take an oath.

(SEAL)

SHAMIRA M. BARTLEY
Commission # GG 235395
Expires July 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission Number: _____

Exhibit A-1
Legal Description for Pier 66 North

Tract A of KIMBERLY PLAT, according to the plat thereof recorded in Plat Book 130, page 1 of the public records of Broward County, Florida.

Exhibit A-2
Pier 66 Parking Legal Description

Tract A of ALLISON PLAT, according to the plat thereof recorded in Plat Book 130, page 2 of the public records of Broward County, Florida.

Exhibit A-3
NAP Pier 66 Parcel Legal Description

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

All that part of Section 13, Township 50 South, Range 42 East lying between the Easterly right of way line of the Intracoastal Waterway and the Westerly boundary of the subdivision of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33, of the Public Records of Broward County, Florida, and bounded on the South by the extended South Boundary of said subdivision and bounded on the North by the North boundary and extended North boundary of Government Lot 8 of said Section 13.

TOGETHER WITH:

Parcel "A" and Parcel "B", all in HARBOR HEIGHTS according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida.

LESS AND EXCEPT the South 35 feet of the West 420 feet of said Parcel B, and the South 35 feet of said Parcel A, more particularly described as follows:

Begin at the Southeast corner of said Parcel B; thence West along the South Boundary of Said Parcel B a distance of 40 feet to the Point of Beginning of this description; thence West along the South boundaries of said Parcels B and A, a distance of 772.06 feet, more or less to the Northwest corner of Lot 52, Block 7 of the subdivision of HARBOUR HEIGHTS ADDITION, according to the Plat thereof, as recorded in Plat Book 35, Page 21 of the Public Records of Broward County, Florida, which point is also the Southwest corner of said Parcel A of HARBOR HEIGHTS; thence Northwesterly along the Westerly boundary of said Parcel A to a point which is 35 feet North of the extended South boundary of said Parcel A measured along a line parallel to the East boundary of said Parcel A; thence East along a line parallel to the South boundaries of said Parcels A and B a distance of 775 feet more or less to a point 40 feet West of the East boundary of said Parcel B, measured along said line; thence South along a line parallel to the East boundary of said Parcel B a distance of 35 feet to the Point of Beginning.

AND LESS AND EXCEPT that part of said Parcel B described as follows:

Begin at the Southeast corner of said Parcel B and run Northerly along the East boundary line of said Parcel B for a distance of 30 feet to a point; thence Westerly and parallel to the South boundary line of said Parcel B for distance of 20 feet to a point; thence Southerly and parallel to the East boundary line of said Parcel B for a distance of 30 feet to a point on the South boundary line of said Parcel B; thence run Easterly along the South boundary line of said Parcel B a distance of 20 feet to the Point of Beginning.

AND LESS AND EXCEPT that portion of the above-described property lying within Parcel 101 in that certain Order of Taking filed December 17, 1996 in Official Records Book 25787, Page 484 of the Public Records of Broward County, Florida, being more particularly described as follows:

That part of Parcel B of HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, lying in Government Lot 8, Section 13, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southwest corner of Parcel "A", said HARBOR HEIGHTS; thence North 05°41'01" West along the West line of said Parcel "A", a distance of 420.62 feet to the South Existing Right Of Way line of State Road A-IA (S.E. 17th Street Causeway) and the North line of said Parcel "A"; thence North 88°13'58" East along said South Existing Right of Way line, a distance of 407.70 feet to the POINT OF BEGINNING; thence continue North 88°13'58" East, along the North line of said Parcel "B" and said South Existing Right of Way line, a distance of 424.79 feet to a point on a curve concave Southwesterly having a chord bearing of South 46°13'17" East; thence Southeasterly along said curve, having a radius of 25.00 feet, through a central angle of 91°05'30", an arc length of 39.75 feet to the end of said curve; thence South 00°40'32" East, along the East line of said Parcel "B" and the West Existing Right of Way line of Harbor Heights Drive (S.E. 23rd Ave.), a distance of 29.35 feet; thence North 46°53'59" West, a distance of 22.93 feet; thence South 88°06'01" West, a distance of 11.00 feet to a point on a curve concave Northeasterly, having a chord bearing of North 82°58'19" West; thence Northwesterly along said curve having a radius of 364.17 feet, through a central angle of 17°51'20", an arc length of 113.49 feet to the end of said curve and to a point of reverse curve concave Southwesterly, having a chord bearing of North 82°54'21" West; thence Northwesterly along said curve, having a radius of 324.80 feet, through a central angle of 17°43'23", an arc of length of 100.47 feet to the end of said curve, thence South 88°13'58" West, a distance of 97.30 feet; thence North 88°46'13" West, a distance of 114.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion of the above-described property described fully in Exhibit "C" in that certain Stipulated Partial Final Judgment recorded October 13, 2000 in Official Records Book 30932, Page 495 and referenced in Trustee's Deed to the State of Florida Department of Transportation recorded March 17, 2005 in Official Records Book 39261, Page 1558 of the Public Records of Broward County, Florida being more fully described as follows:

A portion of Parcel "B", HARBOR HEIGHTS, according to the Plat thereof, as recorded in Plat Book 34, Page 33 of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "B"; thence North 88°13'58" East, on the North line of said Parcel "B", a distance of 9.75 feet; thence Easterly on the South right-of-way line of State Road A-I-A (S.E. 17th Street Causeway) the following three (3) courses and distances: South 88°46'13" East, a distance of 114.26 feet; thence North 88°13'58" East, a distance of 97.30 feet to a point of curve (P.C.(1)); thence Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 11°59'04", an arc distance of 67.94 feet to the point of termination (P.O.T.(1)) of the said three (3) courses and distances and the Point of beginning (P.O.B.); thence continuing Easterly on the said South right-of-way line the following four (4) courses and distances; continuing Southeasterly on a curve to the right, with a radius of 324.80 feet and a central angle of 05°44'19", an arc distance of 32.53 feet to a point of reverse curve (P.R.C.); thence Southeasterly on a curve to the left, with a radius of 364.17 feet and a central angle of 17°51'20", an arc distance of 113.49 feet to a point of tangency (P.T.(1)); thence North 88°06'01" East, a distance of 11.00 feet; thence South 46°53'59" East, a distance of 22.95 feet to the point of termination P.O.T. (2) of the said four (4) courses and distances; thence South 00°43'01" East, on the East line of said Parcel "B", a distance of 16.23 feet to a point of cusp; thence Northeasterly on a curve to the left, whose tangent bears North 00°43'01" West, with a radius of 22.00 feet and a central angle of 91°10'58", an arc distance of 35.01 feet to a point of tangency (P.O.T. (2)); thence South 88°06'01" West, a distance of 4.90 feet to a point of curve (P.C. (2)); thence Northwesterly on a curve to the right, with a radius of 374.17 feet and a central angle of 15°06'14", an arc distance of 98.64 feet; thence North 65°05'30" West, a distance of 51.06 feet to the Point of Beginning.

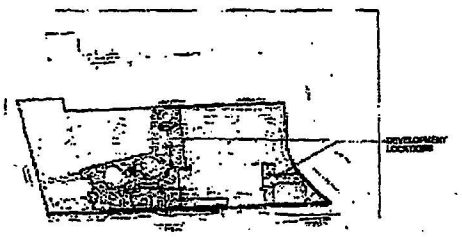
Exhibit B-1

Amendment to Previously Approved Site Plan
(Case No. 35-R-09)

PIER 66 IMPROVEMENT PROGRAM

AMENDED SITE PLAN - DRC CASE NO. 35-R-09

(AMENDMENT TO DRC CASE NO 86-R-07)



OVERALL SITE MAP — N.T.S.

PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: MAY 8, 2009

Pre-PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: APRIL 27, 2009

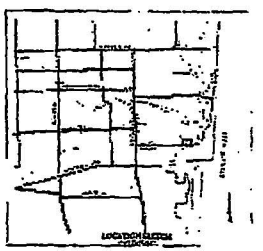
DEVELOPMENT COMMITTEE REVIEW SUBMITTAL
ISSUED: FEBRUARY 12, 2009

PREPARED FOR:

2301 SE 17th Street, LLC

2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
Telephone 954.525.6555

(VOLUME 1 OF 2)



PROJECT LOCATION MAP — N.T.S.

2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
954.525.6555

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L-1.03 SITE AERIAL PHOTOGRAPH
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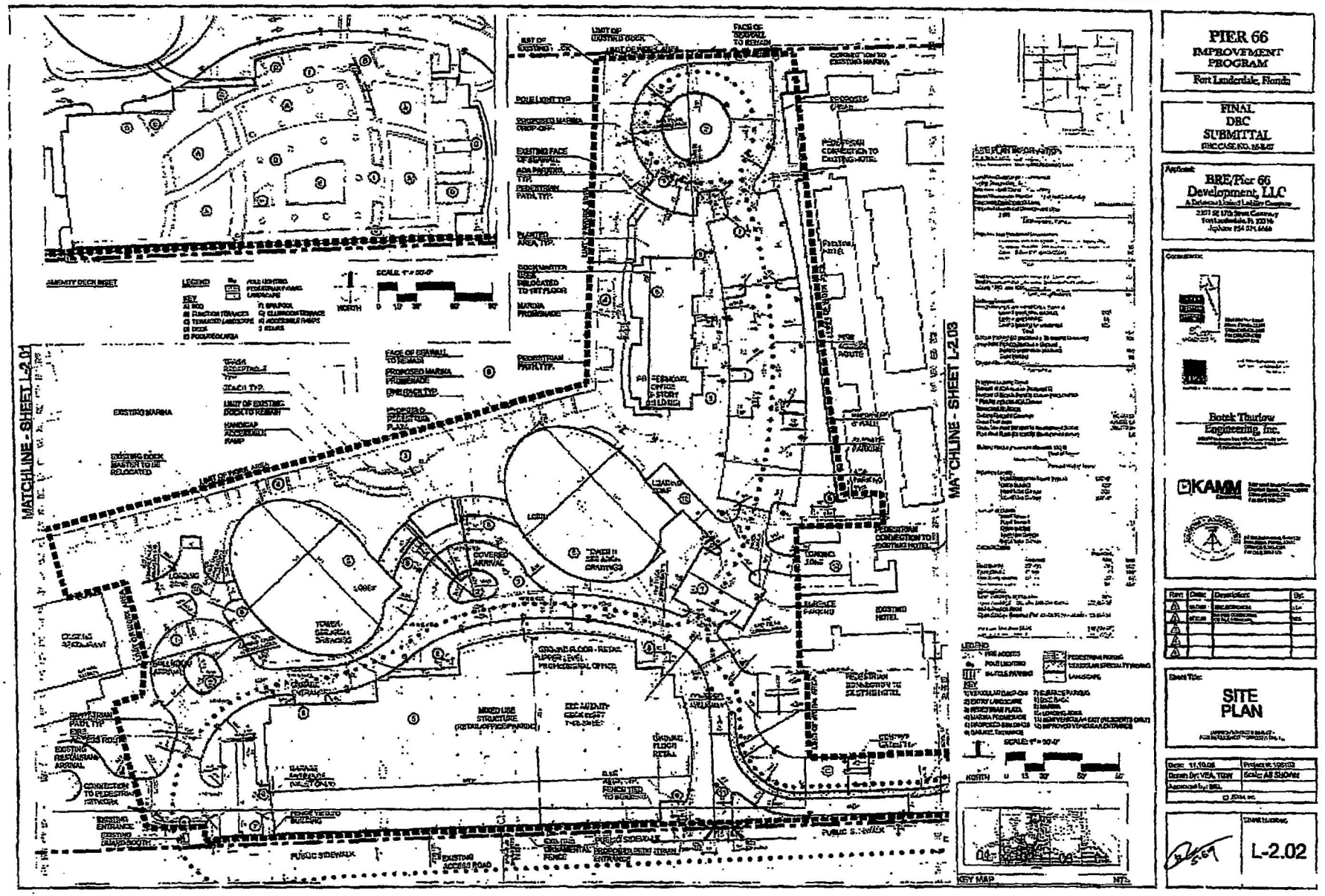
*NOTE: THESE DRAWINGS SHOW THE EXTENT OF THE CHANGES REQUESTED IN THIS DRC APPLICATION. ALL OTHER INFORMATION IS AS APPROVED IN FINAL DRC NO. 86-R-07.

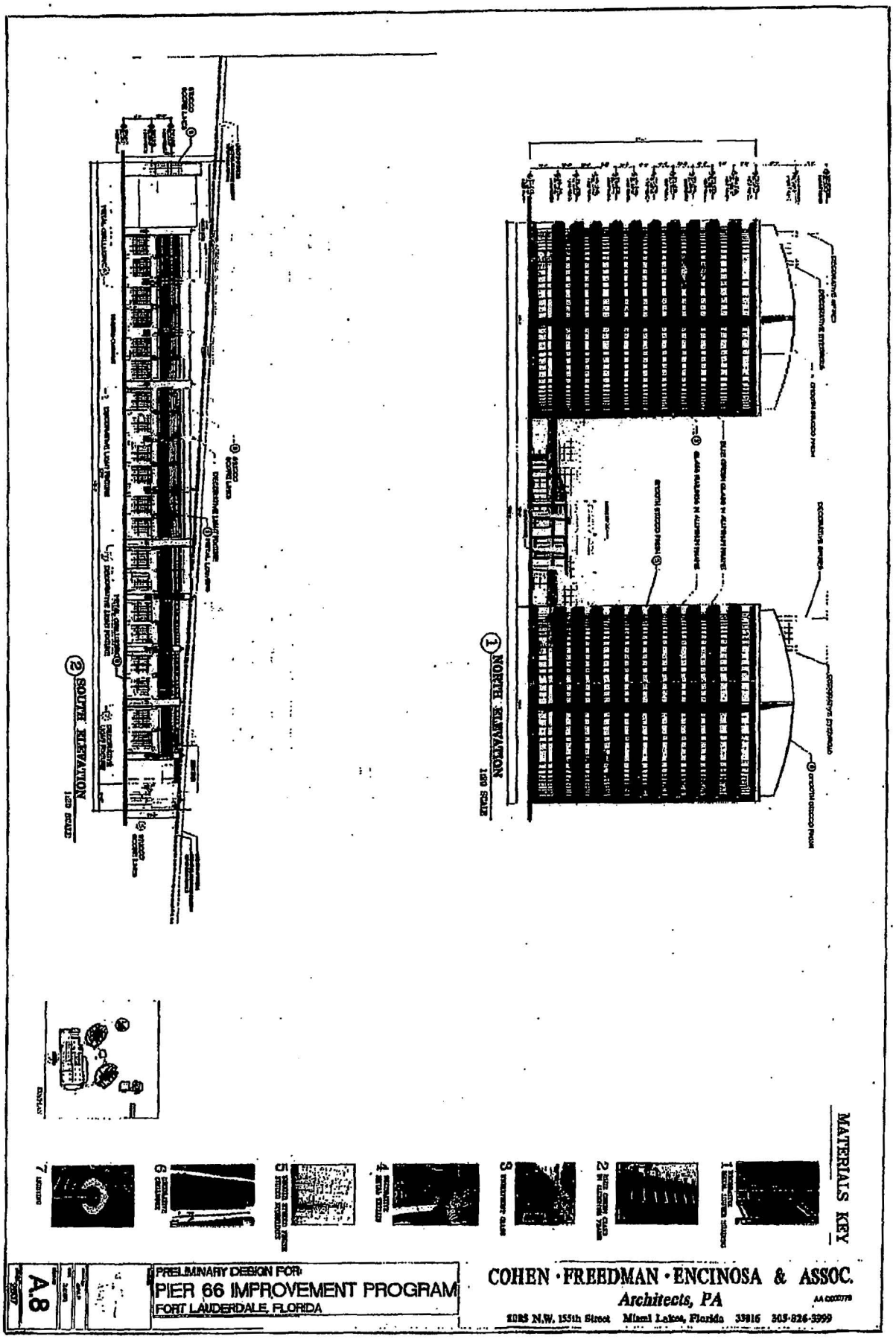
ARCHITECTS, PA

Botek Thurlow Engineering, Inc.

KAMM Consulting

4


PIER 66
IMPROVEMENT PROGRAM
Fort Lauderdale, Florida
FINAL DRC SUBMITTAL
BRE/Pier 66 Development, LLC
Botek Thurlow Engineering, Inc.
KAMM
SITE PLAN
L-2.02
MATCHLINE - SHEET L-2.01
MATCHLINE - SHEET L-2.03
EXISTING MARINA
EXISTING DOCK MASTER TO BE RELOCATED
COVERED ARRIVAL
TOWER SEDIMENT DRAWINGS
MIXED USE STRUCTURE
PUBLIC SIDEWALK
EXISTING ACCESS ROAD
EXISTING HOTEL
KEY MAP


1 NORTH ELEVATION
1/8" SCALE
2 SOUTH ELEVATION
1/8" SCALE
MATERIALS KEY
PRELIMINARY DESIGN FOR:
PIER 66 IMPROVEMENT PROGRAM
FORT LAUDERDALE, FLORIDA
A.8
COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
AA 0000779
8585 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

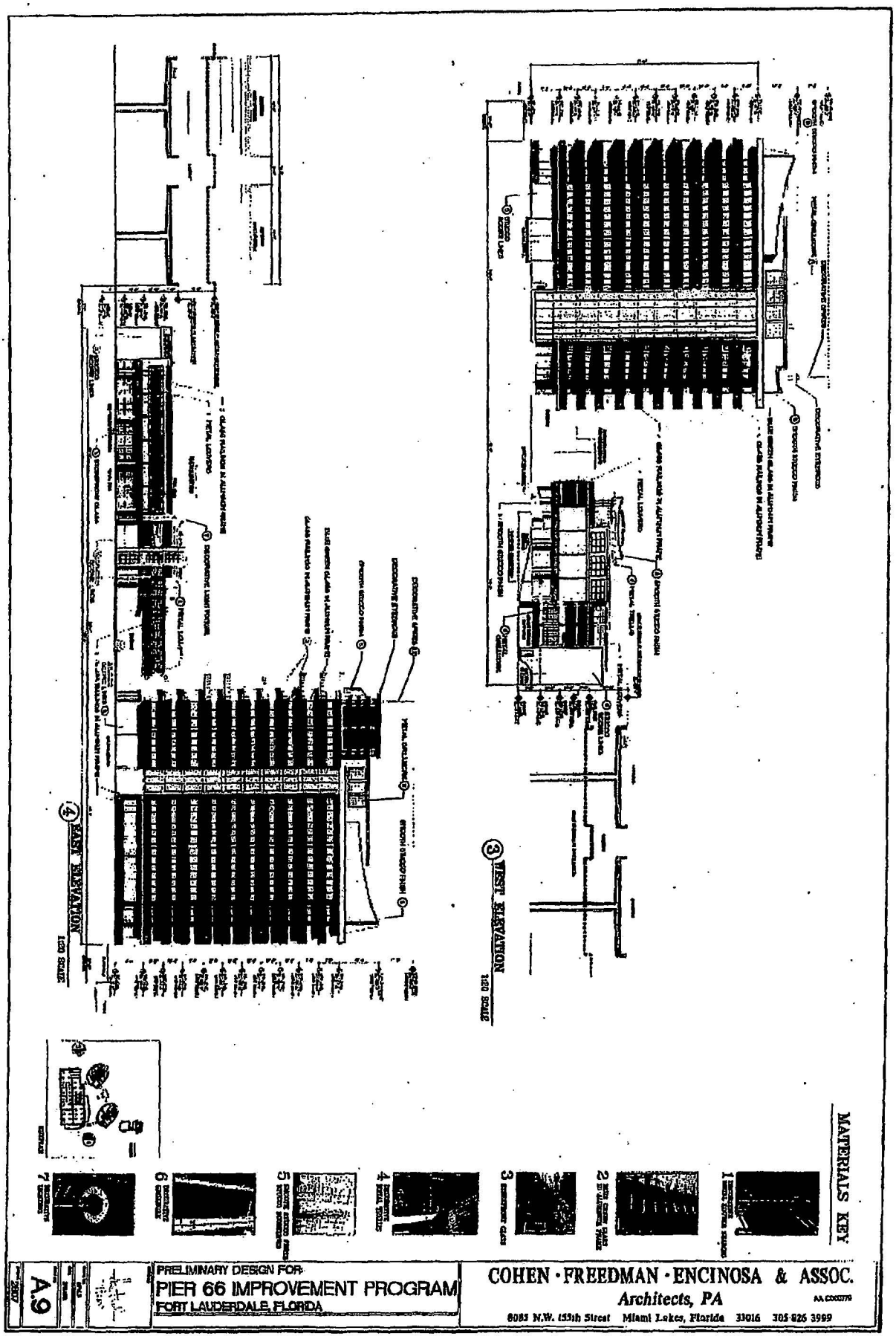

4 EAST ELEVATION
3 WEST ELEVATION
MATERIALS KEY
A.9
PRELIMINARY DESIGN FOR:
PIER 66 IMPROVEMENT PROGRAM
FORT LAUDERDALE, FLORIDA
COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8083 N.W. 155th Street Miami Lakes, Florida 33016 305-826 3999

Exhibit B-2

Second Amendment to Previously Approved Site Plan
(Case No. R15043)

PIER 66 IMPROVEMENT PROGRAM

AMENDED SITE PLAN - JULY 29, 2015

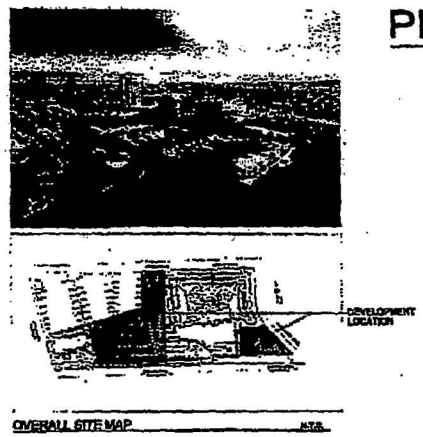
(AMENDMENT TO DRC CASE NO 35-R-09)

(AMENDMENT TO DRC)

PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: MAY 8, 2009

Pre-PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: APRIL 27, 2009

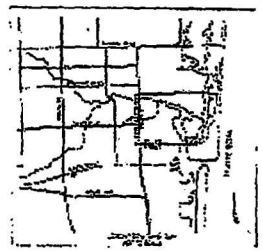
DEVELOPMENT COMMITTEE REVIEW SUBMITTAL
ISSUED: February 12, 2009



OVERALL SITE MAP N.T.S.

PREPARED FOR:
2301 SE 17th Street, LLC
2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
Telephone: 954.523.8666

(AMENDMENTS TO VOLUMES 1 AND 2)



PROJECT LOCATION MAP N.T.S.
2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
954.523.8666

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CFE | ARCHITECTS

Botek Thurlow Engineering, Inc.

KAMM Consulting

R.

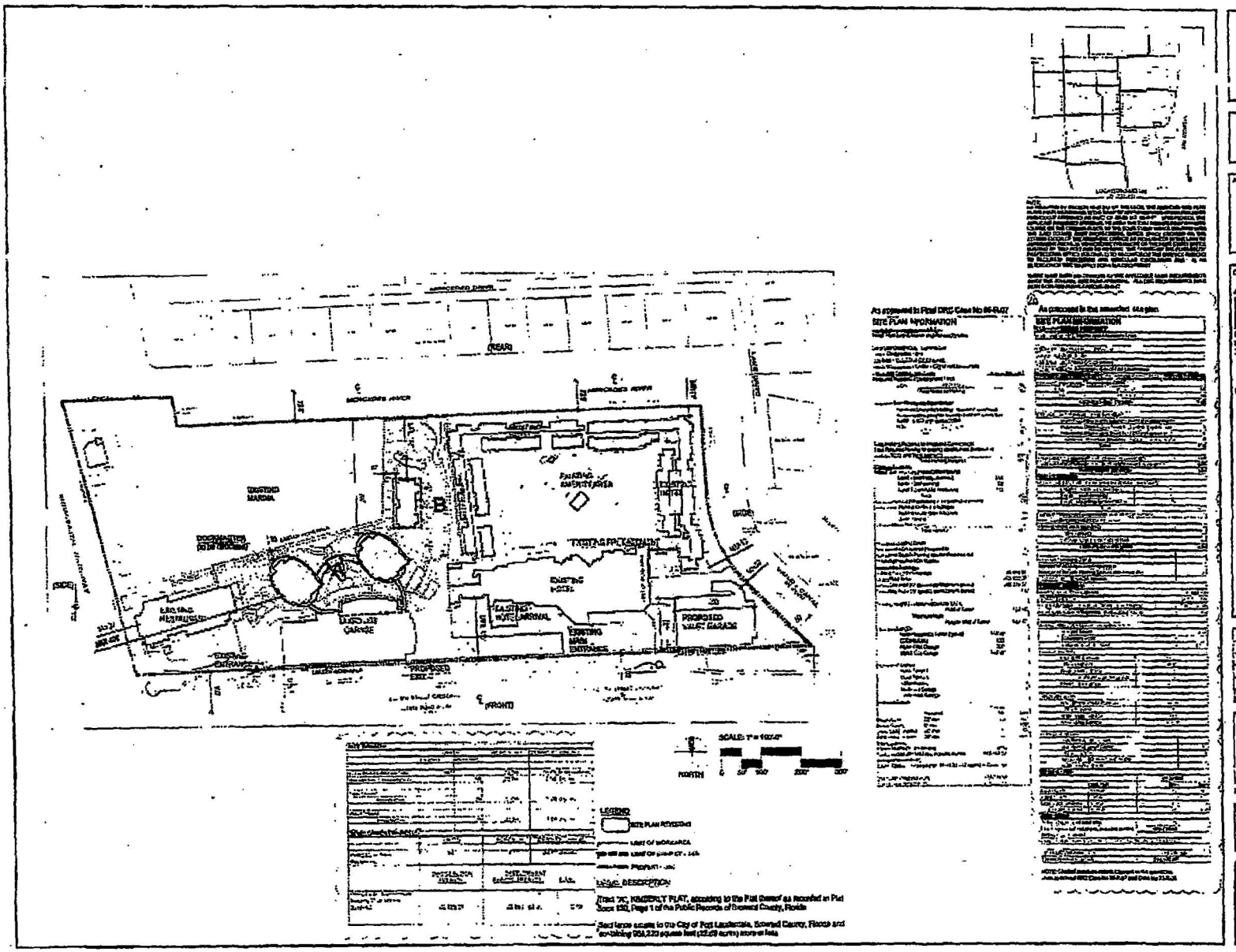
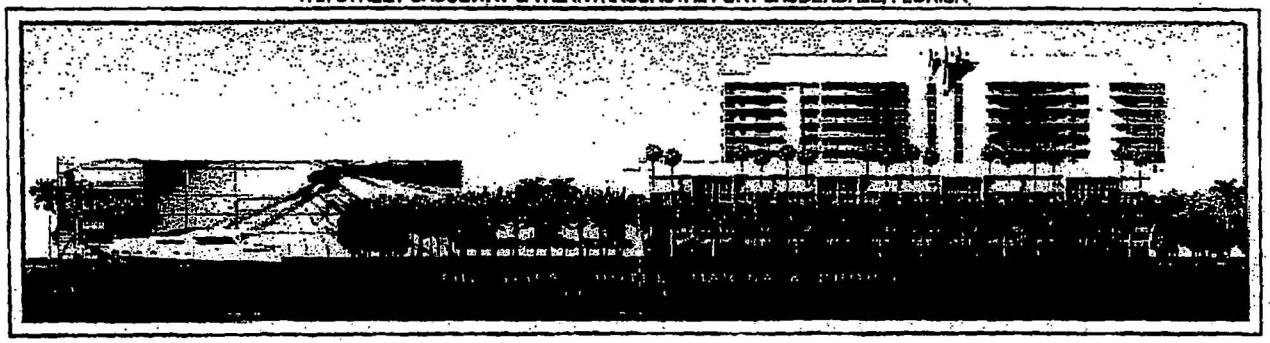

PIER 66
Fort Lauderdale, Florida
DEVELOPMENT REVIEW COMMITTEE SUBMITTAL
2301 SE 17th Street, LLC
Botek Thurlow Engineering, Inc.
MASTER SITE PLAN
L-1.06

Exhibit B-3
Sails Parcel Approval

THE SAILS

HOTEL, MARINA & SHOPS

17th STREET CAUSEWAY & THE INTRACOASTAL FORT LAUDERDALE, FLORIDA



PROJECT DESCRIPTION

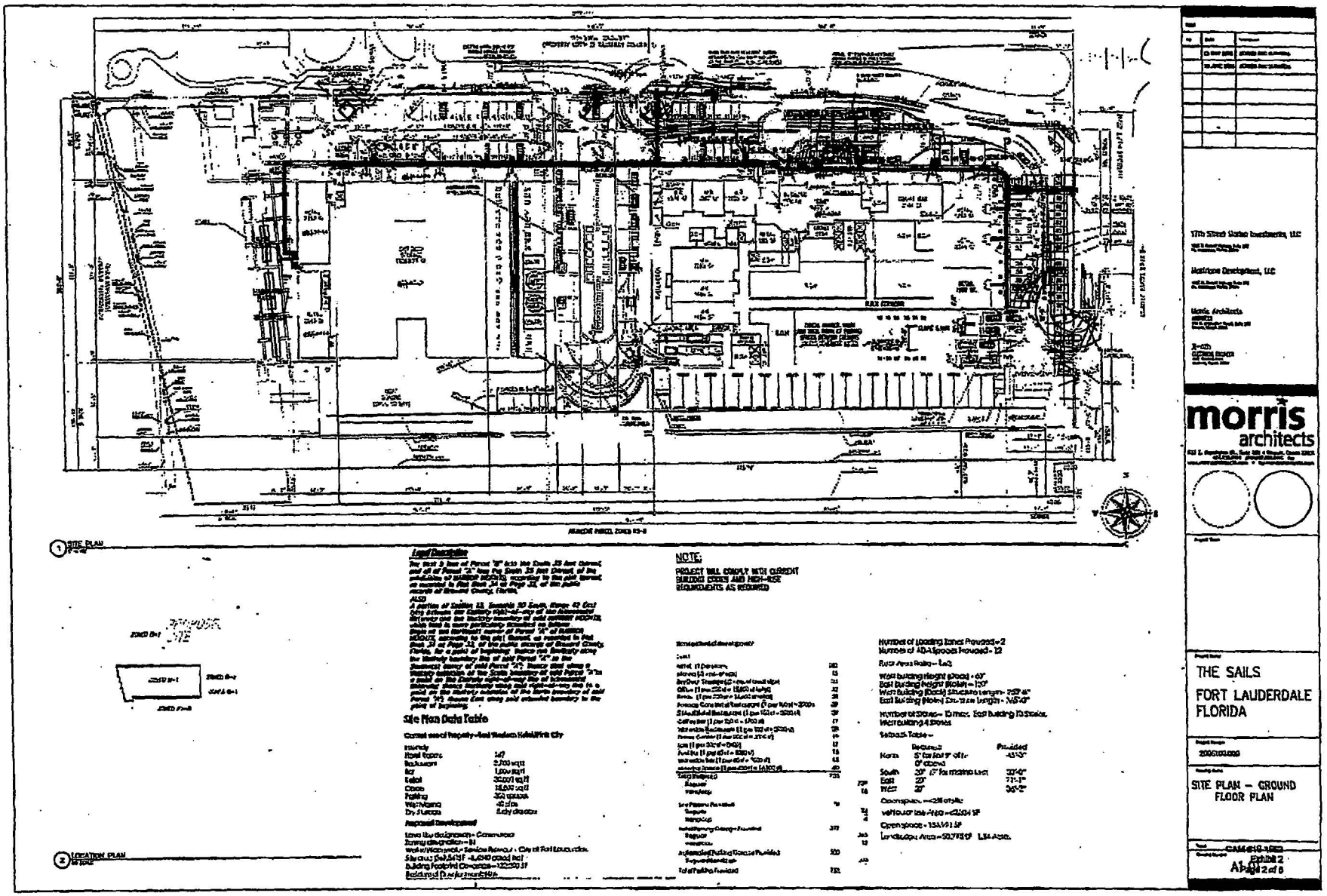
REVISED DRC SUBMITTAL
13 MAY 2008

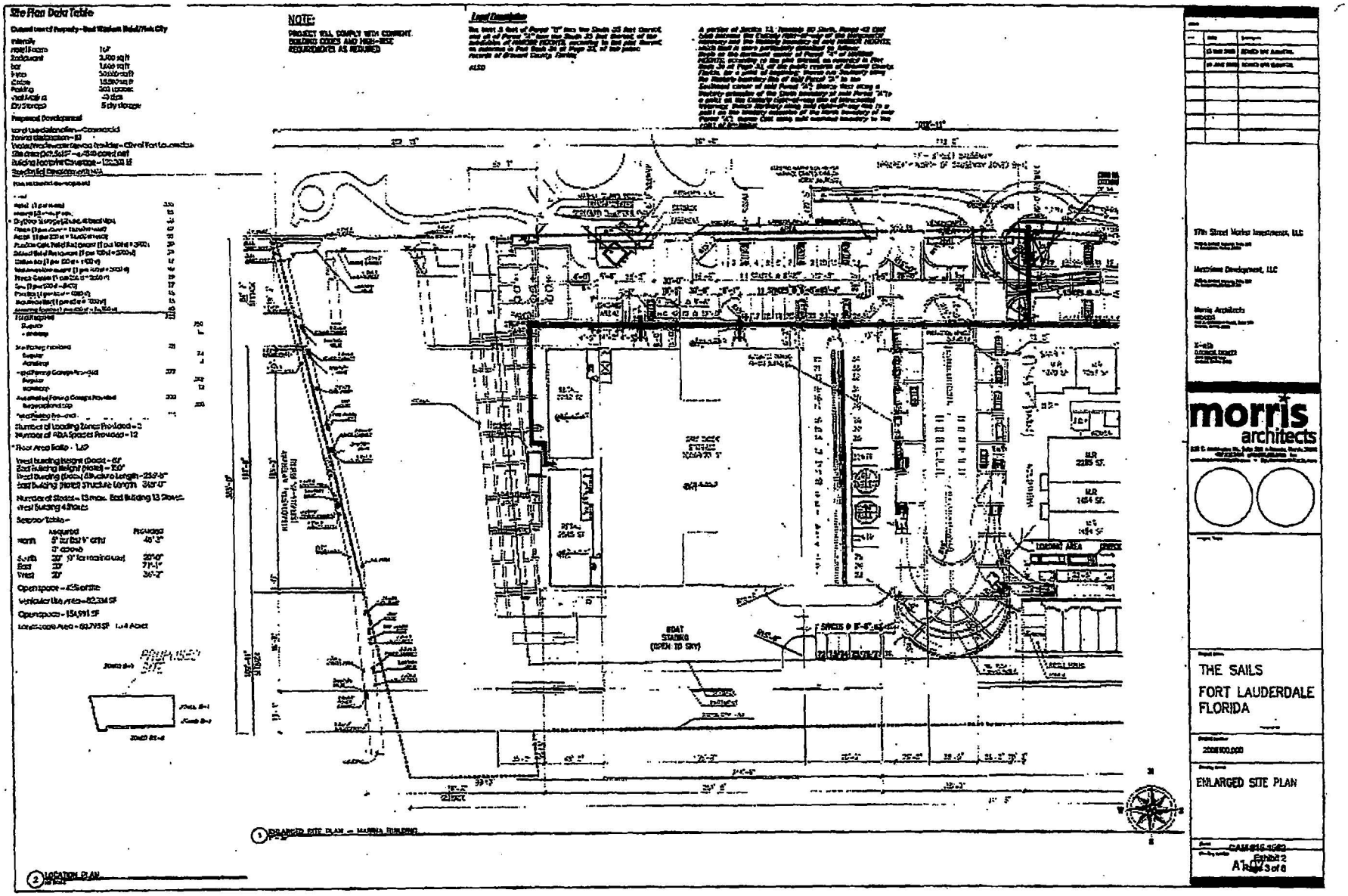
REVISED DRC SUBMITTAL
19 JUNE 2008

ARCHITECTURE
Morris Architects
455 E. Washington Street, Suite 600
Orlando, FL 32801
TEL. 407.839.0414
FAX 407.839.0410

LANDSCAPE ARCHITECTURE
Morris Architects
455 E. Washington Street, Suite 600
Orlando, FL 32801
TEL. 407.839.0414
FAX 407.839.0410

ELECTRICAL ENGINEERING
X-Nth
2401 Pacific Lane
Maitland, FL 32751
TEL. 407.660.0280
FAX 407.660.1652


1 SITE PLAN
2 LOCATION PLAN
NOTE:
PROJECT WILL COMPLY WITH CURRENT BUILDING CODES AND HIGH-RISE REQUIREMENTS AS REQUIRED
Site Plan Data Table
morris architects
THE SAILS
FORT LAUDERDALE FLORIDA
SITE PLAN – GROUND FLOOR PLAN
Exhibit 2
Page 2 of 6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PROJECT WILL COMPLY WITH CURRENT BUILDING CODES AND HIGH-RISE REQUIREMENTS AS REQUIRED
Legal Description
morris architects
THE SAILS
FORT LAUDERDALE
FLORIDA
ENLARGED SITE PLAN
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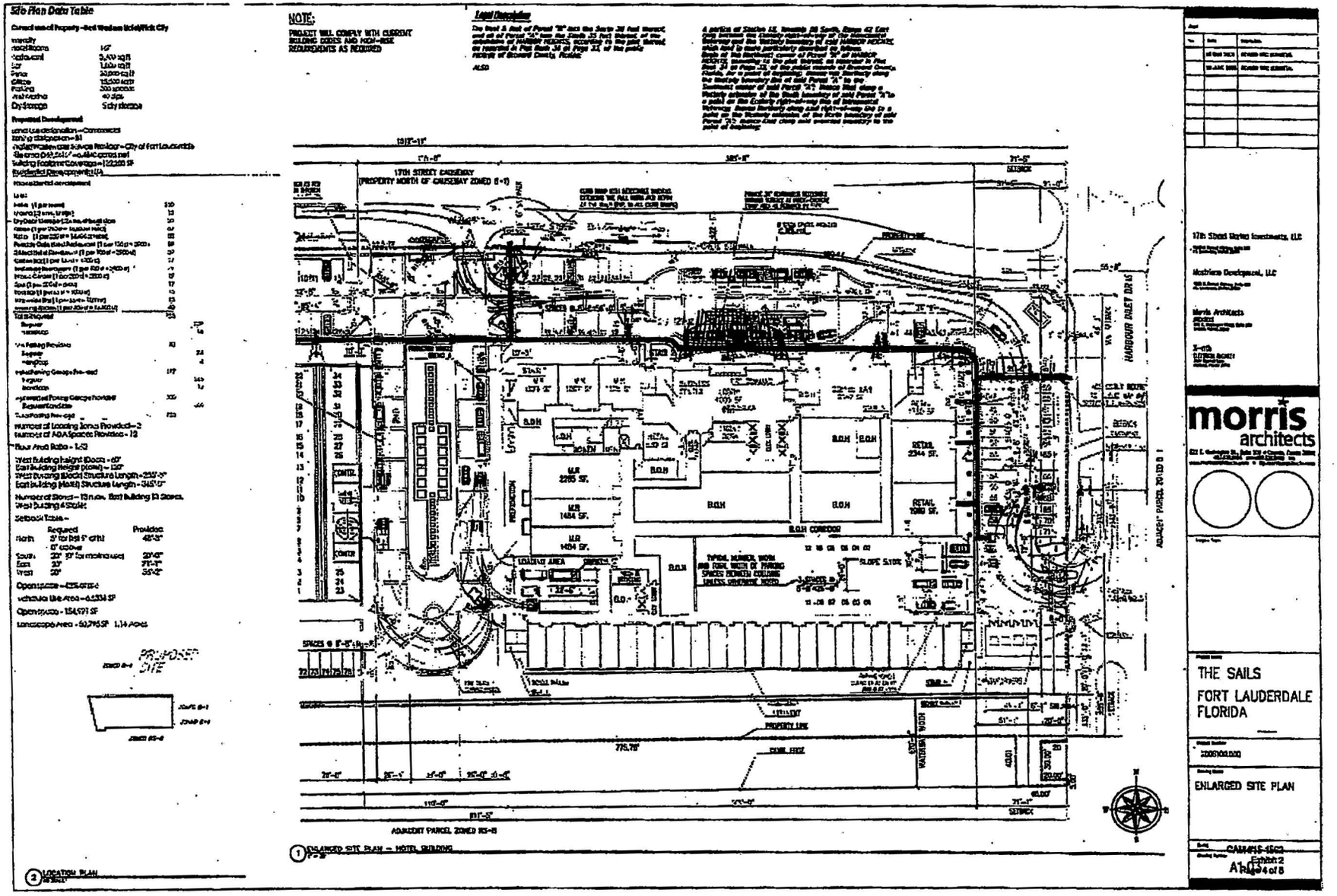
2 LOCATION PLAN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(PROPERTY NORTH OF CAUSEWAY ZONED B-1)
HARBOUR INLET DRIVE
ADJACENT PARCEL ZONED B-1
ADJACENT PARCEL ZONED RS-8
PROPOSED SITE
LOCATION PLAN
ENLARGED SITE PLAN – HOTEL BUILDING
17th Street Marina Investments, LLC
Mastriana Development, LLC
Morris Architects
morris architects
THE SAILS
FORT LAUDERDALE
FLORIDA
ENLARGED SITE PLAN
Exhibit 2
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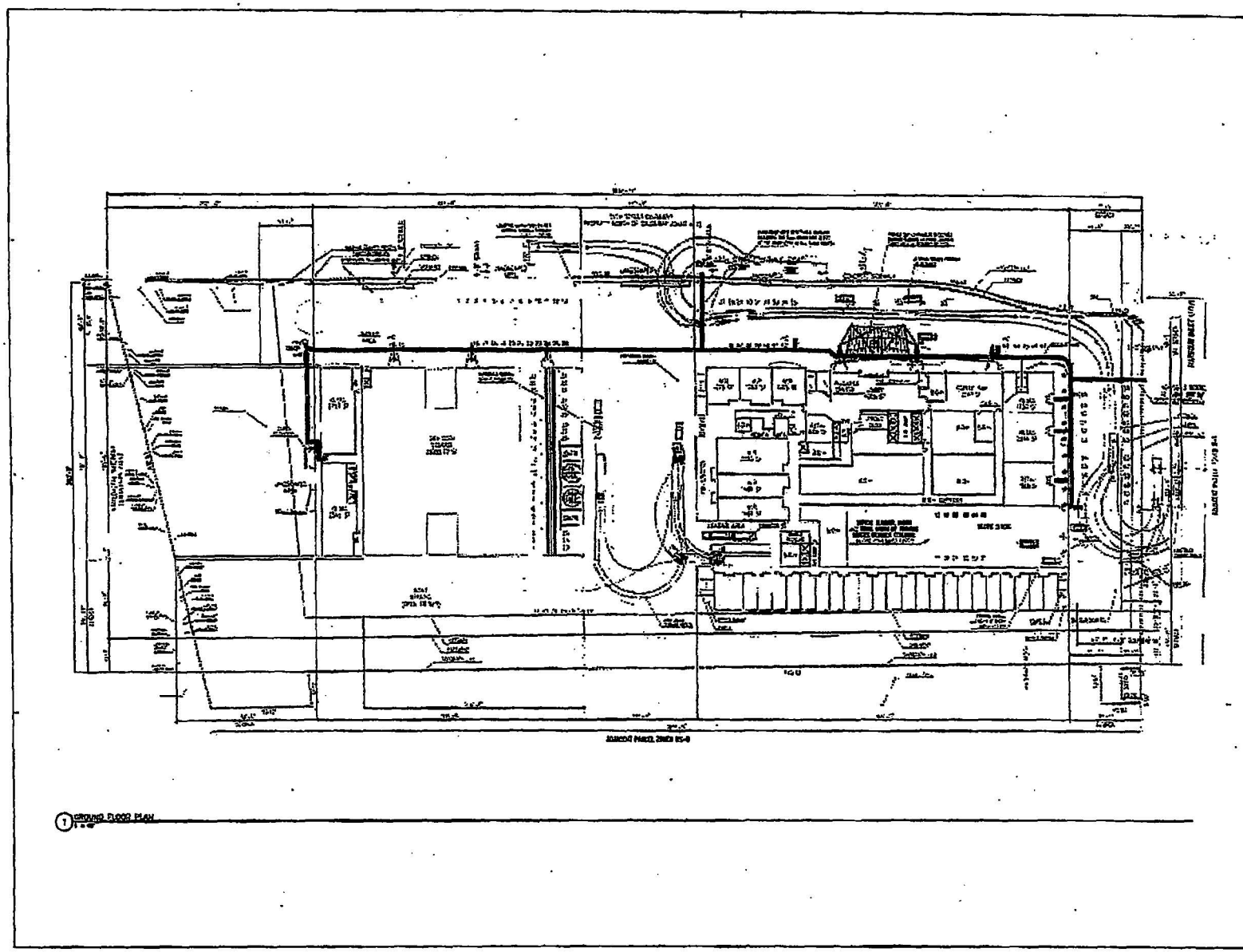

morris architects

THE SAILS

FORT LAUDERDALE
FLORIDA

FLOORPLAN LEVEL 1

Exhibit 2
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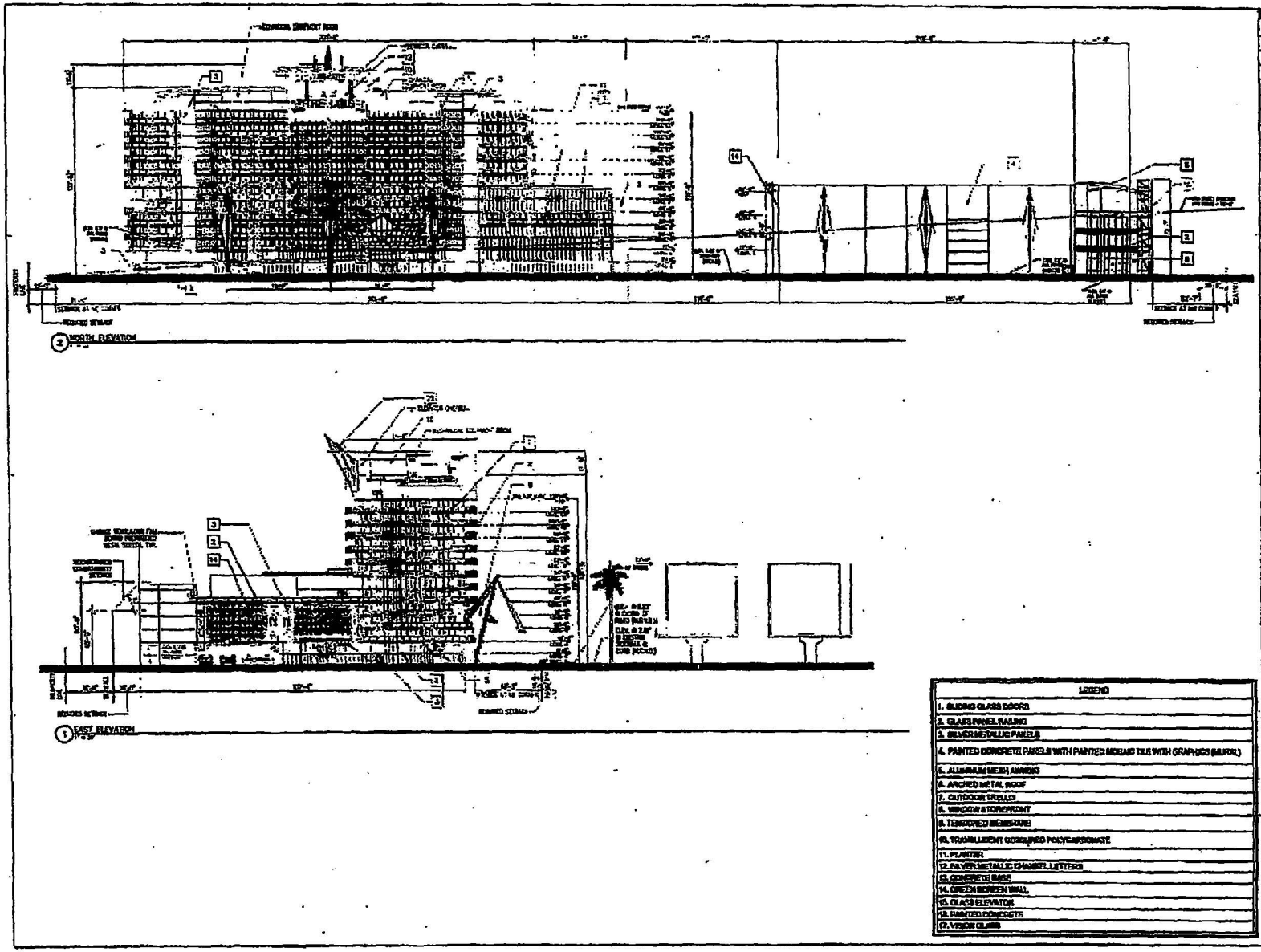
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1 EAST ELEVATION
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2. GLASS PANEL RAILING
3. SILVER METALLIC PANELS
4. PAINTED CONCRETE PANELS WITH PAINTED MOSAIC TILE WITH GRAPHICS (MURAL)
5. ALUMINUM MESH AWNING
6. ARCHED METAL ROOF
7. OUTDOOR TRELLIS
8. WINDOW STOREFRONT
9. TENSIONED MEMBRANE
10. TRANSLUCENT DESIGURED POLYCARBONATE
11. PLANTER
12. SILVER METALLIC CHANNEL LETTERS
13. CONCRETE BASE
14. GREEN SCREEN WALL
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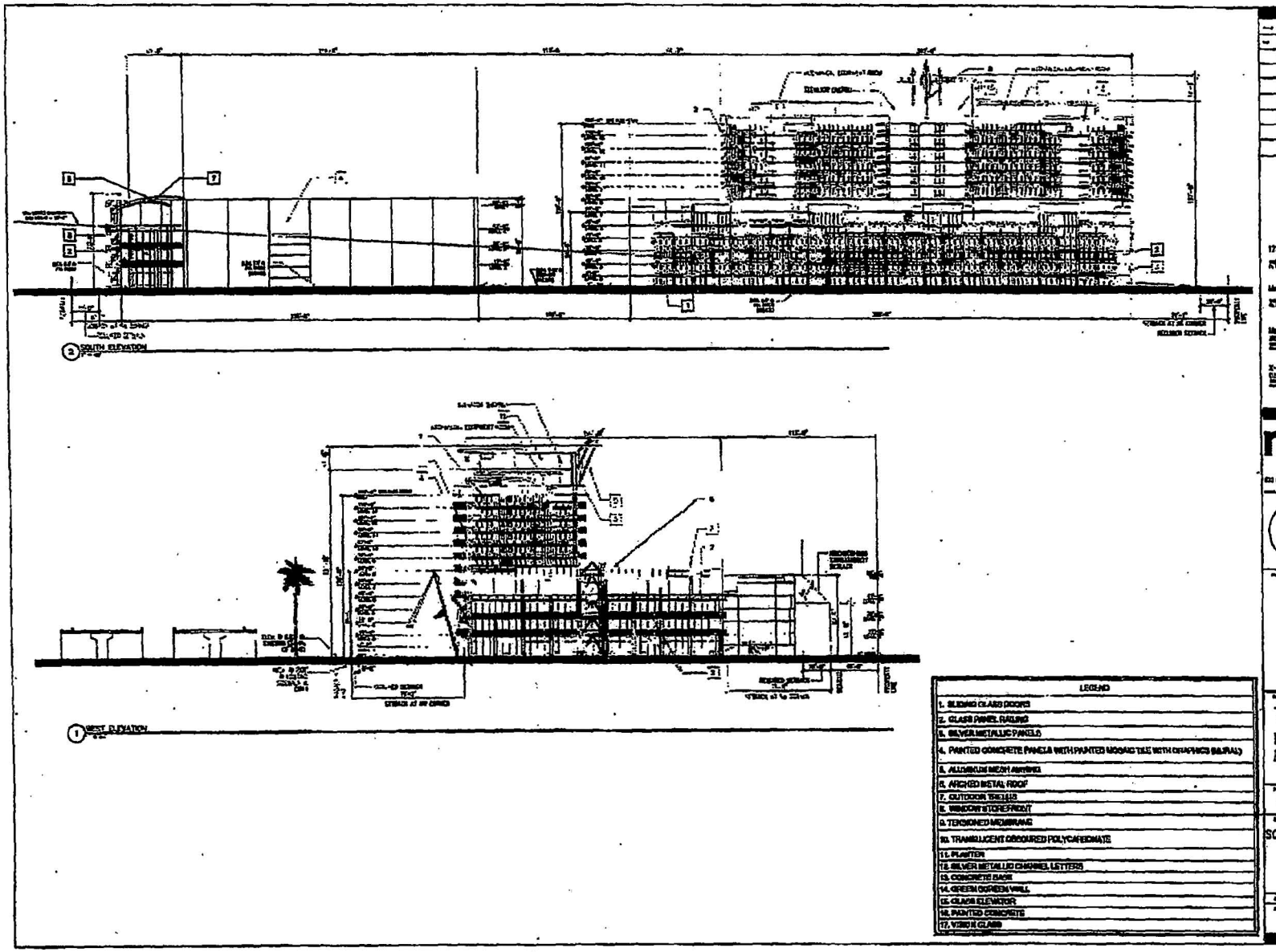
17. VISION GLASS
Mestrian Development, LLC
Morris Architects
morris architects
THE SAILS
FORT LAUDERDALE
FLORIDA
NORTH & EAST ELEVATIONS
Exhibit 2
A4.00


SOUTH ELEVATION
WEST ELEVATION
LEGEND
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2. GLASS PANEL RAILING
3. SILVER METALLIC PANELS
4. PAINTED CONCRETE PANELS WITH PAINTED MOSAIC TILE WITH GRAPHICS (MURAL)
5. ALUMINUM MESH AWNING
6. ARCHED METAL ROOF
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8. WINDOW STOREFRONT
9. TENSIONED MEMBRANE
10. TRANSLUCENT OBSCURED POLYCARBONATE
11. PLANTER
12. SILVER METALLIC CHANNEL LETTERS
13. CONCRETE BASE
14. GREEN SCREEN WALL
15. GLASS ELEVATOR
16. PAINTED CONCRETE
17. VISION GLASS
17th Street Marina Investments, LLC
Maritime Development, LLC
Morris Architects
X-ach
morris architects
THE SAILS
FORT LAUDERDALE
FLORIDA
SOUTH & WEST ELEVATIONS
CAM 815-1502
Exhibit 2
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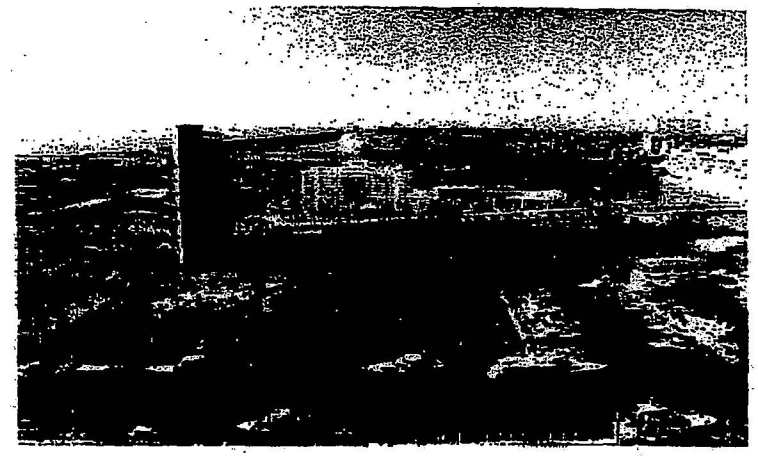
A4.01



3 SOUTHERN VIEW



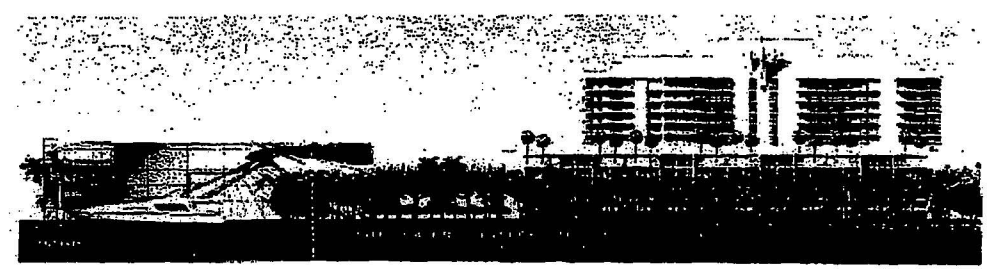
5 STREET ENTRANCE VIEW



2 NORTH ELEVATION



4 NORTH-EAST VIEW



1 SOUTH ELEVATION

17th Street Marina Investments, LLC

Mastrione Development, LLC

Morris Architects

morris architects

THE SAILS
FORT LAUDERDALE
FLORIDA

RENDERINGS

CAM 04-1562
Exhibit 2
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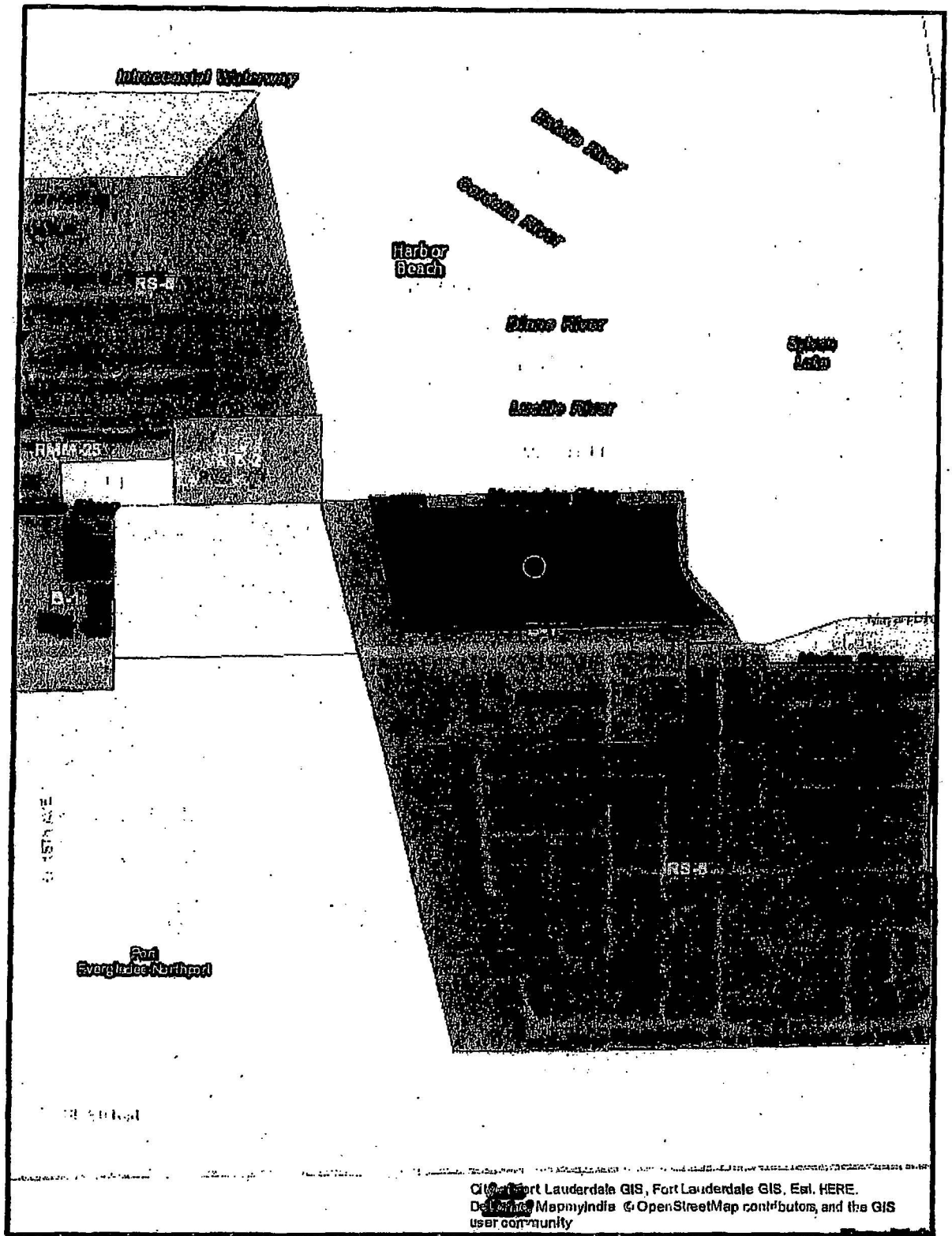
A5.00

Exhibit C
Current Zoning



Zoning Map

0 380 760 Feet

GIS Fort Lauderdale

© 17 OF FORT LAUDERDALE

Map Created by Property Reporter GIS

Printed on: 2/5/2018

Sec. 47-6.11. - List of permitted and conditional uses, Boulevard Business (B-1) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

A.	*PERMITTED USES*	*B.*	*CONDITIONAL USES:* See Section 47-24.3.
1.	*Automotive*		
a.	Automotive Sales, Rental, New vehicles, see Section 47-18.3.		
b.	Automotive Parts & Supplies Store.		
c.	Automotive Repair Shop, including minor repair, see Section 47-18.4.		
d.	Automotive Service Station, see Section 47-18.5.		
e.	Car Wash, automatic, see Section 47-18.7.		
f.	Motorcycle/moped sales.		
g.	Tire Sales, including Retreading and Service.		
2.	*Boats, Watercraft and Marinas*		

a. Marine Parts and Supplies Store. b. Sailmaking. c. Watercraft Repair, minor repair, see Section 47-18.37. d. Watercraft Sales and Rental, new or used, see Section 47-18.36.	a. Charter and Sightseeing Boat, see Section 47-23.8. b. Hotel Marina, see Section 47-23.8. c. Marina, see Section 47-23.8. d. Marine Service Station see Section 47-18.20. e. Watercraft Sales and Rental, new or used, on a waterway, see Section 47-23.8.
3.	*Commercial Recreation*
a. Billiard Parlor. b. Bingo Hall. c. Bowling Alley. d. Indoor Motion Picture Theater. e. Performing Arts Theater.	a. Golf Course, Golf Range. b. Indoor Firearms Range, Section 47-18.18. c. Miniature Golf.
4.	*Food and Beverage Service*
a.	Bakery Store.
b.	Bar, Cocktail Lounge, Nightclub.
c.	Cafeteria.

d.	Candy, Nuts Store.
e.	Convenience Kiosk. See Sec. 47-18.43.
f.	Convenience Store. See Sec. 47-18.43.
g.	Convenience Store, Multi-Purpose. See Sec. 47-18.43.
h.	Delicatessen.
i.	Food and Beverage Drive-Thru.
j.	Fruit and Produce Store.
k.	Grocery/Food Store.
l.	Ice Cream/Yogurt Store.
m.	Liquor Store. See Sec. 47-18.43.
n.	Meat and Poultry Store.
o.	Package Liquor Store. See Sec. 47-18.43.
p.	Restaurant.
q.	Seafood Store.
r.	Supermarket.
5.	*Lodging*
a.	Bed and Breakfast Dwelling, see Section 47-18.6.
b.	Hotel, see Section 47-18.16.

6.	*Mixed Use Developments*		
		a.	Mixed Use Development, see Section 47-18.21.
7.	*Public Purpose Facilities*		
a. Civic and Private Club Facility. b. Government Administration. c. Hospital. d. House of Worship. e. Library. f. Museum. g. Active and Passive Park, see Section 47-18.44. h. Public/Private Recreation. i. Police and Fire Substation. j. Post Office Substation. k. School.		a. Social Service Residential Facility, see Section 47-18.32.	
8.	*Retail Sales*		
a.	Antiques Store.		

b.	Apparel Accessories Store.
c.	Arts & Crafts Supplies Store.
d.	Art Galleries, Art Studio.
e.	Bait and Tackle Store.
f.	Bicycle Shop.
g.	Book Store.
h.	Camera, Photographic Supplies Store.
i.	Card & Stationery Store.
j.	Cigar, Tobacco Store.
k.	Computer/Software Store.
l.	Consignment, Thrift Store.
m.	Cosmetic, Sundries Store.
n.	Department Store.
o.	[*Reserved.*]
p.	Fabric, Needlework, Yarn Shop.
q.	Flooring Store.
r.	Florist Shop.
s.	Furniture Store.
t.	Gifts, Novelties, Souvenirs Store.

u.	Glassware, China, Pottery Store.
v.	Hardware Store.
w.	Hobby Items, Toys, Games Store.
x.	Holiday-Related Merchandise, Outdoor Sales, see Section 47-18.15.
y.	Home Improvement Center.
z.	Household Appliances Store.
aa.	Jewelry Store.
bb.	Lawn & Garden Center, outdoor display permitted.
cc.	Linen, Bath, Bedding Store.
dd.	Luggage, Handbags, Leather Goods Store.
ee.	Medical Supplies Sales.
ff.	Music, Musical Instruments Store.
gg.	Newspapers, Magazines Store.
hh.	Office Supplies, Equipment Store.
ii.	Optical Store.
jj.	Paint, Wallpaper Store.
kk.	Party Supply Store.

ll.	Pet Store.
ll-1.	Pharmacy.
mm.	Shoe Store.
nn.	Sporting Goods Store.
oo.	Tapes, Videos, Music CD's Stores.

9.	*Services/Office Facilities*

a. Auction House. b. Copy Center. c. Check Cashing Store. d. Dry Cleaner, see Section 47-18.12. e. Financial Institution, including Drive-Thru Banks. f. Film Processing Store. g. Formal Wear, Rental. h. Funeral Home. i. Hair Salon. j. Health and Fitness Center. k. Instruction: Fine Arts, Sports Recreation, Dance,	a. Adult Gaming Center, see Section 47-18.42. b. Child Day Care Facilities, see Section 47-18.8. c. Helistop, see Section 47-18.14. d. Medical Cannabis Dispensing Facilities, see Section 47-18.46.

Music, Theater.

l.

Interior Decorator.

m.

Laundromat, see Section 47-18.19.

n.

Mail, Postage, Fax Service.

o.

Massage Therapist.

p.

Medical Clinic.

q.

Medical/Dental Office.

r.

Nail Salon.

s.

Nursing Home.

t.

Parking Facility, see Section 47-20.

u.

Personnel Services.

v.

Pet Boarding Domestic Animals only.

w.

Photographic Studio.

x.

Professional Office.

y.

Security Systems.

z.

Senior Citizen Center, see Section 47-18.30.

aa.

Shoe Repair, Shoe Shine.

bb. Swimming Pool Supplies and Service. cc. Tailor, Dressmaking Store, Direct to the Customer. dd. Tanning Salon. ee. Tattoo Artist. ff. Trade/Business School. gg. Travel Agency. hh. Veterinary Clinic, see Section 47-18.35. ii. Watch and Jewelry Repair.	

10.	*Accessory Uses, Buildings and Structures* (See also Section 47-19.)
a.	Accessory Uses to Hotels, see Section 47-19.8.
b.	Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.
c.	Catering Services.
d.	Child Day Care—Corporate/Employee Sponsors, when accessory to Professional Office, see Section 47-18.8.

e.	Electronic Installation, when accessory to electronic sales, only in wholly enclosed building.		
f.	Film Processing, when accessory to a permitted use.		
g.	Outdoor Dining and Sidewalk Café, see Section 47-19.9.		
h.	Video Games Arcade, when accessory to a shopping center.		
11.	*Urban Agriculture* See Section 47-18.41.		

(Ord. No. C-97-19, § 1(47-6.3.2), 6-18-97; Ord. No. C-11-14, § 7, 6-21-11; Ord. No. C-12-24, § 4, 7-10-12; Ord. No. C-12-45, § 3, 12-4-12; Ord. No. C-13-29, § 1, 8-20-13; Ord. No. C-15-36, § 2, 10-20-15; Ord. No. C-17-09, § 1, 5-16-17)

Exhibit D-1
North Property Gross Trips

Table 1: Trip Generation Summary Existing Uses (North Property)

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Resort Hotel (LUC 330)	384	room	117	84	33	144	62	82	472	236	236
Hotel (LUC 310)	5.800	emp	4	2	2	5	3	2	6	3	3
General Office (LUC 710)	3.220	ksf	4	3	1	4	1	3	2	1	1
Quality Restaurant (LUC 931)	12.050	ksf	9	5	4	94	63	31	129	76	53
Marina (LUC 420)	127	brth	9	3	6	27	16	11	28	12	16
Health Club\Spa (LUC 492)	4.049	ksf	5	3	2	29	17	12	13	6	7
Subtotal			**148**	**100**	**48**	**303**	**162**	**141**	**650**	**334**	**316**

Table 2: Trip Generation Summary Proposed Uses (North Property)

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Resort Hotel (LUC 330)	349	room	104	75	29	126	54	72	429	215	214
Shopping Center (LUC 820)	22.000	ksf	21	13	8	84	40	44	99	51	48
Marina (LUC 420)	127	brth	9	3	6	27	16	11	28	12	16
Multifamily Housing (Mid Rise) (LUC 221)	196	du	66	17	49	85	52	33	89	44	45
General Office (LUC 710)	25.100	ksf	50	43	7	31	5	26	13	7	6
Subtotal			**250**	**151**	**99**	**353**	**167**	**186**	**658**	**329**	**329**

Exhibit D-2
South Property Gross Trips

Table 1: Trip Generation Summary Existing Uses (South Property)

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Resort Hotel (LUC 330)	350	room	104	75	29	127	55	72	431	216	215
Hotel (LUC 310)	16.100	emp	11	7	4	14	8	6	18	10	8
General Office (LUC 710)	14.400	ksf	17	15	2	17	3	14	8	4	4
Quality Restaurant (LUC 931)	11.700	ksf	9	5	4	91	61	30	125	74	51
Shopping Center (LUC 820)	17.500	ksf	16	10	6	67	32	35	79	41	38
Subtotal			**157**	**112**	**45**	**316**	**159**	**157**	**661**	**345**	**316**

Table 2: Trip Generation Summary Proposed Uses (South Property)

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Office (LUC 710)	20.000	ksf	23	20	3	23	4	19	11	6	5
Multifamily Housing (Mid Rise) (LUC 221)	200	du	68	18	50	86	52	34	91	45	46
Supermarket (LUC 850	20.000	ksf	76	46	30	234	119	115	292	149	143
Health/Fitness Club (LUC 492)	20.000	ksf	26	13	13	85	48	37	64	31	33
Marina (LUC 420)	70	berths	5	2	3	15	9	6	15	7	8
Subtotal			198	99	99	443	232	211	473	238	235

SUBORDINATION AND CONSENT TO DEVELOPMENT AGREEMENT
(Pier 66)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CITIBANK, N.A., a national banking association (hereinafter referred to as the "**Citibank**"), is the holder of that certain Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of July 10, 2017 and recorded July 11, 2017 at Instrument Number 114492847, Public Records of Broward County, Florida (the "**Mortgage**"), which Mortgage encumbers Pier 66 North and Pier 66 Parking Parcel, as such real property is more particularly described in that certain Development Agreement (the "**Development Agreement**") by and between Tavistock Development Company, LLC, Pier 66 Ventures, LLC, Pier 66 Parking, LLC, SAILS Ventures, LLC, and the City of Fort Lauderdale ("**City**"), recorded on or about the date hereof; and

WHEREAS, the City has requested that Citibank subordinate the lien of the Mortgage to the Development Agreement.

NOW THEREFORE, in consideration of the premises hereof and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Citibank hereby states and declares as follows:

1. Citibank hereby consents to the provisions of the Development Agreement, provided, this Subordination and Consent shall not be construed as a joinder by Citibank in the Development Agreement or the assumption of any obligations or liability thereunder.

2. Citibank hereby agrees that the lien of the Mortgage shall hereafter be subject and subordinated to the Development Agreement.

3. The lien of the Mortgage is and shall continue to be a valid and continuing lien against: (a) the Mortgaged Property (as defined in the Mortgage), and (b) all other collateral described in the Mortgage. This Subordination and Consent shall not impair, abridge or otherwise affect the Mortgage or any of the terms and provisions thereof, which shall remain in full force and effect, or any renewal, extension or modification hereafter made thereto. This Subordination and Consent shall not be construed as a subordination to any matter or thing other than a subordination of the lien of the Mortgage to the Development Agreement.

IN WITNESS WHEREOF, Citibank has executed this Subordination and Consent in the manner and form sufficient to bind it as of this 17th day of August, 2018.

WITNESSES:

Print Name: Kenneth Patterson

Print Name: Carmen Chan

CITIBANK, N.A., a national banking association

By:

Name: Scott DeTraglia

Title: Director

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 17th day of August, 2018, by Scott DeTraglia, as Director of **CITIBANK, N.A.**, a national banking association. She/He is personally known to me or has produced driver's license as identification.

Andrew P. Smith
(Signature of Notary Public)
ANDREW P. SMITH
(Typed Name of Notary Public)
Notary Public, State of NEW YORK
Commission No. / Expiration: 4955099 NOV. 8, 2021

ANDREW P. SMITH
Notary Public, State of New York
No. 4955099
Qualified in Nassau County
Commission Expires Nov. 8, 20 21

General Maintenance Procedure for Repair / Replacement of Drainage Pipe and / or Exfiltration Trench Within The Parking Garage

- Saw cut and remove concrete slab floor
- Utilize compact excavator (See attached specifications for 325 Mini Excavator or similar equipment)
- Excavate area
- Repair / replace drainage pipe and /or exfiltration trench
- Backfill & compact area
- Re-pour concrete slab floor

RITCHIE Specs Everything about Equipment

Select language

Current number of specifications

BOBCAT 325 MINI EXCAVATOR

VIEW ARTICLES ON THIS ITEM

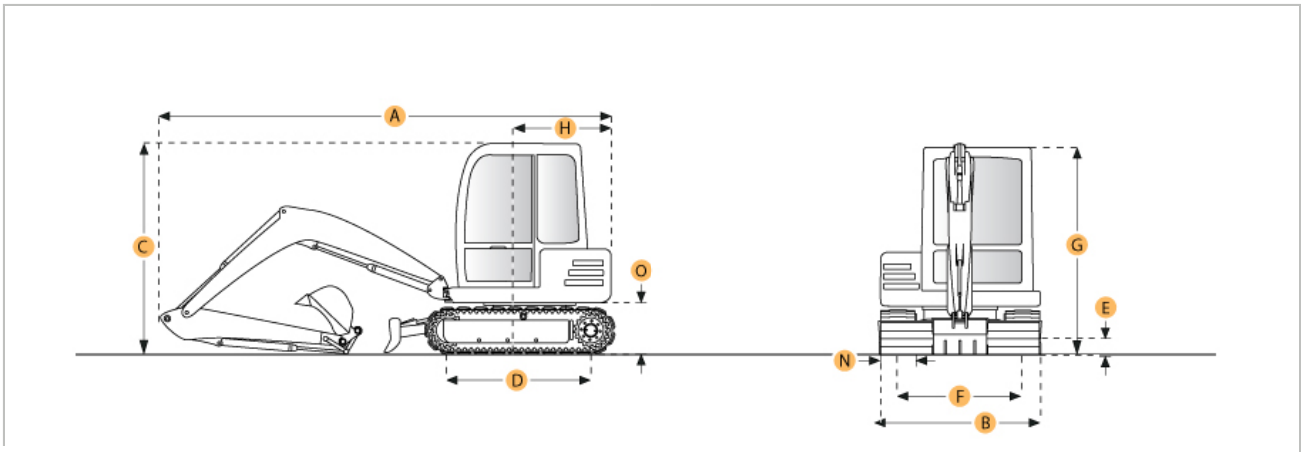
Print specification

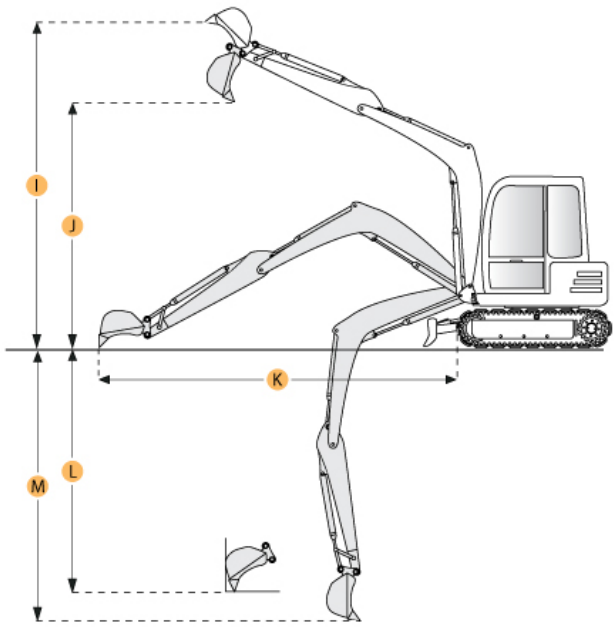
Looking to purchase this item?

Find a Bobcat 325 Mini Excavator being sold at Ritchie Bros. auctions.

Need to sell equipment?

Complete this form and a Ritchie Bros. representative will contact you.





Selected Dimensions

Boom/Stick Option (HEX) 1		
A. SHIPPING LENGTH OF UNIT	13.8 ft in	4196 mm
C. SHIPPING HEIGHT OF UNIT	7.7 ft in	2357 mm
I. MAX CUTTING HEIGHT	13.3 ft in	4055 mm
J. MAX LOADING HEIGHT	9.1 ft in	2779 mm
K. MAX REACH ALONG GROUND	166.7 ft in	50798 mm
L. MAX VERTICAL WALL DIGGING DEPTH	5.9 ft in	1801 mm
M. MAX DIGGING DEPTH	100.6 ft in	30662.9 mm
Dimensions		
B. WIDTH TO OUTSIDE OF TRACKS	4.6 ft in	1396 mm
D. LENGTH OF TRACK ON GROUND	4.5 ft in	1380 mm
G. HEIGHT TO TOP OF CAB	7.7 ft in	2356.1 mm
H. TAIL SWING RADIUS	3.8 ft in	1162 mm
O. COUNTERWEIGHT CLEARANCE	1.7 ft in	532 mm
Undercarriage		
F. TRACK GAUGE	3.5 ft in	1078 mm
N. SHOE SIZE	12.6 in	320 mm

Specification

Engine		
MAKE	Kubota	
MODEL	D1703-M-E2B	
GROSS POWER	27.7 hp	20.7 kw
POWER MEASURED @	2200 rpm	
DISPLACEMENT	97.6 cu in	1.6 L
Operational		
OPERATING WEIGHT	6145 lb	2787.3 kg
FUEL CAPACITY	14.1 gal	53.3 L
HYDRAULIC PUMP FLOW CAPACITY	17.5 gal/min	66.2 L/min
Swing Mechanism		
SWING SPEED	9.2 rpm	
Undercarriage		
SHOE SIZE	12.6 in	320 mm

GROUND PRESSURE	4.2 psi	29 kPa
MAX TRAVEL SPEED	1.9 mph	3.1 km/h
TRACK GAUGE	3.5 ft in	1078 mm
Boom/Stick Option (HEX) 1		
BOOM/STICK OPTION (HEX) 1	Stick 1050mm	
SHIPPING HEIGHT OF UNIT	7.7 ft in	2357 mm
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LENGTH OF TRACK ON GROUND	4.5 ft in	1380 mm



Viewing Photo 1 of 5

© 2007-2017 RitchieSpecs Equipment Specifications Ritchie Bros. Auctioneers © | Terms of Use | Privacy Statement
OEM specifications are provided for base units. Actual equipment might vary with options.

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Fort Lauderdale

Date: May 12, 2026

Applicant: P66 Land Trust LLP, Nap 17th St Marina LLC, Sails Ventures LLC

General Location: 2301, 2040, 2150, 2170, 2202 and 2232 SE 17 Street

This letter certifies that the attached ¼ Mile radius property ownership list was obtained from the tax folio rolls from the Broward County Property Appraiser's Office as of April 23, 2026 and Civic Associations.

This letter also certifies that the attached Public Participation Meeting Notice was sent to the persons on the list of property owners. The notice was mailed May 12, 2026.

Thank You,

Christina Mathews

Sworn and subscribed before me this 12th day of May, 2026. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

TOOTHAKER.ORG

May 12, 2026

Dear Neighbors:

RE: NOTICE OF COMMUNITY MEETING
Pier Sixty-Six Planned Development – DRC Case No. TBD

This firm represents P66 LAND TRUST LLC, NAP 17TH ST MARINA LLC, and SAILS VENTURES LLC (collectively, the "Applicant"), as owners of portions of "Pier 66 North" and "Pier 66 South" as defined in the Development Agreement with the City of Fort Lauderdale, generally located at 2301, 2040, 2150, 2170, 2202, and 2232 SE 17th Street, Fort Lauderdale, FL 33316, and more particularly described as Folio Nos. 504213210010, 504213000160, 504213090010, 504213090034, 504213090033, 504213090031, and 504213090032 (collectively, the "Property").

The Applicant intends to submit a Site Plan Level IV application to rezone a portion of the Property from Boulevard Business ("B-1") to Planned Development District ("PDD"), together with a concurrent PDD site plan application for the Pier Sixty-Six Planned Development (the "Project").

Pursuant to Section 47-37A.5 of the City of Fort Lauderdale Unified Land Development Regulations, and on behalf of the Applicant, we invite you to attend a Community Meeting where the project team will introduce the proposed development concept and receive initial public input prior to application submittal.

WHEN: Wednesday, May 27, 2026, 6:00 PM EST

WHERE: Pier Sixty-Six
Aviva Ballroom
2301 SE 17th Street
Fort Lauderdale, Florida 33316

Parking will be provided.

Should you have any questions, please contact me at stephanie@toothaker.org / (954) 648-9376 cc: Estefanía Mayorga at estefania@toothaker.org.

Respectfully,

Digitally signed by Stephanie J. Toothaker, Esq.
Date: 2026.05.08 08:35:33 -04'00'

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org @stoothaker @toothakerdevelopment
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

P66
DATE OF PRINT: 04/23/2026

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
494307000460	TIITF/STATE OF FLORIDA% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477		FLORIDA EAST COAST CANAL 17-1 BPOR OF THE FLA EAST COAST CANALLOCATED IN THE CITY OF FORTLAUDERDALE
504213000160	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		13-50-42ALL THAT PT OF SW1/4 LYING BETINTRA W/W R/W & W/B OF HARBORHGTS 34/33,BOUNDED ON S BY EXT WOF S/B SAID SUB & BOUNDED ON NBY EXT W OF N/B SAID SUB LESSST RD R/W
504213000170	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1 N UNIVERSITY DR MAILBOX #102A	PLANTATION	FL	33324	2020	13-50-42THAT PT OF GOV LOT 9 LYING INS1/2 OF SEC 13 & THAT PAR OFLAND IN S1/2 OF SEC 13 LYING EOF GOV LOT 9 AS DESC IN DB830/405 LESS ST RD R/W & LESSP/P/A PORT EVERGLADESPLAT NO 2 108-31 B
504213000200	HARBOR COLONY INC	9600 GRIFFIN RD	COOPER CITY	FL	33328		13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOTS 51 &52 BLK 7 HARBOUR HGTS ADD 35/50
504213000210	HURST,ELEANOR ADEARWESTER,REAGAN	1809 SE 21 AVE	FORT LAUDERDALE	FL	33316	3625	13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W OF W OF LOT 49BLK 7 HARBOUR HGTS ADD 35-50
504213000221	EVANS,ANGELINAEVANS,CHARLES	5210 NE 33 AVE	FORT LAUDERDALE	FL	33308	2920	13-50 42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W & W OF LOT 48 BLK 7HARBOUR HTS ADD PB 35/50
504213000230	ROSE D LOVELL REV TRLOVELL,WILLIAM A SUC TRS	840 NE 20 AVE	FORT LAUDERDALE	FL	33304	3036	13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOT 45 BLK7 HARBOUR HTS ADD 35/50
504213000231	SHERWIN KIESSHAUER SR REV LIV TRKIESSHAUER,SHERWIN TRSTEE	1917 SE 21 AVE	FORT LAUDERDALE	FL	33316		13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOT 44 BLK7 HARBOUR HTS ADD 35/21
504213000240	LEWIS,JOANNE W	1925 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316	3627	13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOT 43 BLK7 HARBOUR HTS ADD 35/50
504213000320	ARCHDIOCESE OF MIAMIST SEBASTIAN CHURCH	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138	2970	13-50-42W 537.5 OF S 339 OF N 515 OFS1/2 GOV LOT 7 LESS W 30 FORST & W 537.5 OF N 176 OF S1/2 OFGOV LOT 7 LESS W 30 FOR ST
504213000470	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	13-50-42PORTIONS OF NE 1/4 SEC 13,E 1/4SEC 12-50-42 & W 1/4 SEC 7-50-43FROM SE 17 STR CAUSEWAY NLY TOC/L LAS OLAS BLVD AS PER MISCMB 8-149 & 8-185, LESS A POR OFR/W OF LAS OLAS BLVD TRANSFERREDTO THE CITY OF FORT LAUDERDALEPER R/W MAP 15-200 B & LESS PORINCL'D IN OR 32447/1508
504213010030	HARBOR BEACH SURF CLUB% RUPP ASSOCIATES INC	1322 SE 17 ST	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 1 RESUB19-10 BTRACTS B,E,F,G,H
504213010780	MENTEN,DEBORAH M & PETER JPETER J MENTEN 2012 QPR TR ETAL	1415 E LAKE DR	FORT LAUDERDALE	FL	33316	2405	HARBOR BEACH UNIT 1 RESUB19-10 BTHAT PT OF BLK 5 F/P/A LOT 12BLK 5 HARBOR BEACH UNIT 1
504213010790	SENNA LLC	PO BOX 393	FARMINGTON	NM	87499		HARBOR BEACH UNIT 1 RESUB19-10 BTHAT PT OF BLK 5 F/P/A LOT 13BLK 5 HARBOR BEACH UNIT 1
504213030010	HARBOR BEACH SURF CLUB% RUPP ASSOCIATES INC	1322 SE 17 ST	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 1 BLK 6
504213030020	1511 EAST LAKE LLC	1511 E LAKE DR	FORT LAUDERDALE	FL	33316	3205	HARBOR BEACH UNIT 2 21-18 BLOT 2 BLK 6
504213030030	TRENT,ROBERT & DANATRENT REV LIV TR	1515 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 3 BLK 6
504213030040	LARRY THOMAS DUVALL TRDUVALL,LARRY THOMAS TRSTEE	2537 MERCEDES DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 4 BLK 6
504213030050	POST,MARK D	1601 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 5 BLK 6
504213030060	HOLSTEIN,JENNIE C & KURT E	1607 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 6 BLK 6
504213030070	CARTER,IAN & CARLAIAN RUSSELL CARTER REV TR	1615 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 7 BLK 6
504213030080	1627 E LAKE DRIVE LLC	3060 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33308		HARBOR BEACH UNIT 2 21-18 BLOT 8,9 BLK 6
504213030100	SIMMONS,NANCY A &SIMMONS,STEPHEN J	1500 E LAKE DR	FORT LAUDERDALE	FL	33316	3206	HARBOR BEACH UNIT 2 21-18 BLOT 1 BLK 7
504213030110	CONE,S E JR & CINDY KENNEDY,PATRICIA SHERWOODPATRICIA	1508 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 2 BLK 7
504213030120	SHERWOOD KENNEDY TR	1518 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 3 BLK 7
504213030130	ROKOVICH,MARKMARK ROKOVICH REV TR	1524 E LAKE DR	FORT LAUDERDALE	FL	33316	3206	HARBOR BEACH UNIT 2 21-18 BLOT 4 BLK 7
504213030140	MEIS,RICHARD HPAULTER,DONALD L	1534 E LAKE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 5 BLK 7
504213030150	AYOUB,FIRIALAYOUB,SAMER	2132 SPRINGBANK RD	*MISSISSAUGA ON	CA	L5H 3	N6	HARBOR BEACH UNIT 2 21-18 BLOT 6 BLK 7
504213030160	SANCHEZ-GAL,ANA	1606 E LAKE DR	FORT LAUDERDALE	FL	33316	3208	HARBOR BEACH UNIT 2 21-18 BLOT 7 BLK 7
504213030170	DCRT LLC	4294 MONTAGU AVE	VERO BEACH	FL	32967		HARBOR BEACH UNIT 2 21-18 BLOT 8 BLK 7
504213030180	DITTO,KELLEY CHRISTINE	1618 E LAKE DR	FORT LAUDERDALE	FL	33316	3208	HARBOR BEACH UNIT 2 21-18 BLOT 9 BLK 7
504213030190	BELLOWS,WALTER GREGORY & KAREN	1622 E LAKE DR	FORT LAUDERDALE	FL	33316	3208	HARBOR BEACH UNIT 2 21-18 BLOT 10 BLK 7
504213030200	1626 E LAKE DRIVE LLC	138 VAN ZANDT RD	MONTGOMERY	NJ	08558		HARBOR BEACH UNIT 2 21-18 BLOT 11 BLK 7
504213030201	LEON,IVAN N & ILEANA C	1628 HASKINS AVE	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 12 BLK 7
504213030220	AYRES,DANIEL RICHARD & KAREN L	4301 NE 22 AVE	FORT LAUDERDALE	FL	33308	5629	HARBOR BEACH UNIT 2 21-18 BLOT 13 BLK 7

504213030230	BELMONT,JOSEPH CJOSEPH C BELMONT TR	1730 MAIN ST STE 218	WESTON	FL	33326	3678	HARBOR BEACH UNIT 2 21-18 BLOT 14 BLK 7
504213030240	NEPL 2 LLC	549 NE 10 AVE	FORT LAUDERDALE	FL	33301		HARBOR BEACH UNIT 2 21-18 BLOT 15 BLK 7
504213030250	PENSO,HELEN SPENSO,CHRISTINE A	1625 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	3215	HARBOR BEACH UNIT 2 21-18 BLOT 16 BLK 7
504213030260	DOGAGIS,GERONIMOSBORGES DECASTRO,ANTONIO	1621 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 17 TOGETHER WITH PORTION OFLOT 18 DESC AS,BEG AT WESTERNMOST COR OF LOT 18,NE ALG NWLYBNDRY OF LOT 18 FOR 3.68,SELY91.11,NWLY ALG SELY LINE OF LOT18 FOR 91.03 TO POB BLK 7
504213030270	WOOD,BRETT A & MARY EWOOD FAM TR	1619 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	3215	HARBOR BEACH UNIT 2 21-18 BLOT 18 LESS BEG AT WESTERN MOSTCOR OF LOT 18,NE ALG NWLY BNDRYOF LOT 18 FOR 3.68,SELY 91.11,NWLY ALG SELY LINE OF LOT 18 FOR91.03 TO POB BLK 7
504213030280	THE HARBORMARK LLC	25 MOTLEY ST	MALVERNE	NY	11565		HARBOR BEACH UNIT 2 21-18 BLOT 19 BLK 7
504213030290	QUICKER FLIPS LLC	1200 BRICKELL AVE STE 1950	MIAMI	FL	33131		HARBOR BEACH UNIT 2 21-18 BLOT 20 BLK 7
504213030300	ZOLGHADR,IRAJ	1535 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 21 BLK 7
504213030310	DURRUTHY,ROSANNA	1527 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	3213	HARBOR BEACH UNIT 2 21-18 BLOT 22 BLK 7
504213030320	YADAV,AASMAAN	17518 GRAND ESTE WAY	BOCA RATON	FL	33496		HARBOR BEACH UNIT 2 21-18 BLOT 23 BLK 7
504213030390	OANCEA,RADU & KIMBERLY	1530 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 5 BLK 8
504213030400	DRUMMOND,ASHLEY & DAISY	1600 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	3216	HARBOR BEACH UNIT 2 21-18 BLOT 6 BLK 8
504213030410	MYERS,PETER LPETER L MYERS REV TR	1610 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOTS 7,8 BLK 8
504213030430	BRANDT,JORGE & MARIELAJORGE & MARIELA BRANDT TR	1624 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	3216	HARBOR BEACH UNIT 2 21-18 BLOT 9 BLK 8
504213030440	ACHONG,CHRIS	2711 MAYAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 10 BLK 8
504213030450	MEGNA,GERALD J & JACQUELINE	2715 MAYAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 11 BLK 8
504213030460	CHURCH BY THE SEA INC	2700 MAYAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 12 BLK 8
504213030470	GOLBERG,FLORENCE MGOLDSTEIN,JONATHAN H ETAL	2731 MAYAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 13 BLK 8
504213030480	HOMKES,REBECCA LEE	1641 S OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 14 BLK 8
504213030490	KELLEHER,MICHAEL & BETSY	1631 S OCEAN DR	FORT LAUDERDALE	FL	33316	3243	HARBOR BEACH UNIT 2 21-18 BLOT 15 BLK 8
504213030500	MOTLAGH,KATHERINE	1617 S OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 16 BLK 8
504213030510	MANDELL,DAVID & SHEILA B	1611 S OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 2 21-18 BLOT 17 BLK 8
504213030670	HARBOR BEACH COMPANYDDCTD % CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311		HARBOR BEACH UNIT 2 21-18 BSTREETS,AVENUES,BOULEVARDS,ANDDRIVES DEDICATED TO PUBLIC PERPLAT,LESS PORTIONS LYING WITHINREAMEN PLAT OF LOTS 10 & 11 BLK6 HARBOR BEACH UNIT 2 24-26,LESSPORTIONS LYING WITHIN HARBORBEACH UNIT 3 30-33 B, AND LESSPORTION LYING WITHIN ST RD A-1-APER MISC MB 8-149 & 8-185
504213030671	CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311	9108	HARBOR BEACH UNIT 2 21-18 BA POR OF R/W OF SEABREEZE BLVD &HASKINS AVE AS SHOWN ON PLAT,DESC AS: COMM AT NW COR OF LOT12 BLK 7 OF SAID PLAT, S ALG W/L111.11 TO POB. WLY 50 TO A PI ONW R/W/L OF HASKINS AVE, S 59.82,SE 110, NE 113, NE 135, NW 30 TOA PI ON N R/W OF SEABREEZE BLVD& P/C, WLY ALG CUR 256.63 TO P/C/C, WLY 40.14 TO POB
504213040020	PEARSON,JOHN MICHAELNGUYEN,KALEENA	1637 E LAKE DR	FORT LAUDERDALE	FL	33316		REAMEN PLAT OF LOTS 10 & 11 BLK6 HARBOR BEACH UNIT 2 24-26 BPORTION LOT 10 DESC AS BEG AT SECOR LOT 10,WLY 128.28,NE 174.23,SE 48.12,SE 95.42,SE 153.54 TOPOB
504213040030	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		REAMEN PLAT OF LOTS 10 & 11 BLK6 HARBOR BEACH UNIT 2 24-26 BLAKE DRIVE DEDICATED TO PUBLICPER PLAT
504213050020	CHURCH BY THE SEA INC	2700 MAYAN DR	FORT LAUDERDALE	FL	33316	3200	HARBOR BEACH UNIT 3 30-33 BTR B LESS PT AS DESC IN OR144/194
504213050021	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HARBOR BEACH UNIT 3 30-33 BPT OF TRACT B AS DESC'D INOR 144/194,LESS POR LYING WITHINR/W FOR ST RD A-1-A AS SHOWN ONMISC MB 8-149
504213050030	HEAFITZ,LEWIS & INA	1 13 ST	CHARLESTOWN	MA	02129	2017	HARBOR BEACH UNIT 3 30-33 BLOT 1
504213050040	CHURCH BY THE SEA INC	2700 MAYAN DR	FORT LAUDERDALE	FL	33316	3200	HARBOR BEACH UNIT 3 30-33 BLOT 2
504213050050	CHURCH BY THE SEA INC	2700 MAYAN DR	FORT LAUDERDALE	FL	33316	3200	HARBOR BEACH UNIT THREE 30-33 BLOT 3 TO 7
504213050100	WALDMAN,AKSANA H/EWALDMAN,STUART	1660 RIVER LN	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 3 30-33 BLOT 8
504213050110	C DEWITTE LOE III LIV TRLOE,C DEWITTE III TRSTEE	1314 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	2334	HARBOR BEACH UNIT 3 30-33 BLOT 9
504213050120	NORTHRUP,EVELYN BJOHN & EVELYN NORTHRUP TR ETAL	1634 RIVER LN	FORT LAUDERDALE	FL	33316		HARBOR BEACH UNIT 3 30-33 BLOT 10

504213050130	BERNARD,GIOVANI H/EBERNARD,CHLOE	1638 RIVER LN	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 3 30-33 BLOT 11 & S 20 OF FOLLOWING:POROF PARCEL 1 OF HARBOR BEACH UNIT#4 35-12B,DESC AS BEG AT SW CORPAR 1,N 50,E TO E/L OF PAR 1,STO SE COR PAR 1,W TO POB
504213050140	LATHAM,ELLEN GELLEN G LATHAM REV TR	1645 E LAKE DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 3 30-33 BLOT 12 TOG WITH A POR DESC ASBEG SW COR LOT 10 REAMEN PLAT OFLOTS 10 & 11,BLK 6 HARBOR BEACHUNIT 2 24-26B,NE ALG WLY BDRY OFLOT 10 175.46,SELY ALG ARC 47.16SW 172.03 SWLY ALG ARC 42.76 TOPOB & HARBOR BEACH UNIT 435-12 B PARCEL 1 LESS S 20
504213050150	PEARSON,CHERYL LCHERYL L PEARSON REV TR	1632 E LAKE DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 3 30-33 BLOT 13
504213050160	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	HARBOR BEACH UNIT 3 30-33 BPORTION OF MARION RIVERDEDICATED TO PUBLIC PER PLATLESS PORTIONS LYING WITHINHARBOR BEACH EXTENSION 31-13 B
504213050170	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	HARBOR BEACH UNIT 3 30-33 BDRIVES,LANE,AND BOULEVARDDEDICATED TO PUBLIC PER PLAT,LESS PORTIONS LYING WITHINHARBOR BEACH EXTENSION 31-13 B
504213060040	HEATON,WILLIAM F III & MARLENE	2573 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 1,2 E 5
504213060050	JUSTI,STEVEN A	PO BOX 460426	FORT LAUDERDALE	FL	33346	HARBOR BEACH UNIT 4 35-12 BLOT 2 LESS E 5
504213060060	RAMAZANOVA,GUNAY & SEYHUN	2561 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 3
504213060070	JACKSON,KENNETH R & MALINKA	2555 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 4
504213060080	YESIL,BREE	1209 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 5
504213060090	FILEK,ROBERTROBERT FILEK DECL OF TR	2543 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 6
504213060100	DUVALL REAL ESTATE LLC	2537 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 7
504213060110	2531 MERCEDES DRIVE LLC	3550 POWERLINE RD	OAKLAND PARK	FL	33309	HARBOR BEACH UNIT 4 35-12 BLOT 8
504213060120	2525 MERCEDES DRIVE LLC	3550 POWERLINE RD	OAKLAND PARK	FL	33309	HARBOR BEACH UNIT 4 35-12 BLOT 9
504213060130	PISTOTNIK,BRADLEY APISTOTNIK,CHRISTINA M	2521 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 10
504213060140	TOYE,THOMAS A III & TOYE,LYNN	2515 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 11
504213060150	THOMPSON,KATHRYN LKATHRYN L THOMPSON TR	2513 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 12
504213060160	O'NEIL,DENNIS R	2501 MERCEDES DR	FORT LAUDERDALE	FL	33316 2325	HARBOR BEACH UNIT 4 35-12 BLOT 13
504213060170	O'NEIL,DENNIS R	2501 MERCEDES DR	FORT LAUDERDALE	FL	33316 2325	HARBOR BEACH UNIT 4 35-12 BLOT 14
504213060180	STURGEON,ROGER & ISOBELSTURGEON REV TR	2500 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 15
504213060190	CATFISH LAKE LODGE LLC	2424 PROGRESS CT	NEENAH	WI	54956	HARBOR BEACH UNIT 4 35-12 BLOT 16
504213060200	JOHN D SPIELBERGER TRSPIELBERGER,JOHN D TRSTEE	19107 OLD DETROIT RD	ROCKY RIVER	OH	44116	HARBOR BEACH UNIT 4 35-12 BLOT 17
504213060210	LATROBE,JACKJACK LATROBE TR	2516 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 18
504213060220	GAGNON,LISETTEPOITRAS,JACQUES ETAL	1 RUE DES ORMES	*RIVIERE-DU-LOUP QC	CA	G5R 4 W6	HARBOR BEACH UNIT 4 35-12 BLOT 19
504213060230	PKLK0223 LLC	2200 N OCEAN BLVD S1201	FORT LAUDERDALE	FL	33305	HARBOR BEACH UNIT 4 35-12 BLOT 20
504213060240	FONTAINE FAMILY GP	PO BOX 325	*ST HYACINTHE QC	CA	J2S 7 B6	HARBOR BEACH UNIT 4 35-12 BLOT 21
504213060250	LONG,BRYAN S & HEATHER H	2536 MERCEDES DR	FORT LAUDERDALE	FL	33316 2326	HARBOR BEACH UNIT 4 35-12 BLOT 22
504213060260	MCPHEE,MARCUS & ROBIN	2540 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 23
504213060270	DOMBROWSKI,JOSEPH L H/EKOPLIN,EDITH	2548 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 24
504213060280	9491-6897 QUEBEC INC%NATHALIE VILLENEUVE	101-425 AV MATHERS	*SAINT-EUSTACHE QC	CA	J7P 4 C1	HARBOR BEACH UNIT 4 35-12 BLOT 25
504213060290	FINE,HOWARD AHOWARD A FINE TR	2560 MERCEDES DR	FORT LAUDERDALE	FL	33316 2326	HARBOR BEACH UNIT 4 35-12 BLOT 26
504213060300	SEUREAU,GLENN	2566 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 27
504213060310	FRANZONI,JEFFREY AFRANZONI,SHIMERA	2572 MERCEDES DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOT 28
504213060320	1612 WEST LAKE DR REAL ESTATE TR	1612 WEST LAKE DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH UNIT 4 35-12 BLOTS 29,30
504213060340	PAYNE,JOHN KENNETH & GALE C	1600 W LAKE DR	FORT LAUDERDALE	FL	33316 2322	HARBOR BEACH UNIT 4 35-12 BLOT 31
504213060350	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	HARBOR BEACH UNIT 4 35-12 BROADS R/W & BRIDGES PER PLAT HARBOR BEACH UNIT 4 35-12 BCANALS,RIVERS & WATERWAYS
504213060360	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	R/WPER SAID PLAT
504213080060	HANAPEPE LLC	10081 NW 7 ST	PLANTATION	FL	33324	HARBOR BEACH EXTENSION 31-13 BPARCEL D N 64.78 OF S 140
504213080100	KSK-FL LLC	1943 ADMIRALS WAY	FORT LAUDERDALE	FL	33316	HARBOR BEACH EXTENSION 31-13 BLOT 1
504213080110	LIMA INVESTMENTS LLC	2506 BARBARA DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH EXTENSION 31-13 BLOT 2
504213080120	PERRY,DONALD ROBERT III	1720 E TIFFANY DR	WEST PALM BEACH	FL	33407	HARBOR BEACH EXTENSION 31-13 BLOT 3
504213080130	ARCHDIOCESE OF MIAMIST SEBASTIAN CHURCH	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138 2970	HARBOR BEACH EXTENSION 31-13 BLOT 4
504213080140	COHODAS,BART SAMUEL & ROSALYN	2524 BARBARA DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH EXTENSION 31-13 BLOT 5
504213080150	ORFANIDES,JEAN-PIERRE & MARIE CJ PIERRE & M C ORFANIDES REV TR	2600 BARBARA DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH EXTENSION 31-13 BLOT 6
504213080160	DOOLEY,MICHAEL SCOTTBRONISAS,LARISSA	2606 BARBARA DR	FORT LAUDERDALE	FL	33316 3234	HARBOR BEACH EXTENSION 31-13 BLOT 7
504213080170	MONDANI,GLEN & PENTELOPE	2612 BARBARA DR	FORT LAUDERDALE	FL	33316 3234	HARBOR BEACH EXTENSION 31-13 BLOT 8
504213080180	2618 BARBARA DRIVE LLC	2618 BARBARA DR	FORT LAUDERDALE	FL	33316	HARBOR BEACH EXTENSION 31-13 BLOT 9

504213080190	CABRAL,JOSE & BARBARA	2624 BARBARA DR	FORT LAUDERDALE	FL	33316	3234	HARBOR BEACH EXTENSION 31-13 BLOT 10
504213080250	POWERS 2020 REAL PROPETY TRFBO KYLE J POWERS ETAL	2631 BARBARA DR	FORT LAUDERDALE	FL	33316	3233	HARBOR BEACH EXTENSION 31-13 BLOT 16
504213080260	REEVES,FRANCIS PETER JRFRANCIS PETER REEVES LIV TR ETAL	569 N SALEM RD	RIDGEFIELD	CT	06877	1925	HARBOR BEACH EXTENSION 31-13 BLOT 17
504213080270	HAROLD R SBROCCO SUNSHINE TRSBROCCO,HAROLD TRSTEE	2619 BARBARA DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 18
504213080280	STERLING,GLENN BSUGARMAN-COVEN,BARRIE ELLEN	2613 BARBARA DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 19
504213080290	SCHWARTZ,RICHARD LOUISRICHARD LOUIS SCHWARTZ REV TR	2607 BARBARA DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 20
504213080300	CENTORINO,JOSEPH M & DIANACENTORINO,VICTORIA ETAL	2601 BARBARA DR	FORT LAUDERDALE	FL	33316	3233	HARBOR BEACH EXTENSION 31-13 BLOT 21
504213080310	ERDMAN,JAMES	2523 BARBARA DR	FORT LAUDERDALE	FL	33316	3231	HARBOR BEACH EXTENSION 31-13 BLOT 22 LESS PT LYING W OF E/B OFMARIETTA RIVER EXTENDED S TON BNDRY OF BARBARA DR
504213080311	ARCHDIOCESE OF MIAMIST SEBASTIAN CHURCH	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138	2970	HARBOR BEACH EXTENSION 31-13 BTHAT PT LOT 22 LYING W OF E/B OFMARIETTA RIVER EXTENDED S TO N/BOF BARBARA DR
504213080320	NAMIAS,CHIP	2600 GRACE DR	FORT LAUDERDALE	FL	33316	3236	HARBOR BEACH EXTENSION 31-13 BLOT 23
504213080330	SALPIETRO,SALVATORE & STEPHANIE	2606 GRACE DR	FORT LAUDERDALE	FL	33316	3236	HARBOR BEACH EXTENSION 31-13 BLOT 24
504213080340	BALDWIN,DAVID F &BALDWIN,SHERRY A	2612 GRACE DR	FORT LAUDERDALE	FL	33316	3236	HARBOR BEACH EXTENSION 31-13 BLOT 25
504213080350	OLIVER,LINDA JLINDA J OLIVER REV LIV TR	2618 GRACE DR	FORT LAUDERDALE	FL	33316	3236	HARBOR BEACH EXTENSION 31-13 BLOT 26
504213080360	RAWSON,CHERYL ARAWSON,JAMES T	2624 GRACE DR	FORT LAUDERDALE	FL	33316	3236	HARBOR BEACH EXTENSION 31-13 BLOT 27
504213080370	CALLARI,RICHARD H H/ECALLARI,SARA	2630 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 28
504213080380	MCDOWELL-BENNETT,SAMUEL	2636 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 29
504213080390	MCMAHON,MICHAEL P	2642 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 30
504213080400	JEFFREY,MICHAEL	1851 SOUTH OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 31
504213080410	NUNZIATA,MICHAEL J H/ENUNZIATA,EMILY	1835 S OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 32
504213080420	VILLINES,JOHNNY L	2643 GRACE DR	FORT LAUDERDALE	FL	33316	3235	HARBOR BEACH EXTENSION 31-13 BLOT 33
504213080430	COOPER,JILL R & WARREN S	2637 GRACE DR	FORT LAUDERDALE	FL	33316	3235	HARBOR BEACH EXTENSION 31-13 BLOT 34
504213080440	JAXTHEIMER,GREGORY H	2631 GRACE DR	FORT LAUDERDALE	FL	33316	3235	HARBOR BEACH EXTENSION 31-13 BLOT 35
504213080450	LUBAR,TINA	2625 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 36
504213080460	GREGGAINS,DORIS CDORIS C GREGGAINS REV TR	2619 GRACE DR	FORT LAUDERDALE	FL	33316	3235	HARBOR BEACH EXTENSION 31-13 BLOT 37
504213080470	TRACHMAN,ROBERTIVANOVA,ELIZAVETA NOVAES,DJALMA JRRIOS DE ANDRADE	2613 GRACE DR	FORT LAUDERDALE	FL	33316	3235	HARBOR BEACH EXTENSION 31-13 BLOT 38
504213080480	NOVAES,GISELE	2607 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 39
504213080490	NYZIO,JOSEPH B & KATY A	2601 GRACE DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 40
504213080500	RODRIGUEZ,HORACIO	2600 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 41
504213080510	FLETCHER,JEFFREY	2606 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 42
504213080520	ODABACHIAN,EDUARDO	2612 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 43
504213080530	CATHCART,DANIEL BRET H/ECATHCART,ILANA R	2618 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 44
504213080540	TRIGLIA,SANDRO &TRIGLIA,DARLENE JOY	2624 MARION DR	FORT LAUDERDALE	FL	33316	3238	HARBOR BEACH EXTENSION 31-13 BLOT 45
504213080550	ZUNKER,STEVEN L & DONELLE S	2630 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 46
504213080560	SANDLER,KATIE BLAIR	2636 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 47
504213080570	JOHN A REPPUCCI REV TRREPPUCCI,JOHN A TRSTEE	11 STILLINGS RD	SAUGUS	MA	01906		HARBOR BEACH EXTENSION 31-13 BLOT 48
504213080580	WHALEY,ROBERT STEWART	4 LEXINGTON DR	WARREN	NJ	07059		HARBOR BEACH EXTENSION 31-13 BLOT 49
504213080590	MOUNTJOY,WILLIAM JWILLIAM J MOUNTJOY REV TR	1801 S OCEAN DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 50
504213080600	GUMBEL,MARCELLAGUMBEL,MICHELLE	PO BOX 460700	FORT LAUDERDALE	FL	33346		HARBOR BEACH EXTENSION 31-13 BLOT 51
504213080610	MAURO,JOHN WJOHN W MAURO REV TR	2643 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 52
504213080620	GUMBEL,MICHELLE L &PODSIADLIK,JOSEPH	2637 MARION DR	FORT LAUDERDALE	FL	33316	3237	HARBOR BEACH EXTENSION 31-13 BLOT 53
504213080630	CARROLL,KEVIN D & MARY V	2631 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 54
504213080640	CLEMENTI,JOHN R	2625 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 55
504213080650	2619 MARION VILLA LLC	901 S FEDERAL HWY STE 201	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 56
504213080660	MORTON,ROSALIE H/EMORTON,BRUCE A. ET/AL MELHUISH,VICTORIA SUSAN H/ECERVANTES	2615 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 57
504213080670	MATAIX,RAFAEL	2607 MARION DR	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 58
504213080680	EVANS,JUDY	2601 MARION DR	FORT LAUDERDALE	FL	33316	3237	HARBOR BEACH EXTENSION 31-13 BLOT 59
504213080690	MAILBOAT MONEY PARTNERS LLC	3324 NE 32 ST	FORT LAUDERDALE	FL	33308		HARBOR BEACH EXTENSION 31-13 BLOT 60
504213080700	1720 MARIETTA DRIVE LLC	197 ROYAL PALM DR	FORT LAUDERDALE	FL	33301		HARBOR BEACH EXTENSION 31-13 BLOT 61
504213080710	PASTURA,ROBERT	1766 SE 25 AVE	FORT LAUDERDALE	FL	33316	3112	HARBOR BEACH EXTENSION 31-13 BLOT 62

504213080720	DAHMER,MATT	PO BOX 1511	BIG SPRINGS	TX	79721		HARBOR BEACH EXTENSION 31-13 BLOT 63
504213080730	MAUS,JOSEPH MMAUS,KRISTEN P	1778 SE 25 AVE	FORT LAUDERDALE	FL	33316	3112	HARBOR BEACH EXTENSION 31-13 BLOT 64
504213080740	GASTESI,ROMAN A	1784 SE 25 AVE	FORT LAUDERDALE	FL	33316	3112	HARBOR BEACH EXTENSION 31-13 BLOT 65
504213080750	IRWIN,JESSICA GARVEY	1790 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 66
504213080760	MARIETTA HOSPITALITY LLCCDN HOSPITALITY LLC	1798 SE 25 AVE	FORT LAUDERDALE	FL	33316	3112	HARBOR BEACH EXTENSION 31-13 BLOT 67
504213080770	AIESI,CHARLES JAIESI,NANCY E	1800 MARIETTA DR	FORT LAUDERDALE	FL	33316	3222	HARBOR BEACH EXTENSION 31-13 BLOT 68
504213080780	PARKER,WESLEY W & ANGELA M	1808 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 69
504213080790	GILLESPIE,KEVIN	1812 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 70
504213080800	SCHENKEL,DAVID PDAVID P SCHENKEL TR	1900 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOR BEACH EXTENSION 31-13 BLOT 71
504213080810	ABERNETHY,EDWIN JR & CHERYL LYNN	2501 BARBARA DR	FORT LAUDERDALE	FL	33316	3231	HARBOR BEACH EXTENSION 31-13 BLOT 72 LESS S 25 OF E 30
504213080820	CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311	9108	HARBOR BEACH EXTENSION 31-13 BLOT 72 S 25 OF E 30
504213080830	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		HARBOR BEACH EXTENSION 31-13 BSTREETS AND DRIVES DEDICATED TOPUBLIC PER PLAT
504213080840	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		HARBOR BEACH EXTENSION 31-13 BCANALS,RIVERS,AND WATERWAYSDEDICATED TO PUBLIC PER PLAT
							HARBOR BEACH EXTENSION 31-13 BPORTION OF MAYAN LAKE DEDICATEDTO THE PUBLIC PER PLAT,LESSPOR LYING WITHIN PARCEL DESC IN8160/22; LESS POR OF MAYAN LAKEDESC AS: BEG SE COR OF PAR A;NW ALG SEA WALL 89.12; N 9.83TO A PT ON THE ELY EXT OF THEN/L OF PAR A THEN E 5.25 TO THENE COR OF PAR A AND THE PT OFTERMINATION PER CERT ON BEHALFOF TIITF
504213080850	PUBLIC LAND% TIITF/DNR	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	6575	PER OR 50661/1451
504213080860	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HARBOR BEACH EXTENSION 31-13 BPARCEL C
504213090010	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL A LESS S 35,B W 5 LESSS 35
504213090011	PIER HP LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL A S 35,PARCEL B S 35 OFW 420
504213090020	CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311	9108	HARBOR HEIGHTS 34-33 BPARCEL B E 20 OF S 30
504213090031	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL B W 210 OF E 250 LESSS 35 & LESS PT INC'D IN PAR 101OF CA-96-11375,LESS R/W TO DOTPER OR 39261/1558
504213090032	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL B E 40 LESS S 30 OFE 20 & LESS PT INC'D IN PAR 101OF CA-96-11375,LESS R/W TO DOTPER OR 39261/1558
504213090033	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL B W 105 OF E 355 LESSS 35 & LESS PT INC'D IN PAR 101OF CA 96-11375
504213090034	NAP 17TH ST MARINA LLC (BLDG)SAILS VENTURES LLC (LAND)	6900 TAVISTOCK LAKE BLVD #200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPAR B E 100 OF W 105 LESSS 35 & LESS PT INC'D IN PAR 101OF CA 96-11375
504213090035	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HARBOR HEIGHTS 34-33 BPOR OF PAR B DESC AS COMM NW CORPAR B,NE 9.75,SE 114.26,NE 97.30TO P/C,SELY 67.94 TO POB,CONTSELY 32.53 TO P/R/C,SELY 113.49NE 11,SE 22.95,S 16.23 TO P/CNELY 35.01,SW 4.90 TO P/C,NWLY98.64,NW 51.06 TO POBAKA:R/W IN EXHIBIT "C" OFOR 30932/495
504213090036	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HARBOR HEIGHTS 34-33 BPOR OF PAR B,DESC AS,COMM AT SWCOR OF PAR A OF SAID PLAT,NW420.62,E 407.70 TO POB,E 424.79SELY 39.75,S 29.35,NW 22.93,W 11NWLY 113.49,NWLY 100.47,W 97.30W 114.26 TO POB
504213090041	PIER 66 SALES LLC	6900 TAVISTOCK LAKE BLVD STE 200	ORLANDO	FL	32827		HARBOR HEIGHTS 34-33 BPARCEL C,N 150 OF W 110 OF E 210
504213090050	HESS RETAIL STORES LLC%RYAN LLC	16220 N SCOTTSDALE RD #650	SCOTTSDALE	AZ	85254		HARBOR HEIGHTS 34-33 BPARCEL C W 200 LESS S 235
504213090060	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		HARBOR HEIGHTS 34-33 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT
504213090061	MIADO LLC	1500 BAY RD L60	MIAMI BEACH	FL	33139		HARBOR HEIGHTS 34-33 BPARCEL D S 80
504213090062	MURPHY,JOHN J	1773 SE 25 AVE	FORT LAUDERDALE	FL	33316	3111	HARBOR HEIGHTS 34-33 BPARCEL D N 80 OF S 160
504213090063	KONE,AMADOU & MIRYAM	1751 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOR HEIGHTS 34-33 BPARCEL D N 80 OF S 240
504213100010	COHN,JAMES I & KATHLEENJI & KATHLEEN COHN FAMILY REV TR	299 E BROWARD BLVD 203F	FORT LAUDERDALE	FL	33301		HARBOUR HEIGHTS ADD 35-21 BLOT 1 BLK 1
504213100020	SANCHEZ,JENNIE RIOS	1799 SE 25 AVE	FORT LAUDERDALE	FL	33316	3111	HARBOUR HEIGHTS ADD 35-21 BLOT 2 BLK 1
504213100030	ELISSA,YVETTEGRETSAS,GEORGE	1801 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 3 BLK 1
504213100040	HYNES,MARY LHYNES,MICHAEL J JR	1809 SE 25 AVE	FORT LAUDERDALE	FL	33316	3221	HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 1
504213100050	ZOLNAI,ZSUZSANNA% LASZLO RACK	1 LAS OLAS CIR APT 815	FORT LAUDERDALE	FL	33316	1635	HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 1
504213100060	BYRNES,PATRICIA	1901 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 1

504213100070	MARRONE,RONALD	2417 SE 19 PL	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 1
504213100080	THOMAS,DAVID BTHOMAS,NANCY K	1924 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 1
504213100090	THOMAS,DAVID B & NANCY K	1924 SE 24 AVE	FORT LAUDERDALE	FL	33316	3642	HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 1
504213100100	MALCOLM,JOHN F & LISA S	1900 SE 24 AVE	FORT LAUDERDALE	FL	33316	3642	HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 1
504213100110	BUCK,DAVID E JR & SALLY A	1824 SE 24 AVE	FORT LAUDERDALE	FL	33316	3640	HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 1
504213100120	KRASNE,BENJAMIN	1816 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 12 BLK 1
504213100130	WINKELVOSS,CHRISTINE	1808 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 13 BLK 1
504213100140	JYA INVESTMENTS LLC	1038 EAST LAS OLAS BLVD	FORT LAUDERDALE	FL	33301		HARBOUR HEIGHTS ADD 35-21 BLOT 14 BLK 1
504213100150	WHITEMAN,IAN ALEXANDER	2325 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 15 BLK 1
504213100160	CORINTHIAN HARBOUR BEACHPROP LLC	1650 CORAL WAY UNIT 908	CORAL GABLES	FL	33145		HARBOUR HEIGHTS ADD 35-21 BLOT 16 BLK 1
504213100170	CORINTHIAN HARBOUR BEACHPROP LLC	1650 CORAL WAY UNIT 908	CORAL GABLES	FL	33145		HARBOUR HEIGHTS ADD 35-21 BLOT 17,18 BLK 1
504213100190	PIER HP LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		HARBOUR HEIGHTS ADD 35-21 BLOT 1 LESS N 5 OF E 40,2,3,4,5 E 66.86 BLK 2
504213100200	17 ST MARINA INVMNTS LLC (BLDG)JDM TR (LAND)	1200 CYPRESS CREEK RD	FORT LAUDERDALE	FL	33309		HARBOUR HEIGHTS ADD 35-21 BLOT 1 N 5 OF E 40 BLK 2
504213100240	BOAT HOUSE POOL INC	2103 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 5 W 8.14 & 6 E 37.56 BLK 2
504213100250	2113 BOATHOUSE LLC	160 NW 130 AVE	PLANTATION	FL	33325		HARBOUR HEIGHTS ADD 35-21 BLOT 6 W 25.46 OF E 63.02 BLK 2
504213100260	COLUMBUS POINT LLC	396 FAN PALM WAY	PLANTATION	FL	33324		HARBOUR HEIGHTS ADD 35-21 BLOT 6 LESS E 63.02,7 E 13.02BLK 2
504213100261	BLANKENSHIP,CONI	2509 DANS CT	ENID	OK	73703		HARBOUR HEIGHTS ADD 35-21 BLOT 7 LESS E 63.02,8 E 13.02BLK 2
504213100262	PUPCHEK,GREGORY M	2107 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 7 W 25 OF E 63.02 BLK 2
504213100263	CHURCHILL,PATRICIA A	2109 SE 18 ST	FORT LAUDERDALE	FL	33316	3603	HARBOUR HEIGHTS ADD 35-21 BLOT 7 W 25 OF E 38.02 BLK 2
504213100270	C & E REAL ESTATE LLC	445 PINE ISLAND RANCH	DERIDDER	LA	70634		HARBOUR HEIGHTS ADD 35-21 BLOT 8 LESS E 38.02 BLK 2
504213100271	O'CONNELL,PHILIP & KARI	2103 SE 18 ST	FORT LAUDERDALE	FL	33316	3603	HARBOUR HEIGHTS ADD 35-21 BLOT 8 W 25 OF E 38.02 BLK 2
504213100280	PULLIN,SUSAN ESUSAN E PULLIN LIV TR	1801 SE 23 AVE	FORT LAUDERDALE	FL	33316	3635	HARBOUR HEIGHTS ADD 35-21 BLOT 1 BLK 3
504213100290	OLSEN,RITA SJOGGARDOSPINO,ORLANDO RAMON ARZOLA	2216 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 2 BLK 3
504213100300	KOENIG,JUSTIN & KATHERINE	2208 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 3 BLK 3
504213100310	FAULKNER,SHAWN & KIMBERLY	2200 SE 18 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 3
504213100320	YEVOLI,EDWARD T &YEVOLI,JENNIFER L	2124 SE 18 ST	FORT LAUDERDALE	FL	33316	3604	HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 3
504213100330	GILLESPIE,CHERYLEGILLESPIE,KEVIN	1800 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 3
504213100340	JACKSON,MYRTLE A	2108 SE 18 ST	FORT LAUDERDALE	FL	33316	3604	HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 3
504213100350	PITTLER,ARNOLD & LOIS W	2100 SE 18 ST	FORT LAUDERDALE	FL	33316	3604	HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 3
504213100360	MARY B BRUNETTI TR	1824 SE 21 AVE	FORT LAUDERDALE	FL	33316	3626	HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 3
504213100370	9 COURT STREET LLC	610 5 KEY DR	FORT LAUDERDALE	FL	33304		HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 3
504213100380	ERIKSSON,ALICIA	2117 SE 19 ST	FORT LAUDERDALE	FL	33316	3605	HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 3
504213100390	HOUBEN,EVELYN H	2125 SE 19 ST	FORT LAUDERDALE	FL	33316	3605	HARBOUR HEIGHTS ADD 35-21 BLOT 12 BLK 3
504213100400	RUS PROPERTY LLC	7500 PEPPERTREE CIR N	FORT LAUDERDALE	FL	33314		HARBOUR HEIGHTS ADD 35-21 BLOT 13 BLK 3
504213100410	2205 MANATEE LLC	13025 EL MONTE	LEAWOOD	KS	66209		HARBOUR HEIGHTS ADD 35-21 BLOT 14 BLK 3
504213100420	DAHMER HOLDINGS LLC	4301 N FEDERAL HWY STE 2	POMPANO BEACH	FL	33064		HARBOUR HEIGHTS ADD 35-21 BLOT 15 BLK 3
504213100430	RELYEA,CHRISTOPHER &MACRI,ROSE MARIE	2217 SE 19 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 16 BLK 3
504213100440	GILLESPIE,MARY L H/EGILLESPIE,CHERYL ETAL	1800 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 1 BLK 4
504213100450	RUS'S PROPERTY LLC	7500 PEPPERTREE CIR N	DAVIE	FL	33314		HARBOUR HEIGHTS ADD 35-21 BLOT 2 BLK 4
504213100460	ALORRO,ANDREW &ALORRO,LUANN	1801 SE 24 AVE	FORT LAUDERDALE	FL	33316	3639	HARBOUR HEIGHTS ADD 35-21 BLOT 3 BLK 4
504213100470	DERAMO,JEFFREY & AMYJEFFREY & AMY DERAMO REV TR	1817 SE 24 AVE	FORT LAUDERDALE	FL	33316	3639	HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 4
504213100480	RAMOS,VIOLET H/EVENTRE,PETER & ASHLEY	1823 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 4
504213100490	DOLAN,WILLIAM J & EILEEN	1901 SE 24 AVE	FORT LAUDERDALE	FL	33316	3641	HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 4
504213100500	AHMED M METWALL REV TRMARYELLEN B METWALLI REV TR ETAL	1909 ADMIRAL WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 4
504213100510	GIBSON,PATRICKGIBSON & MURPHY TR ETAL	2309 SE 19 PL	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 4
504213100520	RUPP,WILLIAM R & B LOUISARUPP FAM TR	2301 SE 19 PL	FORT LAUDERDALE	FL	33316	3609	HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 4
504213100530	LINDER,ROBERT	1900 HARBOUR INLET DR	FORT LAUDERDALE	FL	33316	3638	HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 4
504213100540	MONTANARO,DONATO A	1824 SE 23 AVE	FORT LAUDERDALE	FL	33316	3636	HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 4
504213100550	MONTANARO,DONATO A JRKOYLE-MONTANARO,COURTNEY	1816 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 12 BLK 4
504213100560	LEYVA,SERGIO	2200 SE 19 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 1 BLK 5
504213100570	KEATING,SHANNON BECK	2208 SE 19 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 2 BLK 5
504213100580	SKOUTTI,LAHOUCINE	2222 SE 19 ST	FORT LAUDERDALE	FL	33316	3608	HARBOUR HEIGHTS ADD 35-21 BLOT 3 BLK 5

	MURRAY,WILLIAM & BELINDABELINDA MURRAY						
504213100590	LIV TR	1911 SE 23 AVE	FORT LAUDERDALE	FL	33316	3637	HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 5
504213100600	MAE P ACKERMAN TRACKERMAN,MAE P TRSTEE	1919 SE 23 AVE	FORT LAUDERDALE	FL	33316	3637	HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 5
	KIRKPATRICK,JOHN & DIANNEKIRKPATRICK FAM						
504213100610	TR	1927 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 5
504213100620	DONOHO,DOUGLAS L &DONOHO,MELISSA M	1935 SE 23 AVE	FORT LAUDERDALE	FL	33316	3637	HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 5
504213100630	WADSWORTH,RHETT	1945 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 5
504213100640	RYAN,GARETHSOMMER,CHELSEA	1951 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 5
504213100650	FISCHER,RANDALLKRAS,JOSEPH JR ETAL	2211 SE 20 ST	FORT LAUDERDALE	FL	33316	3613	HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 5
504213100660	FOLTICE,KIMBERLY S	2407 LAGUNA DR	FORT LAUDERDALE	FL	33316	2311	HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 5
504213100670	HARBOUR,B D & KIMBERLY ANN	1956 SE 22 AVE	FORT LAUDERDALE	FL	33316	3634	HARBOUR HEIGHTS ADD 35-21 BLOT 12 BLK 5
504213100680	MACRI,JASON & HUDA AJLANI	1948 SE 22 AVE	FORT LAUDERDALE	FL	33316	3634	HARBOUR HEIGHTS ADD 35-21 BLOT 13 BLK 5
504213100690	WINSLOW,GEORGE H III & JOAN B	1940 SE 22 AVE	FORT LAUDERDALE	FL	33316	3634	HARBOUR HEIGHTS ADD 35-21 BLOT 14 BLK 5
504213100700	GENDLER,MARKZELINA,MICHELLE	1932 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 15 BLK 5
504213100710	MILLER,TERI	1924 SE 22 AVE	FORT LAUDERDALE	FL	33316	3634	HARBOUR HEIGHTS ADD 35-21 BLOT 16 BLK 5
504213100720	CONNELLY,FRANCES R	1916 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 17 BLK 5
504213100730	MCDONALDSON,SLADE	2300 BARBARA DR	FORT LAUDERDALE	FL	33316	3610	HARBOUR HEIGHTS ADD 35-21 BLOT 1 BLK 6
504213100740	STARR,RANDOLPH H/ESTARR,JAMIE	2308 SE 19 PL	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 2 BLK 6
504213100750	JOHNSON,DAVID	2316 SE 19 PL	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 3 BLK 6
504213100760	CORREA,DIANA CFINN,WESTON	1935 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 6
504213100770	MACOWAN,AMYMACOWAN,KEAN	2975 WILBUR RD	MARTINSVILLE	IN	46151		HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 6
504213100780	DE LA PENA,MARIA ALEJANDRA	1951 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 6
	VILLALVA,NICHOLAS JULIOCARLOS & NINA						
504213100790	VILLALVA REV TR	1959 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 6
	PATEL,P & ROBINSON,JOANNEPATEL-ROBINSON						
504213100800	LIV TR	1997 SE 24 AVE	FORT LAUDERDALE	FL	33316	3655	HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 6
504213100810	BIRER,DOUGLAS K &BIRER,LISA L	2001 SE 24 AVE	FORT LAUDERDALE	FL	33316	3643	HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 6
504213100820	NOKHAMOL LLC	2400 NE 8 ST	FORT LAUDERDALE	FL	33304		HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 6
504213100830	WETSTEIN,JENNIFER TRSTEELUKE FRANCISCO TR	2317 INLET DR	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 6
504213100840	WALNUT HILL PROPERTIES LLC	1041 SE 17 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 12 & 13 E1/2 BLK 6
504213100850	DIPROSPERO,ANGELA & FELICE	2211 SE 21 ST	FORT LAUDERDALE	FL	33316	3617	HARBOUR HEIGHTS ADD 35-21 BLOT 13 W 1/2,14 BLK 6
	CAREY,LEO THOMAS & MARION ZLEO T &						
504213100870	MARION Z CAREY REV TR	2207 SE 21 ST	FORT LAUDERDALE	FL	33316	3617	HARBOUR HEIGHTS ADD 35-21 BLOT 15 BLK 6
504213100880	JONES,BRETT & EILEEN	2201 SE 21 ST	FORT LAUDERDALE	FL	33316	3617	HARBOUR HEIGHTS ADD 35-21 BLOT 16 BLK 6
504213100890	PEDLEY,LORETTA	2107 SE 21 ST	FORT LAUDERDALE	FL	33316	3615	HARBOUR HEIGHTS ADD 35-21 BLOT 17 BLK 6
504213100900	RITKES,GARY EVANRITKES,SONIA	2024 SE 21 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 18 BLK 6
504213100910	RAKIC,MILAN & TERESA MARIE	2016 SE 21 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 19 BLK 6
504213100920	CTAM INVESTMENTS LLC	43 S POWERLINE RD UNIT 444	POMPANO BEACH	FL	33069		HARBOUR HEIGHTS ADD 35-21 BLOT 20 BLK 6
504213100930	HIRSCH,LISE	1966 SE 21 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 21 BLK 6
	STANSKI,BRUCE ALAN & KARENSTANSKI FAM TR						
504213100940	ETAL	1958 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 22 BLK 6
	GETTINGER,KATHRYN ELIZABETHVOLD,WILLIAM						
504213100950	ERIC	1672 S OCEAN LN #254	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 23 BLK 6
504213100960	1940 HARBOURVIEW LLC	1430 E LAKE DRIVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 24 BLK 6
504213100970	NANCE,MARSHALL EDWARD III	1932 SE 21 AVE	FORT LAUDERDALE	FL	33316	3628	HARBOUR HEIGHTS ADD 35-21 BLOT 25 BLK 6
504213100980	MANNING,DARRELL BSTEPHENS,RALPH D	1924 SE 21 AVE	FORT LAUDERDALE	FL	33316	3628	HARBOUR HEIGHTS ADD 35-21 BLOT 26 BLK 6
	STAFFORD,SYLVIA ANN H/ESTAFFORD,CRAIG						
504213100990	LAMAR ETAL	1916 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316	3628	HARBOUR HEIGHTS ADD 35-21 BLOT 27 BLK 6
504213101000	VACIN LIV TRVACIN,DONALD ANDREW TRSTEE	2100 SE 19 ST	FORT LAUDERDALE	FL	33316	3606	HARBOUR HEIGHTS ADD 35-21 BLOT 28 BLK 6
504213101010	JANKOWSKI,JORDAN	318 BUCKINGHAM DR	VENETIA	PA	15367		HARBOUR HEIGHTS ADD 35-21 BLOT 29 BLK 6
504213101020	JONES,JOHNSTEELE,RACHEL	2124 SE 19 ST	FORT LAUDERDALE	FL	33316	3606	HARBOUR HEIGHTS ADD 35-21 BLOT 30 BLK 6
504213101030	DAVIE,GAIL GGAIL G DAVIE LIV TR	1917 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 31 BLK 6
504213101040	CHITTENDEN,STEVEN E	1925 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 32 BLK 6
504213101050	KELLER,RICHARD GKELLER,RICHARD G TRSTEE	1941 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 34 BLK 6
504213101051	TWIN DOLPHINS FORT LAUDERDALELLC	6539 GRAY FOX CURVE	CHANHASSEN	MN	55317		HARBOUR HEIGHTS ADD 35-21 BLOT 33 BLK 6
504213101060	BOYETTE,STONCIL	1949 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 35 BLK 6
504213101070	516 LLC	1957 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 36 BLK 6
504213101080	SMITH,JASON T	1965 SE 22 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 37 BLK 6
504213101090	PETREY,CAROLEE	1975 SE 22 AVE	FORT LAUDERDALE	FL	33316	3633	HARBOUR HEIGHTS ADD 35-21 BLOT 38 BLK 6
504213101100	ZELMER,ROBERT R & DIANE J	2200 SE 20 ST	FORT LAUDERDALE	FL	33316	3614	HARBOUR HEIGHTS ADD 35-21 BLOT 39 BLK 6
504213101110	YOUNG,KEVIN W	2208 ANCHOR DR	FORT LAUDERDALE	FL	33316	3614	HARBOUR HEIGHTS ADD 35-21 BLOT 40 BLK 6
504213101120	LOGAN,BLAKE	2216 SE 20 ST	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 41 BLK 6
504213101130	ALV 2224 LLC	2410 INLET DR	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 42 BLK 6

504213101140	JUNE P MARTIN REV TR	1966 SE 23 AVE	FORT LAUDERDALE	FL	33316	3652	HARBOUR HEIGHTS ADD 35-21 BLOT 43 BLK 6
504213101150	SCHROETER,LYNETH	1958 SE 23 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 44 BLK 6
504213101160	MARTIN,ROBERT C & ANNE H	1950 SE 23 AVE	FORT LAUDERDALE	FL	33316	3652	HARBOUR HEIGHTS ADD 35-21 BLOT 45 BLK 6
504213101170	GERNERT,JOHN C & LEAH S	1942 SE 23 AVE	FORT LAUDERDALE	FL	33316	3652	HARBOUR HEIGHTS ADD 35-21 BLOT 46 BLK 6
504213101180	1936 HARBOUR INLET LLC	1586 MERRYTHOUGHT LN	SARASOTA	FL	34240		HARBOUR HEIGHTS ADD 35-21 BLOT 47 BLK 6
504213101190	CORBET,MARGARET GDAMES,LEWIS T MARK X & KRISTINE M LOWNEY	2009 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 4 BLK 7
504213101200	TRLOWNEY,BRENNAN TRSTEE ETAL	PO BOX 15	PORTSMOUTH	RI	02871		HARBOUR HEIGHTS ADD 35-21 BLOT 5 BLK 7
504213101210	BRAUNSTEIN,JACK H/ELAN,QUI	1967 SE 25 AVE	FORT LAUDERDALE	FL	33316	3248	HARBOUR HEIGHTS ADD 35-21 BLOT 6 BLK 7
504213101220	RENTOUMIS,MARY	1959 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 7 BLK 7
504213101230	MAZZAFERRO,BARBARAMAZZAFERRO,EDWARD	59 NANAQUAKET RD	TIVERTON	RI	02878		HARBOUR HEIGHTS ADD 35-21 BLOT 8 BLK 7
504213101240	FERNANDEZ,JAIME M & CARMEN M	1943 SE 25 AVE	FORT LAUDERDALE	FL	33316	3248	HARBOUR HEIGHTS ADD 35-21 BLOT 9 BLK 7
504213101250	WIGO,BRUCE J & JANET S	1935 SE 25 AVE	FORT LAUDERDALE	FL	33316	3248	HARBOUR HEIGHTS ADD 35-21 BLOT 10 BLK 7
504213101260	MURENBEELD,STEVEN H/ECHI,KANA	1925 SE 25 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 11 BLK 7
504213101270	MILLER,LYNETTE PMILLER,STEVEN L	2755 HACKNEY RD	WESTON	FL	33331	3002	HARBOUR HEIGHTS ADD 35-21 BLOT 12 BLK 7
504213101280	LECLERC,PHILIP COUTUREBLANCHETTE,VALERIE	20 ADDISON ST	*LUTES MOUNTAIN NB	CA	E1G 0	X6	HARBOR HEIGHTS ADD 35-21 BLOT 13 BLK 7
504213101290	SHARPE,JENNIFER & THOMAS	1934 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 14 BLK 7
504213101300	COLE,WILLIAM & MICHELLECOLE FAM TR	1942 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 15 BLK 7
504213101310	OZMEN,HAKAN	1950 ADMIRALS WAY	FORT LAUDERDALE	FL	33316	3654	HARBOUR HEIGHTS ADD 35-21 BLOT 16 BLK 7
504213101320	FLAVELL,GEORGE EDWARD JR	1958 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 17 BLK 7
504213101330	EARLY,JOSHUAFARRELL,LANA	1966 SE 24 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 18 BLK 7
504213101340	VILLALVA,AMANDAVILLALVA,NICHOLAS	1959 ADMIRALS WAY	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 19 BLK 7
504213101350	DDFL II LLC	2200 S OCEAN LN #2701	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 20 BLK 7
504213101400	SNYDER,DEBORAH LEE LION KING REALTY LLC% FALCONI CO & ROBERT	2009 SE 21 AVE	FORT LAUDERDALE	FL	33316	3629	HARBOUR HEIGHTS ADD 35-21 BLOT 35,36 BLK 7
504213101410	J FALCONI	253 CENTRE ST	QUINCY	MA	02169	7525	HARBOUR HEIGHTS ADD 35-21 BLOT 37 BLK 7
504213101420	ALICE M FALCONI TRALICE,FALCONI TRSTEE	1965 SE 21 AVE	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 38 BLK 7
504213101430	1957 HARBOURVIEW FL HOLDING CORP	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131		HARBOUR HEIGHTS ADD 35-21 BLOT 39 BLK 7
504213101440	ORANGE GROUP PARTNERS 2 LLC	5600 OAKVIEW TER	FORT LAUDERDALE	FL	33312		HARBOUR HEIGHTS ADD 35-21 BLOT 40 BLK 7
504213101450	SPINACI,MAURO &SPINACI,MARIA	1941 SE 21 AVE	FORT LAUDERDALE	FL	33316	3627	HARBOUR HEIGHTS ADD 35-21 BLOT 41 BLK 7
504213101460	HERD,CINDY ACINDY A HERD REV TR	1933 SE 21 AVE	FORT LAUDERDALE	FL	33316	3627	HARBOUR HEIGHTS ADD 35-21 BLOT 42 BLK 7
504213101470	STACEY,CHRISTOPHER CHARLES	1925 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316	3627	HARBOUR HEIGHTS ADD 35-21 BLOT 43 BLK 7
504213101480	KIESSHAUER,SHERWIN M SR	1917 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316		HARBOUR HEIGHTS ADD 35-21 BLOT 44 BLK 7
504213101490	LOVELL,WILLAMROSE D LOVELL REV TR	840 NE 20 AVE	FORT LAUDERDALE	FL	33304		HARBOUR HEIGHTS ADD 35-21 BLOT 45 BLK 7 HARBOUR HEIGHTS ADD 35-21 BLOT 46 TOG WITH 13-50-42 ALLTHAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOT
504213101500	BRUMMER,RAPHAEL	PO BOX 460609	FORT LAUDERDALE	FL	33346	0609	46 BLK7 HARBOUR HTS ADD 35/50 HARBOUR HEIGHTS ADD 35-21 BLOT 47 BLK 7 13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF LOT 47
504213101510	BRUMMER,RAPHAEL	1825 SE 21 AVE	FORT LAUDERDALE	FL	33316		BLK7 HARBOUR HTS ADD PB 35/50
504213101520	EVANS,ANGELINAEVANS,CHARLES	5210 NE 33 AVE	FORT LAUDERDALE	FL	33308	2920	HARBOUR HEIGHTS ADD 35-21 BLOT 48 BLK 7
504213101530	HURST,ELEANOR A H/EDEARWESTER,REAGAN	1809 SE 21 AVE	FORT LAUDERDALE	FL	33316	3625	HARBOUR HEIGHTS ADD 35-21 BLOT 49 BLK 7 HARBOUR HEIGHTS ADD 35-21 BLOT 50 BLK 7 TOG WITH 13-50-42ALL THAT PT OF SW1/4 LYING E OFINTRA W/W R/W & W OF
504213101540	HESLIN,CRAIG MICHAEL & DEBRA	1801 SE 21 AVE	FORT LAUDERDALE	FL	33316	3625	LOT 50BLK 7 HARBOUR HTS ADD 35-21 B HARBOUR HEIGHTS ADD 35-21 BALL STREETS,AVENUES &
504213101550	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		PUBLICWAYS DEDICATED PER PLAT 35-21 B
504213110130	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		HARBOUR HEIGHTS ADD AMEN 35-50 BALL STREETS R/W PER PLAT
504213120010	DEANGELIS,SAMUEL J & DONNA M	1401 W LAKE DR	FORT LAUDERDALE	FL	33316	2319	LUCILLE ISLAND 37-19 BLOT 1,2 E 10
504213120030	SPERRY,CHARLES E & SYLVIA L	2575 LUCILLE DR	FORT LAUDERDALE	FL	33316	2327	LUCILLE ISLAND 37-19 BLOT 2 LESS E 10,3
504213120040	MERCER,JAMES & DONNA	2567 LUCILLE DR	FORT LAUDERDALE	FL	33316	2327	LUCILLE ISLAND 37-19 BLOT 4
504213120050	2561 LUCILLE DRIVE LLC	808 DOVER ST	BOCA RATON	FL	33487		LUCILLE ISLAND 37-19 BLOT 5
504213120060	SOMERSTEIN,BARRY E & SUSAN	2555 LUCILLE DR	FORT LAUDERDALE	FL	33316	2327	LUCILLE ISLAND 37-19 BLOT 6,7 E 22 1/2
504213120070	ROSS,ROBERT A & ANNETTE C	2543 LUCILLE DR	FORT LAUDERDALE	FL	33316	2323	LUCILLE ISLAND 37-19 BLOT 7 W 22 1/2,8
504213120080	HARBOR YAM LLC	520 S DIXIE HIGHWAY SUITE 335	HALLANDALE BEACH	FL	33009		LUCILLE ISLAND 37-19 BLOT 9
504213120090	RYAN,HAROLD & ROSANNA	2531 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 10
504213120100	LUCILLE FAM TRLEVINE,LAWRENCE A TRSTEE	2525 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 11
504213120110	MILANO,MARTIN GLEBER,MICHAEL & KLAIRMONT,D AMICHAEL	2519 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 12
504213120120	GLEBER TR ETAL	2515 LUCILLE DR	FORT LAUDERDALE	FL	33316	2323	LUCILLE ISLAND 37-19 BLOT 13
504213120130	EARL M TUSHMAN REV TR	4712 BUCKBY CROSS	BLOOMFIELD HILLS	MI	48302		LUCILLE ISLAND 37-19 BLOT 14
504213120140	SWARTZ,ROBERT WHANCOCK,ROBERT JR ETAL	2501 LUCILLE DR	FORT LAUDERDALE	FL	33316	2323	LUCILLE ISLAND 37-19 BLOT 15

504213120150	BENOIT DUMOULIN LP	101-425 AVE MATHERS	*SAINT-EUSTACHE QC	CA	J7P 4 C1		LUCILLE ISLAND 37-19 BLOT 16
504213120160	MORAN,RONALD L & LORIE	2506 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 17
504213120170	MAROLF,ELIZABETH LOTTELIZABETH MAROLF REV TR	2512 LUCILLE DR	FORT LAUDERDALE	FL	33316	2324	LUCILLE ISLAND 37-19 BLOT 18
504213120180	CADWALADER,CRAIGCADWALADER,ANN W	2518 LUCILLE DR	FORT LAUDERDALE	FL	33316	2324	LUCILLE ISLAND 37-19 BLOT 19
504213120190	HUNSAKER,BRYAN2524 LUCILLE DRIVE TR	2524 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 20
504213120200	BUTTE,BRUCE & VICTORIA	2530 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 21
504213120210	KUHLMAN,ELISABETHKUHLMAN,KASEY	4700 DRAKE RD	CINCINNATI	OH	45243		LUCILLE ISLAND 37-19 BLOT 22
504213120220	2542 LUCILLE DRIVE LLC	355 ALHAMBRA CIR #900	CORAL GABLES	FL	33134		LUCILLE ISLAND 37-19 BLOT 23
504213120230	REYNOSO,MELANIE M & WALTER A	2548 LUCILLE DR	FORT LAUDERDALE	FL	33316	2324	LUCILLE ISLAND 37-19 BLOT 24
504213120240	MEYEROFF,PAUL	2554 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 25
504213120250	SCOTT,THOMAS D	5733 STATE HIGHWAY 121 STE 210	THE COLONY	TX	75056	3806	LUCILLE ISLAND 37-19 BLOT 26
504213120260	PENN,SUSAN WPAUL E & SUSAN W PENN REV TR ANTONIK,MARGARET BMARGARET B ANTONIK	2566 LUCILLE DR	FORT LAUDERDALE	FL	33316	2324	LUCILLE ISLAND 37-19 BLOT 27
504213120270	REV TR	2572 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 28
504213120280	BUSH,JOSEPH JR & BRENDA	2578 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 29
504213120290	FEDLER,RONALD G	2584 LUCILLE DR	FORT LAUDERDALE	FL	33316		LUCILLE ISLAND 37-19 BLOT 30
504213120311	ALBERT R LEPAGE TRLEPAGE,ALBERT R TRSTEE	1500 OCEAN DR #801	MIAMI BEACH	FL	33139		LUCILLE ISLAND 37-19 BLOTS 31 & 32
504213120320	1400 WEST LAKE DRIVE LLC	22 ROYAL PALM WAY #501	BOCA RATON	FL	33432		LUCILLE ISLAND 37-19 BLOT 33
504213120330	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LUCILLE ISLAND 37-19 BSTREETS R/W & BRIDGE PER PLAT
504213120340	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LUCILLE ISLAND 37-19 BCANALS & RIVERS R/W PER PLAT
504213130010	ROOS,LORENA RROOS,MATTHEW L	2542 LAGUNA DR	FORT LAUDERDALE	FL	33316	2314	LAGUNA ISLE 40-1 BLOT 1
504213130020	SCHUBERTH,CONRAD E & REBECCA J COOK,SANDRA ALLINE H/ESANDRA ALLINE COOK	2536 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 2
504213130030	TR ETAL	2530 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 3
504213130040	CULLEN,TERRY B	2524 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 4
504213130050	JB 2518 LAGUNA DRIVE LLC	8224 OLD COURTHOUSE RD STE 200	VIENNA	VA	22182		LAGUNA ISLE 40-1 BLOT 5
504213130060	PATTEN,FORESTFOREST E PATTEN REV TR ELIZABETH F NORTHCUTT REV LIV TRHELMS,E A	2512 LAGUNA DR	FORT LAUDERDALE	FL	33316	2314	LAGUNA ISLE 40-1 BLOT 6,7 E 56
504213130080	NORTHCUTT TRSTEE CAPONE,NEIL J & LINDACAPONE FAM RESIDENCE	970 DUMBARTON CT	ATLANTA	GA	30321		LAGUNA ISLE 40-1 BLOT 7 LESS E 56,8
504213130090	TR	2436 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 9
504213130100	MCGOWAN,GREGORY & ELIZABETH	2430 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 10
504213130110	MOHNANI,LAKHI L H/EMOHNANI,RENE L	2424 LAGUNA DR	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 11
504213130210	2504 LAGUNA TERRACE LLC	6000 MONROE RD	CHARLOTTE	NC	28212		LAGUNA ISLE 40-1 BLOTS 20 & 21
504213130220	2437 LAGUNA DRIVE LLC	6000 MONROE RD #100	CHARLOTTE	NC	28212		LAGUNA ISLE 40-1 BLOT 22
504213130280	SPINO,ROMEO	2523 LAGUNA TER	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 28
504213130300	L'ORANGERIE PARTNERS LP	501 BRICKELL KEY DR #303	MIAMI	FL	33131	2624	LAGUNA ISLE 40-1 BLOT 29 & 30
504213130310	2541 LAGUNA INVESTMENTS LLC	2541 LAGUNA TER	FORT LAUDERDALE	FL	33316		LAGUNA ISLE 40-1 BLOT 31
504213130320	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LAGUNA ISLES 40-1 BALL ROADS R/W PER PLAT
504213130330	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LAGUNA ISLES 40-1 BCANALS & RIVERS R/W PER PLAT
504213140010	FABER,DAVID T & JEANETTE M	1301 W LAKE DR	FORT LAUDERDALE	FL	33316	2317	DEL LAGO ISLE 42-2 BLOT 1
504213140020	KHALEDI,SHAHRAM A & ELKA I WARREN MICHAEL THOMPSON REV	2571 DEL LAGO DR	FORT LAUDERDALE	FL	33316	2303	DEL LAGO ISLE 42-2 BLOTS 2 & 3
504213140340	TRTHOMPSON,WARREN MICHAEL TRSTEE	1741 BUSINESS CENTER DR STE 200	RESTON	VA	20190		DEL LAGO ISLE 42-2 BLOT 34,LOT 35 W 20
504213140351	2560 DEL LAGO LLC	130 W COCONUT PALM RD	BOCA RATON	FL	33432		DEL LAGO ISLE 42-2 BLOT 35 LESS W 20
504213140360	MCNULTY,JOAN O	2570 DEL LAGO DR	FORT LAUDERDALE	FL	33316	2304	DEL LAGO ISLE 42-2 BLOT 36
504213140370	BARTOS,BRUCE LBRUCE L BARTOS TR	1311 W LAKE DR	FORT LAUDERDALE	FL	33316	2313	DEL LAGO ISLE 42-2 BLOT 37
504213140380	HOSKINS,ROBERT	1310 W LAKE DR	FORT LAUDERDALE	FL	33316		DEL LAGO ISLE 42-2 BLOT 38
							DEL LAGO ISLE 42-2 BLOT 39 & ALL REAL PROPERTY LYINGBETWEEN SEAWALL ALG SYLVAN LAKE,ESTELLE RIVER & THE
504213140390	TAMAYO,JOSE M & MARISABEL	1300 W LAKE DR	FORT LAUDERDALE	FL	33316		N/L & E/L OFLOT 39
504213140400	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		DEL LAGO ISLE 42-2 BROADS R/W & BRIDGES PER PLAT
504213140410	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		DEL LAGO ISLE 42-2 BCANALS & WATERWAYS R/W PER PLAT
504213150090	CORBAN,PAULMENENDEZ,NEREIDA MARIA	2601 SE 20 ST	FORT LAUDERDALE	FL	33316		BREAKWATER 42-19 BLOT 7 BLK 1
504213150100	SOREL,JACQUELINESOREL,KYLE	2001 SE 26 AVE	FORT LAUDERDALE	FL	33316		BREAKWATER 42-19 BLOT 8 BLK 1
504213170010	2504 LAGUNA TERRACE LLC	6000 MONRE RD STE 100	CHARLOTTE	NC	28212		LAGUNA ISLE RESUB LOT 2349-46 BPARCELS A & B
504213170030	CAMACHO,MIRTHA ACAMACHO,JENNIFER G	6233 N UNIVERSITY DR	TAMARAC	FL	33308		LAGUNA ISLE RESUB LOT 2349-46 BPARCEL C

504213210010	TRUST NUMBER P66-2020P66 LAND TRUST LLC TRSTEE	6900 TAVISTOCK LAKES BLVD # 200	ORLANDO	FL	32827		KIMBERLY PLAT 130-1 BTRACT A, LESS THOSE PORTIONS OFP66 AS DESC IN INSTR#119687053 &119775697 & 120264718(504213250010 TO 0040,504213CA,504213CB,504213CC & 504213CDSHARED FACILITIES PARCEL,MARINAPARCEL,HOTEL PARCEL,COMMERCIALPARCEL,HARBOR VILLA CONDO 1 & 2,MARINA CONDO 1 & 2)AKA: EXPANSION 1 & 2 PARCELS
504213210011	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		KIMBERLY PLAT 130-1 BTRACT B,R/W DEDICATION TO THEPUBLIC
504213220010	PIER 66 PARKING LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		ALLISON PLAT 130-2 BTRACT A
504213250010	P66 COMMONS LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		KIMBERLY PLAT 130-1 BTHAT PORTION OF TRACT A AS DESCIN INSTR# 119775775 KA SHAREDFACILITIES PARCELAKA: SHARED FACILITIES PARCELP 66
504213250020	PIER 66 VENTURES LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		KIMBERLY PLAT 130-1 BTHAT PORTION OF TRACT A AS DESCIN INSTR# 119775716 KA MARINAPARCEL
504213250030	P66 HOTEL LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		KIMBERLY PLAT 130-1 BA POR OF TRACT A AS DESC ININSTR# 120120238AKA: HOTEL PARCELP 66
504213250040	P66 COMMERCIAL LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		KIMBERLY PLAT 130-1 BAN AIRSPACE PARCEL BEING A POROF TRACT A LYING WITHIN AN ELEVOF 7 FT AND 38.67 FT AS DESC ININSTR# 119687333 (LOCATED ABOVE504213250010)AKA: COMMERCIAL PARCELP 66
504213AH0010	MOONRISE HARBOR 101-102 LLC	2700 N MIAMI AVE STE 208	MIAMI	FL	33127		TOWNHOUSES AT HARBOR BEACH CONDOUNIT E/NPER CDO BK/PG: 8160/1
504213AH0020	MOONRISE HARBOR 101-102 LLC	2700 N MIAMI AVE STE 208	MIAMI	FL	33127		TOWNHOUSES AT HARBOR BEACH CONDOUNIT CPER CDO BK/PG: 8160/1
504213AH0030	PISTOR,BARBARA L	1800 S OCEAN DR #103	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-1PER CDO BK/PG: 8160/1
504213AH0040	MACRI,ELVIRA H/EMACRI,KATHRINE & MARCI,R M ETAL	1800 S OCEAN DR #104	FORT LAUDERDALE	FL	33316	3756	TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-2PER CDO BK/PG: 8160/1
504213AH0050	LAVELLE,MARK T & SALLY B	1800 S OCEAN DR #105	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-3PER CDO BK/PG: 8160/1
504213AH0060	TERRY O & KARNE M POWELL REV TRPOWELL,TERRY OWEN TRSTEE ETAL	99 POND VIEW DR	SOUTHBURY	CT	06488		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-4PER CDO BK/PG: 8160/1
504213AH0070	CHIRINOS,RODOLFO E	1800 S OCEAN DR APT 108	FORT LAUDERDALE	FL	33316	3757	TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-5PER CDO BK/PG: 8160/1
504213AH0080	BENHAYON,KEITH LHYNES,MICHAEL J	1800 S OCEAN DR #109	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-6PER CDO BK/PG: 8160/1
504213AH0090	JELINEK,ALEXIS SAMANTHA	1800 S OCEAN DR #110	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-7PER CDO BK/PG: 8160/1
504213AH0100	VERAS,PATRICIA A	1800 S OCEAN DR #111	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-8PER CDO BK/PG: 8160/1
504213AH0110	ANGELO,KARI B	1800 S OCEAN DR APT 112	FORT LAUDERDALE	FL	33316	3757	TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-9PER CDO BK/PG: 8160/1
504213AH0120	JOSPEH J HINDERHOFER REV TRKATHRYN M HINDERHOFER REV TR	315 WILLOW BROOK DR	WAYLAND	MA	01778	5123	TOWNHOUSES AT HARBOR BEACH CONDOUNIT A-10PER CDO BK/PG: 8160/1
504213AH0130	MINOR,MACIYACOUB,ARMIA	1800 S OCEAN DR #114	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT E/SPER CDO BK/PG: 8160/1
504213AH0140	WOOD,CLARK MICHAEL & LESLIE L	3924 NW 151 WAY	NEWBERRY	FL	32669		TOWNHOUSES AT HARBOR BEACH CONDOUNIT F/NPER CDO BK/PG: 8160/1
504213AH0150	O'BRIEN,JOHN FJOHN F O'BRIEN TR	1800 S OCEAN DR #402	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT DPER CDO BK/PG: 8160/1
504213AH0160	SOMMER,CHELSEA H/ESOMMER,ROBERT C & LEA A	1800 S OCEAN DR #403	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-1PER CDO BK/PG: 8160/1
504213AH0170	GLEASON,STEPHEN J	919 EXETER CREST	VILLANOVA	PA	19085		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-2PER CDO BK/PG: 8160/1
504213AH0180	SOMACH FAM TRSOMACH,CHRISTINE & STUART TRSTEE	1800 S OCEAN DR #405	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-3PER CDO BK/PG: 8160/1
504213AH0190	KEHRES REV TRKEHRES,CHRISTOPHER & CARRIE TRS	610 LOGANS LN	SOUTHLAKE	TX	76092		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-4PER CDO BK/PG: 8160/1
504213AH0200	THHB 407 LLC	2700 N MIAMI AVE STE 208	MIAMI	FL	33127		TOWNHOUSES AT HARBOR BEACH CONDOUNIT GPER CDO BK/PG: 8160/1
504213AH0210	BENHAYON,KEITH &BENHAYON,COLLEEN	1800 S OCEAN DR APT 408	FORT LAUDERDALE	FL	33316	3759	TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-5PER CDO BK/PG: 8160/1

504213AH0220	ROGERS,PHYLLISPHYLLIS A ROGERS REV TR	1800 S OCEAN DR #409	FORT LAUDERDALE	FL	33316	3759	TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-6PER CDO BK/PG: 8160/1
504213AH0230	UDELL,JOHN & RENA	1800 S OCEAN DR #410	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-7PER CDO BK/PG: 8160/1
504213AH0240	SAAD,ALI	1800 S OCEAN DR #411	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-8PER CDO BK/PG: 8160/1
504213AH0250	BARNES,CLIFFORD C	1800 S OCEAN DR #412	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-9PER CDO BK/PG: 8160/1
504213AH0260	1800 S OCEAN DRIVE UNIT 413 LLC	29 SOUTHFIELD COURT	NEEDHAM	MA	02492		TOWNHOUSES AT HARBOR BEACH CONDOUNIT B-10PER CDO BK/PG: 8160/1
504213AH0270	SABIE,KALDOON & HEATHER	1800 S OCEAN DRIVE #414	FORT LAUDERDALE	FL	33316		TOWNHOUSES AT HARBOR BEACH CONDOUNIT F/SPER CDO BK/PG: 8160/1
504213AL0010	BURGHER,AUDREY P	PO BOX 260564	PEMBROKE PINES	FL	33026		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 101PER CDO BK/PG: 36834/131
504213AL0020	GPFL PROPERTIES LLC	614 SW PENNFIELD TER	STUART	FL	34997		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 102PER CDO BK/PG: 36834/131
504213AL0030	WELMANS,LUKAS A	2426 SE 17 STREET CSWY #103A	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 103PER CDO BK/PG: 36834/131PER CDO BK/PG: 36834/131
504213AL0040	CASTILLO,SANDRAGANDARA,ANTONIO	3530 MYSTIC POINTE DR #712	AVENTURA	FL	33180		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 104PER CDO BK/PG: 36834/131
504213AL0050	HAYES,GARY F	2426 SE 17 STREET CSWY #105A	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 105PER CDO BK/PG: 36834/131
504213AL0060	LENARDSON,ROSINA & RICHARD	2000 S OCEAN DR APT 1409	FORT LAUDERDALE	FL	33316	3813	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 106PER CDO BK/PG: 36834/131
504213AL0070	TERRY USHER REV TRUSHER,TERRY TRS	211 OREGON LN	BOCA RATON	FL	33487		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 107PER CDO BK/PG: 36834/131
504213AL0080	DUGLOK LLC	2625 WESTON RD STE D	WESTON	FL	33331		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 108PER CDO BK/PG: 36834/131
504213AL0090	MORFI LLC	2856 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 109PER CDO BK/PG: 36834/131
504213AL0100	ANTILOPE VENTURES LLC	4301 N OCEAN BLVD APT 1201A	BOCA RATON	FL	33431		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 110PER CDO BK/PG: 36834/131
504213AL0110	VHB TRTRANQUIL WATERS LLC TRSTEE	3225 MCLEOD DRIVE SUITE 777	LAS VEGAS	NV	89121		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 201PER CDO BK/PG: 36834/131
504213AL0120	TRUJILLO,RAFAEL A & JULIE A	3777 SW 16 CT	FORT LAUDERDALE	FL	33312	3508	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 202PER CDO BK/PG: 36834/131
504213AL0130	VASQUEZ,ANUAR	715 NW 30 CT APT 2	WILTON MANORS	FL	33311	1735	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 203PER CDO BK/PG: 36834/131
504213AL0140	HOME 2 HOME LOGISTICS LLC	7041 ENVIRON BLVD #226	LAUDERHILL	FL	33319		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 204PER CDO BK/PG: 36834/131
504213AL0150	TABAUNA#1 LLC	11492 52 CT E	PARRISH	FL	34219		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 205PER CDO BK/PG: 36834/131
504213AL0160	KAPAKOS,CONSTANTINOS	1210 SE 3 ST	POMPANO BEACH	FL	33060		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 206PER CDO BK/PG: 36834/131
504213AL0170	IKAR LLC	2426 SE 17 ST #207A	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 207PER CDO BK/PG: 36834/131
504213AL0180	VIRTUAL LAKES LLC	19790 W DIXIE HWY #1111	MIAMI	FL	33180		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 208PER CDO BK/PG: 36834/131
504213AL0190	VM INVESTMENT GROUP LLC	15290 NW 34 AVE	OPA LOCKA	FL	33054		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 209PER CDO BK/PG: 36834/131
504213AL0200	BSTD PROPERTY MANAGEMENT LLC	4868 SW 103 AVE	COOPER CITY	FL	33328		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 210PER CDO BK/PG: 36834/131
504213AL0210	CCH VOYAGER LC	3475 SHERIDAN ST STE 208	HOLLYWOOD	FL	33021		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 301PER CDO BK/PG: 36834/131
504213AL0220	VHB302A LLC	20 PORTSIDE DRIVE	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 302PER CDO BK/PG: 36834/131
504213AL0230	BAKUROVA,VERA	2426 SE 17 ST #303A	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 303PER CDO BK/PG: 36834/131
504213AL0240	VIZCAINO,EMILIO A	2426 SE 17 STREET CSWY #304A	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 304PER CDO BK/PG: 36834/131
504213AL0250	ABOVE & BEYOND USA CORP	PO BOX 883	SILVER SPGS	FL	34489	0883	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 305PER CDO BK/PG: 36834/131

504213AL0260	SCHAEFFER,DANAVILLAORDUNA,MANUEL DAVID LA T	2550 81 STREET	AOCA	MN	56114	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 306PER CDO BK/PG: 36834/131
504213AL0270	FREEMAN,FRANCOISE	2148 NE 18 AVE	WILTON MANORS	FL	33305	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 307PER CDO BK/PG: 36834/131
504213AL0280	GREGORY,DAMIANGREGORY,SHAYLA	2609 HIBISCUS PL	FORT LAUDERDALE	FL	33301	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 308PER CDO BK/PG: 36834/131
504213AL0290	ACKERMAN,NANCY ANNETTENANCY ANNETTE ACKERMAN REV TR	2426 SE 17 STREET CSWY #309A	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 309PER CDO BK/PG: 36834/131
504213AL0300	KOSARI,AHOO	422 W ELM ST	CHICAGO	IL	60610	VILLAGE AT HARBOR BEACH CONDOBLDG AUNIT 310PER CDO BK/PG: 36834/131
504213AL0310	GRAHAM,CHARLES M	2424 SE 17 STREET CSWY #101B	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 101PER CDO BK/PG: 36834/131
504213AL0320	MCINTOSH,MICHAEL	2424 SE 17 STREET CSWY #102B	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 102PER CDO BK/PG: 36834/131
504213AL0330	GOLDRING,DEBBIE	3664 CLAIREMONT DR #2C	SAN DIEGO	CA	92117	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 103PER CDO BK/PG: 36834/131
504213AL0340	DSV USA CORP	524 POINCIANA DR	FORT LAUDERDALE	FL	33301	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 104PER CDO BK/PG: 36834/131
504213AL0350	LEMA INVESTMENTS GROUP LLC	121 ALHAMBRA PLAZA STE 1500	CORAL GABLES	FL	33134	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 105PER CDO BK/PG: 36834/131
504213AL0360	DSV USA CORPORATION	524 POINCIANA DR	FORT LAUDERDALE	FL	33301	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 106PER CDO BK/PG: 36834/131
504213AL0370	GARY MICHAEL LEVINE TRLEVINE,GARY MICHAEL TRS	10180 SW 49 CT	COOPER CITY	FL	33328	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 107PER CDO BK/PG: 36834/131
504213AL0380	HARBOR HOME 2424 INC	1931 CORDOVA RD PMB 3004	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 108PER CDO BK/PG: 36834/131
504213AL0390	TRAMIN LLC	3003 S ATLANTIC AVE APT 16C6	DAYTONA BEACH	FL	32118 6196	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 109PER CDO BK/PG: 36834/131
504213AL0400	NSH APARTMENTS LLC	4948 SW 33 AVE	FORT LAUDERDALE	FL	33312	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 110PER CDO BK/PG: 36834/131
504213AL0410	VM INVESTMENT GROUP LLC	15290 NW 34 AVE	OPA LOCKA	FL	33054	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 111PER CDO BK/PG: 36834/131
504213AL0420	EQUI-TRANS TRADING INC	4474 WESTON RD #235	DAVIE	FL	33331	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 112PER CDO BK/PG: 36834/131
504213AL0430	CHULETAS LLC	9686 FONTAINEBLEAU BLVD #206	MIAMI	FL	33172	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 114PER CDO BK/PG: 36834/131
504213AL0440	KRSTOLIC,MATTHEW A & CHRISTINE G	11431 BUCKLEY WOOD LN	WINDERMERE	FL	34786	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 115PER CDO BK/PG: 36834/131
504213AL0450	ANDREYEV,MARINA	2424 SE 17 ST APT 201	FORT LAUDERDALE	FL	33316 3115	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 201PER CDO BK/PG: 36834/131
504213AL0460	MELLO YELLO INVESTMENTS LLC	4278 NW 60 DR	BOCA RATON	FL	33496 4010	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 202PER CDO BK/PG: 36834/131
504213AL0470	SAUREL,ALAIN	472 HAMPTON LN	KEY BISCAYNE	FL	33149 1853	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 203PER CDO BK/PG: 36834/131
504213AL0480	LAWRENCE,MELISSA	3920 SHAKER CT	DUMFRIE	VA	22025	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 204PER CDO BK/PG: 36834/131
504213AL0490	TRAMIN LLC	3003 S ATLANTIC AVE APT 16C6	DAYTONA BEACH	FL	32118 6196	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 205PER CDO BK/PG: 36834/131
504213AL0500	MIMOSO 1 LLCSOMASA LLC	3600 MYSTIC POINTE DR #LP-06	AVENTURA	FL	33180	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 206PER CDO BK/PG: 36834/131
504213AL0510	HERRERA,HECTOR DANIEL	111 SE 8 AVE #803	FORT LAUDERDALE	FL	33301	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 207PER CDO BK/PG: 36834/131
504213AL0520	KOCK,CHRISTINE	2424 SE 17 ST #208B	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 208PER CDO BK/PG: 36834/131
504213AL0530	EQUITY TRUST COMPANYF/B/O PALKHE,RAJARUTUNIL M	10812 NAVIGATION DR	RIVERVIEW	FL	33579	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 209PER CDO BK/PG: 36834/131
504213AL0540	SOMASA LLC	3600 MYSTIC POINTE DR #LP-06	AVENTURA	FL	33180	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 210PER CDO BK/PG: 36834/131
504213AL0550	YIN,WEIQIANGQIAO,HONGYE	751 COAST CIR	*MANOTICK ON	CA	K4M 0 N5	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 211PER CDO BK/PG: 36834/131
504213AL0560	LENARDSON,ROSINASACCO,NICHOLAS C	1931 CORDOVA RD #475	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 212PER CDO BK/PG: 36834/131

504213AL0570	HAMMOND,GARY	2424 SE 17 STREET CSWY #214B	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 214PER CDO BK/PG: 36834/131
504213AL0580	AKERS,LAUREL	9369 CHELSEA DR S	PLANTATION	FL	33324	6283	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 215PER CDO BK/PG: 36834/131
504213AL0590	NOON,JOHN HENRY	2424 SE 17 STREET CSWY #301B	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 301PER CDO BK/PG: 36834/131
504213AL0600	SINCLAIR,ELISA A	277 AVENUE C #11B	NEW YORK	NY	10009		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 302PER CDO BK/PG: 36834/131
504213AL0610	KATE & ELYONE LLC%MIAMI PROPERTY WATCH	3660 NE 166 ST #703	NORTH MIAMI BEACH	FL	33160		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 303PER CDO BK/PG: 36834/131
504213AL0620	CHETHAM CORP	PO BOX 883	SILVER SPGS	FL	34489	0883	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 304PER CDO BK/PG: 36834/131
504213AL0630	DE LUQUE,MARIA P LOPEZ	2420 SE 17 STREET CSWY #403	FORT LAUDERDALE	FL	33316	3105	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 305PER CDO BK/PG: 36834/131
504213AL0640	LUCENTE LIV TRLUCENTE,MICHAEL & MIRIAM TRSTEES	609 SW 12 CT	FORT LAUDERDALE	FL	33315		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 306PER CDO BK/PG: 36834/131
504213AL0650	GUERRERO,JOHN CAVENIDA LOS PARQUES	120 APT 1108 TORRE E PAPUDO	*VALPARAISO	CL			VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 307PER CDO BK/PG: 36834/131
504213AL0660	HARBOR BEACH 308B LLC	335 S BISCAYNE BLVD #708	MIAMI	FL	33131		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 308PER CDO BK/PG: 36834/131
504213AL0670	WORTHINGTON,TYLER L	2424 SE 17 STREET CSWY #309B	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 309PER CDO BK/PG: 36834/131
504213AL0680	DSV USA CORPORATION	524 POINCIANA DR	FORT LAUDERDALE	FL	33301		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 310PER CDO BK/PG: 36834/131
504213AL0690	FILEMO LLC%DAVID A COVEN PA	2631 E OAKLAND PARK BLVD STE 107	FORT LAUDERDALE	FL	33306	1607	VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 311PER CDO BK/PG: 36834/131
504213AL0700	I7G LLC	245 SE 6 ST	DANIA BEACH	FL	33004		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 312PER CDO BK/PG: 36834/131
504213AL0710	CASLOP LLC	4265 PINE RIDGE CT	WESTON	FL	33331		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 314PER CDO BK/PG: 36834/131
504213AL0720	MACKAY,JOCELYNE ELYSE	2424 SE 17 ST UNIT 315B	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG BUNIT 315PER CDO BK/PG: 36834/131
504213AL0730	SCHAPPO,VIVIANEBRANDAO,FILIPE	501 74TH ST #2B	MIAMI BEACH	FL	33141		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 201PER CDO BK/PG: 36834/131
504213AL0740	PATRICIA LASPRILLA TRLASPRILLA,PATRICIA TRS	246 OLD QUARRY RD N	LARKSPUR	CA	94939		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 202PER CDO BK/PG: 36834/131
504213AL0750	GARCIA,JUAN	7631 HIGHWAY 290 W APT 632	AUSTIN	TX	78736	3619	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 203PER CDO BK/PG: 36834/131
504213AL0760	DUTOIT,RITA MARIA	2420 SE 17 STREET CSWY #204C	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 204PER CDO BK/PG: 36834/131
504213AL0770	REYES,MARIA ISABEL H/EMELENDEZ,CARLOS JOSE	2420 SE 17 STREET CSWY #205C	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 205PER CDO BK/PG: 36834/131
504213AL0780	NIXON,JOAN L & ROBERT G	1220 FAIRFIELD ESTATES LN	CROWNSVILLE	MD	21032		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 206PER CDO BK/PG: 36834/131
504213AL0790	CATALDO,DENNIS M	131 DOUBLOON LN	CUDJOE KEY	FL	33042		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 207PER CDO BK/PG: 36834/131
504213AL0800	PERESS,IRIT & YEHUDA	10907 GOLDEN EAGLE CT	PLANTATION	FL	33324	2113	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 208PER CDO BK/PG: 36834/131
504213AL0810	SOUTH EAST CAUSEWAY LLC	2420 SE 17 STREET CSWY #301C	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 301PER CDO BK/PG: 36834/131
504213AL0820	MGA MANAGEMENT LLC	2420 SE 17 STREET CSWY #302C	FORT LAUDERDALE	FL	33316		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 302PER CDO BK/PG: 36834/131
504213AL0830	LEE,RAYMOND DONALD CHIN	10788 GREENTRAIL DR S	BOYNTON BEACH	FL	33436		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 303PER CDO BK/PG: 36834/131
504213AL0840	CCH ENTERPRISES LC	3475 SHERIDAN ST STE 208	HOLLYWOOD	FL	33021		VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 304PER CDO BK/PG: 36834/131
504213AL0850	LAFORGIA REALTY FL LLC	3220 AMPERE AVE	BRONX	NY	10465	1032	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 305PER CDO BK/PG: 36834/131
504213AL0860	PERESS,IRIT & YEHUDA	10907 GOLDEN EAGLE CT	PLANTATION	FL	33324	2113	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 306PER CDO BK/PG: 36834/131
504213AL0870	VUVAN,BINH & LUCIE	131 CARLSON CLOSE	*EDMONTON AB	CA	T6R 2	J7	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 307PER CDO BK/PG: 36834/131

504213AL0880	LIZAZO,NIDIA	2420 SE 17 STREET CSWY #308C	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 308PER CDO BK/PG: 36834/131
504213AL0890	PERNES,DAN A	1845 SW 4TH AVE	FORT LAUDERDALE	FL	33315	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 401PER CDO BK/PG: 36834/131
504213AL0900	PEARSON,BARBIE-LYNN	2420 SE 17 STREET CSWY #402C	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 402PER CDO BK/PG: 36834/131
504213AL0910	BAGLIERI,MIGUEL	8515 NW 39 CT	CORAL SPRINGS	FL	33065	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 403PER CDO BK/PG: 36834/131
504213AL0920	CANHOME TRGAO,XIAOJUAN JAN TRS ETAL	3269 CARRIAGE HILL PL	*OTTAWA ON	CA	K1T 3 X6	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 404PER CDO BK/PG: 36834/131
504213AL0930	MAGNANI,DIANE MDIANE MAGNANI REV TR	1312 SW 19 AVE	FORT LAUDERDALE	FL	33312	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 405PER CDO BK/PG: 36834/131
504213AL0940	ADALI,CEM	2420 SE 17 STREET CSWY #406C	FORT LAUDERDALE	FL	33316	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 406PER CDO BK/PG: 36834/131
504213AL0950	BOLLATI,THOMAS CHARLESCAMACHO CORDOVA,DAVID ISIDORO	7160 HO CHI MINH CITY PL	DULLES	VA	20189	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 407PER CDO BK/PG: 36834/131
504213AL0960	WARREN,MYRA & BRADLEY S	301 SEA OATS DR #F	JUNO BEACH	FL	33408	VILLAGE AT HARBOR BEACH CONDOBLDG CUNIT 408PER CDO BK/PG: 36834/131
504213CA0010	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 101PER CDO CIN #: 119687888
504213CA0020	BAKER FL HOLDINGS LLC	27499 FRANKLIN RD	WRIGHT CITY	MO	63390	HARBOR VILLA CONDO 1UNIT 201PER CDO CIN #: 119687888
504213CA0030	TDST LLC	2311 SE 17 ST UNIT 202	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 1UNIT 202PER CDO CIN #: 119687888
504213CA0040	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 203PER CDO CIN #: 119687888
504213CA0050	C&R 2022 FAM TRGIULIANI-RHEAUME,P TRSTEE ETAL	2200 N OCEAN BLVD UNIT N1103	FORT LAUDERDALE	FL	33305	HARBOR VILLA CONDO 1UNIT 204PER CDO CIN #: 119687888
504213CA0060	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 205PER CDO CIN #: 119687888
504213CA0070	LUCKEY,DAVID JOHNSON	2311 SE 17 ST #301	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 1UNIT 301PER CDO CIN #: 119687888
504213CA0080	P66 TRIDENT 2 LLC%MFO WORLDWIDE LLC	1200 E LAS OLAS BLVD #500	FORT LAUDERDALE	FL	33301	HARBOR VILLA CONDO 1UNIT 302PER CDO CIN #: 119687888
504213CA0090	WAS HOLDINGS FLORIDA LLC	2311 SE 17 ST #303	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 1UNIT 303PER CDO CIN #: 119687888
504213CA0100	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 304PER CDO CIN #: 119687888
504213CA0110	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 305PER CDO CIN #: 119687888
504213CA0120	2412 LAGUNA TR2412 LAGUNA HOLDINGS INC TRSTEE	2311 SE 17 ST #401	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 1UNIT 401PER CDO CIN #: 119687888
504213CA0130	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 402PER CDO CIN #: 119687888
504213CA0140	P66 VILLA 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 1UNIT 403PER CDO CIN #: 119687888
504213CA0150	P66 VILLA 404 LLC	7035 SW 47 ST SUITE G	MIAMI	FL	33155	HARBOR VILLA CONDO 1UNIT 404PER CDO CIN #: 119687888
504213CA0160	1001255749 ONTARIO LIMITED	65 QUEEN STREET W STE 2400	*TORONTO ON	CA	M5H 2 M8	HARBOR VILLA CONDO 1UNIT 405PER CDO CIN #: 119687888
504213CB0010	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 201PER CDO CIN #: 119688591
504213CB0020	TRAHEY,AMY L	2321 SE 17 ST #202	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 202PER CDO CIN #: 119688591
504213CB0030	FL PIER SIXTY-SIX LLC%REGISTERED AGENTS INC	7901 4 ST N STE 300	ST PETERSBURG	FL	33702	HARBOR VILLA CONDO 2UNIT 203PER CDO CIN #: 119688591
504213CB0040	PIER GANG LLC	2321 SE 17 ST #204	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 204PER CDO CIN #: 119688591
504213CB0050	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 205PER CDO CIN #: 119688591
504213CB0060	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 301PER CDO CIN #: 119688591
504213CB0070	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 302PER CDO CIN #: 119688591
504213CB0080	HARBOR VILLA 303 LLC	2301 SW 145 AVE	MIRAMAR	FL	33027	HARBOR VILLA CONDO 2UNIT 303PER CDO CIN #: 119688591
504213CB0090	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 304PER CDO CIN #: 119688591
504213CB0100	P66 VILLA 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	HARBOR VILLA CONDO 2UNIT 305PER CDO CIN #: 119688591
504213CB0110	MARC P BEAR TRBEAR,MARC P TRSTEE	2321 SE 17 ST #401	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 401PER CDO CIN #: 119688591
504213CB0120	JKL SOUTH LLC	2321 SE 17 ST #402	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 402PER CDO CIN #: 119688591
504213CB0130	WILLIAMS,JOHN C	2321 SE 17 ST UNIT 403	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 403PER CDO CIN #: 119688591
504213CB0140	LBK LLC	2321 SE 17 ST #404	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 404PER CDO CIN #: 119688591
504213CB0150	WAYNE R GREEN TRGREEN,WAYNE R TRSTEE	2321 SE 17 ST #405	FORT LAUDERDALE	FL	33316	HARBOR VILLA CONDO 2UNIT 405PER CDO CIN #: 119688591
504213CC0010	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 301PER CDO CIN #: 119784119
504213CC0020	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 302PER CDO CIN #: 119784119
504213CC0030	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 303PER CDO CIN #: 119784119
504213CC0040	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 401PER CDO CIN #: 119784119
504213CC0050	C&R 2022 FAMILY TRUSTISRAEL,ROY TRSTEES	2200 N OCEAN BLVD UNIT N1103	FORT LAUDERDALE	FL	33305	MARINA CONDO 1UNIT 402PER CDO CIN #: 119784119
504213CC0060	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 403PER CDO CIN #: 119784119
504213CC0070	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 404PER CDO CIN #: 119784119
504213CC0080	MURRAY A TEECE 2010 IRREV TRTEECE,DAVID TRSTEE	2241 SE 17 ST UNIT 501	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 501PER CDO CIN #: 119784119
504213CC0090	POWERS,ROBERT & MICHELE	19 ISLA BAHIA	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 502PER CDO CIN #: 119784119
504213CC0100	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 503PER CDO CIN #: 119784119
504213CC0110	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 504PER CDO CIN #: 119784119

504213CC0120	JANICE FEIRSTEIN TRFEIRSTEIN,JANICE TRSTEE	2241 SE 17 ST #601	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 601PER CDO CIN #: 119784119
504213CC0130	HARBOR VILLA 602 LLC	2301 SW 145 AVE	MIRAMAR	FL	33027	MARINA CONDO 1UNIT 602PER CDO CIN #: 119784119
504213CC0140	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 603PER CDO CIN #: 119784119
504213CC0150	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 604PER CDO CIN #: 119784119
504213CC0160	CARTER,IANCARTER,CARLA	1615 E LAKE DR	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 701PER CDO CIN #: 119784119
504213CC0170	SCHAATT,WADE S & SCHAAT,LEAH KWAS HOLDINGS FLA LLC (LANDLORD)	2241 SE 17 ST #702	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 702PER CDO CIN #: 119784119
504213CC0180	SPV-TRUST #143FLL LLC	100 SUN AVE NE STE 100	ALBUQUERQUE	NM	87109	MARINA CONDO 1UNIT 703PER CDO CIN #: 119784119
504213CC0190	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 704PER CDO CIN #: 119784119
504213CC0200	GILL,RICHARDGILL,ALISON	2241 SE 17 ST #801	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 801PER CDO CIN #: 119784119
504213CC0210	KELLY A BROWNE REV TRBROWNE,KELLY A TRSTEE	2241 SE 17 ST UNIT 802	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT 802PER CDO CIN #: 119784119
504213CC0220	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 803PER CDO CIN #: 119784119
504213CC0230	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT 804PER CDO CIN #: 119784119
504213CC0240	OSHEROFF,MARC AOSHEROFF,ROBIN B	2241 SE 17 ST #LP1	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT LP1PER CDO CIN #: 119784119
504213CC0250	MARC P BEAR TRBEAR,MARC P TRSTEE	2241 SE 17 ST #LP3	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT LP3PER CDO CIN #: 119784119
504213CC0260	SFT CAPITAL HOLDING LLC	2241 SE 17 ST UNIT PH1	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT PH1PER CDO CIN #: 119784119
504213CC0270	DAY,LINCOLNDAY,FREDERICK K W	2241 SE 17 ST #PH2	FORT LAUDERDALE	FL	33316	MARINA CONDO 1UNIT PH2PER CDO CIN #: 119784119
504213CC0280	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT PH3PER CDO CIN #: 119784119
504213CC0290	P66 CONDO 1 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 1UNIT PH4PER CDO CIN #: 119784119
504213CD0010	SANGERMANO,STEVESANGERMANO,SANDI	2221 SE 17 ST #301	FORT LAUDERDALE	FL	33316	MARINA CONDO 2UNIT 301PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0020	LOZICK,THOMAS FREDRICKTHOMAS F LOZICK TR	2221 SE 17 ST #302	FORT LAUDERDALE	FL	33316	MARINA CONDO 2UNIT 302PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0030	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 303PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0040	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 401PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0050	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 402PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0060	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 403PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0070	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 404PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0080	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 501PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0090	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 502PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0100	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 503PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0110	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 504PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0120	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 601PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0130	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 602PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0140	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 603PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0150	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 604PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0160	DMH TRHENDRICKS,DIANE M TRSTEE	2221 SE 17 ST #701	FORT LAUDERDALE	FL	33316	MARINA CONDO 2UNIT 701PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0170	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 702PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0180	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 703PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0190	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 704PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0200	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 801PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0210	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827	MARINA CONDO 2UNIT 803PER CDO CIN #: 120234280& AMCDO CIN #: 120264725

504213CD0220	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		MARINA CONDO 2UNIT 804PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0230	CREST VIEW RIDGE JL LLC	2221 SE 17 ST UNIT LP1	FORT LAUDERDALE	FL	33316		MARINA CONDO 2UNIT LP1PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0240	STRATIGAKES,NICHOLAS & NICOLENICOLE T S STRATIGAKE TR ETAL	2221 SE 17 ST #LP2	FORT LAUDERDALE	FL	33316		MARINA CONDO 2UNIT LP2PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0250	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		MARINA CONDO 2UNIT LP3PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0260	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		MARINA CONDO 2UNIT LP4PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0270	PIER FAM LAND TRBRECHER,RANDY TRSTEE ETAL	207 ROYAL PALM DR	FORT LAUDERDALE	FL	33301		MARINA CONDO 2UNIT PH1PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213CD0280	P66 CONDO 2 LLC	6900 TAVISTOCK LAKES BLVD #200	ORLANDO	FL	32827		MARINA CONDO 2UNIT PH3PER CDO CIN #: 120234280& AMCDO CIN #: 120264725
504213NW0010	DAY,HALEY	2430 SE 17 ST #A	FORT LAUDERDALE	FL	33316	3119	LA MARIETTA CO-OPUNIT A
504213NW0020	WPRK FAM TRTOOTHAKER,STEPHANIE JEAN TRSTEE	901 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT B
504213NW0030	RAKIC,MILAN	2016 HARBOURVIEW DR	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT C
504213NW0040	FOWLER,KATHLEEN E TURNAU	2430 SE 17 ST UNIT D	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT D
504213NW0050	MILESI,JUDIMILESI,MITCHELL	1325 E LAKE DR	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT E
504213NW0060	FLEXER,ISRAELFLEXER,MITZILA	2430 SE 17 ST #F	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT F
504213NW0070	SAXON,KEVIN	2430 SE 17 ST #G	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT G
504213NW0080	WPRK FAM TRTOOTHAKER,STEPHANIE JEAN TRSTEE	901 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316		LA MARIETTA CO-OPUNIT H
504213NX0010	PALMERI,D P% GWEN PALMERI WALSH	3050 MILITARY ROAD NW APT 648	WASHINGTON	DC	20015		HARBOR COLONY CO-OPUNIT 1
504213NX0020	SHATTUCK,WILLIAM M	1600 DOVE ST STE 107	NEWPORT BEACH	CA	92660		HARBOR COLONY CO-OPUNIT 2
504213NX0030	GILLMAN,LAURENCE	40 WORTH ST STE 600	NEW YORK	NY	10013		HARBOR COLONY CO-OPUNIT 3
504213NX0040	MANTIA,RAYMOND W	711 HICKORY GRADE RD	BRIDGEVILLE	PA	15017	1029	HARBOR COLONY CO-OPUNIT 4
504213NX0050	GILLMAN,LAURENCE	1775 HARBOURVIEW DR #5	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 5
504213NX0060	TRAUT,JOHN CTRAUT,LEE ANN	17 CLAY LODGE LN UNIT 204	CATONSVILLE	MD	21228	5484	HARBOR COLONY CO-OPUNIT 6
504213NX0070	FOGGIA,JOSEPH F & JUDITH W	1775 HARBOURVIEW DR #7	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 7
504213NX0080	NICHOLSON,STEVEN P	1775 HARBOURVIEW DR #8	FORT LAUDERDALE	FL	33316	3602	HARBOR COLONY CO-OPUNIT 8
504213NX0090	LAMPS,WILLIAM LEE & MARILYN KAY	708 CLARK ST	OGLESBY	IL	61348	1112	HARBOR COLONY CO-OPUNIT 9
504213NX0100	GILLMAN,LAURENCE	1775 HARBOURVIEW DR #10	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 10
504213NX0110	GILLMAN,LAURENCE	1775 HARBOURVIEW DR #11	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 11 & 12
504213NX0130	GILLMAN,LAURENCE	1775 HARBOURVIEW DR #17	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 17
504213NX0140	GILLMAN PROPERTIES LLC	40 WORTH ST #600	NEW YORK	NY	10013		HARBOR COLONY CO-OPUNIT 14
504213NX0150	GILLMAN,LAURENCE	1775 HARBOURVIEW DR #15	FORT LAUDERDALE	FL	33316		HARBOR COLONY CO-OPUNIT 15
504213NX0160	ARMAN,ALFRED SR	1775 HARBOURVIEW DR #16	FORT LAUDERDALE	FL	33316	3660	HARBOR COLONY CO-OPUNIT 16
504214000036	PORTSIDE YACHT CLUB ETAL	1220 MIAMI RD STE #6	FORT LAUDERDALE	FL	33316		14-50-42E 576.05 OF GOV LOT 1 LYING S OFC/L OF N FORK OF SEMINOLE RIVER& N OF S/L OF N FORK OF SEMINOLERIVER
504214000041	PORTSIDE PROPERTIES LTD	951 YAMATO RD #205	BOCA RATON	FL	33431		13 & 14-50-42COMM AT SE COR OF NE1/4 OFSEC 14,NLY 100 TO N R/W/L OFSE 17TH ST CAUSEWAY,ELY 354.35TO W R/W/L OF INTRACOASTALWATERWAY,NWLY 649.40 TOS R/W/L OF N FORK SEMINOLERIVER & POB,CONT NWLY 64.01TO C/L OF RIVER,SW 264.20,SE 62.50,NE 278.15 TO POB
504214000270	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309		14-50-42N 50 OF GOV LOT 2, ALSO S 50 OFN 100 OF GOV LOT 2,TOG WITH N50 OF NW1/4 OF SE1/4 OF SAID SEC14-50-42
504214050180	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LAUDERDALE HARBORS SEC A 9-1 BWATERWAYS AS SHOWN ON PLAT
504214080270	KOPPENHOEFER,BENJAMIN J	1749 SE 14 ST	FORT LAUDERDALE	FL	33316	2223	LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 27 BLK 9
504214080280	OFEE.COM LLC	2805 E OAKLAND PARK BLVD #250	OAKLAND PARK	FL	33306		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 28 BLK 9
504214080290	BANKS,WALTER LEE JR	1807 SE 14 ST	FORT LAUDERDALE	FL	33316		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOTS 29 & 30 BLK 9
504214080310	1812 SE 14TH LLC	5 FOX POINT DR	SAINT JAMES	NY	11780		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 31 BLK 9
504214080320	DEPADRO,VERONICA	1806 SE 14 ST	FORT LAUDERDALE	FL	33316	2226	LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 32 BLK 9
504214080330	HARDIN,BARBARA S	1800 SE 14 ST	FORT LAUDERDALE	FL	33316		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 33 BLK 9

504214080340	LI,HO-YINKUNG,MEI PO	3005 MARINA DR	ALAMEDA	CA	94501		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 34 BLK 9
504214080350	DOTOLI DEVELOPMENT LLC	1742 SE 14 ST	FORT LAUDERDALE	FL	33316		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BLOT 35 BLK 9
504214080700	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		LAUDERDALE HARBORS SECTION ARESUB BLKS 20 TO 25 30-15 BALL STREETS,AVENUES DEDICATEDPER PLAT 30-15 B
504214200310	CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311	9108	GULF POINT 53-15 BLOT 29 THRU 40 BLK 2
504214200330	SHIPYARD LIMITED LIABILITY CO	1900 SE 15 ST	FORT LAUDERDALE	FL	33316	3006	GULF POINT 53-15 BPARCEL C
504214200340	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301		GULF POINT 53-15 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT
504214360010	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1 N UNIVERSITY DR MAILBOX #102A	PLANTATION	FL	33324	2020	PORT EVERGLADES PLAT NO 2108-31 BPARCEL A LESS POR DESC:COMM SWCOR OF NE1/4 OF SE1/4 OF SEC14-50-42,NLY 289,ELY 95 TO POB,ELY 220,NLY 792,WLY 220,SLY 411,WLY 15,SLY 110,ELY 15,SLY 271 TOPOB,& LESS POR PAR A DESC AS COMNW COR PAR A,E 80 TO POB,CONT E832,S 288.81,W 114.03,N 88.96,W475.01,N 29.73,W 235,N 168.61 TOPOB LESS POR INCL'D IN INSTR #119846011
504214360030	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1 N UNIVERSITY DR MAILBOX #102A	PLANTATION	FL	33324	2020	PORT EVERGLADES PLAT NO 2 108-31POR PAR A DESC AS COMM NW CORPAR A,E 80 TO POB,CONT E 832,S288.81,W 114.03,N 88.96,W 475.01N 29.73,W 235,N 168.61 TO POBLESS POR INCL'D IN INSTR #119846011, LESS A POR OF PAR ADESC AS: COMM NW COR OF PAR A,E656.89 TO POB,E 156.37,S 12, SW21.58, SW 8.12, SW 5.99,NW 13.02W 89.24,NW 31.41 TO POB
504214630010	BSREP III FORT LAUDERDALE LLC% BROOKFIELD PROPERTY GROUP	951 YAMATO RD #205	BOCA RATON	FL	33431		HILTON MARINA HOTEL 183-482 BPARCEL "A"
504214AJ0010	SWIKERT,TYLER	1777 SE 15 ST #101	FORT LAUDERDALE	FL	33316	3019	CROMWELL EAST CONDOUNIT 101PER CDO BK/PG: 5723/325
504214AJ0020	HARSHFIELD,CARLA ROMOZZIHARSHFIELD,DAVID	1777 SE 15 ST #106	FORT LAUDERDALE	FL	33316	3049	CROMWELL EAST CONDOUNIT 102PER CDO BK/PG: 5723/325
504214AJ0030	HEITMAN,JOHN B	1782 BRUSH HILL LN	GLENVIEW	IL	60025		CROMWELL EAST CONDOUNIT 103PER CDO BK/PG: 5723/325
504214AJ0040	GUYAH,SAMUEL	1777 SE 15 ST # 104	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 104PER CDO BK/PG: 5723/325
504214AJ0050	BAYRAMI,DANIELLE	1530 WHITEHALL DR #202	DAVIE	FL	33324		CROMWELL EAST CONDOUNIT 105PER CDO BK/PG: 5723/325
504214AJ0060	HARSHFIELD,CARLA & DAVID	1777 SE 15 ST #106	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 106PER CDO BK/PG: 5723/325
504214AJ0070	CARREON,RIZALDY C &CARREON,BEATTA BELLE T	2154 SW 149 AVE	HOLLYWOOD	FL	33027		CROMWELL EAST CONDOUNIT 107PER CDO BK/PG: 5723/325
504214AJ0080	BERUBE,FREDERICK	160 AV BOYLAN	*DORVAL QC	CA	H9S 5	L3	CROMWELL EAST CONDOUNIT 108PER CDO BK/PG: 5723/325
504214AJ0090	FREUND,CHLOE H/EFREUND,CAMILLE	1777 SE 15 ST #116	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 116PER CDO BK/PG: 5723/325
504214AJ0100	SANFORD,DONALD R JR H/EFENTER,KATHLEEN FRANCES SUMMERS	1777 SE 15 ST UNIT 117	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 117PER CDO BK/PG: 5723/325
504214AJ0110	WIERONSKI,SHARON K	1777 SE 15 ST #118	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 118PER CDO BK/PG: 5723/325
504214AJ0120	FT WATERDALE LLC	PO BOX 189	OCALA	FL	34478		CROMWELL EAST CONDOUNIT 119PER CDO BK/PG: 5723/325
504214AJ0130	WISEMAN,NEAL	1311 NE 14 AVE	FORT LAUDERDALE	FL	33304	1832	CROMWELL EAST CONDOUNIT 120PER CDO BK/PG: 5723/325
504214AJ0140	SHERBURNE,STEPHEN WILLIAM	1777 SE 15 ST #121	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 121PER CDO BK/PG: 5723/325
504214AJ0150	ABECASIS,ARIE	1777 SE 15 ST #122	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 122PER CDO BK/PG: 5723/325
504214AJ0160	DEAN,THOMAS M	1777 SE 15 ST UNIT 201	FORT LAUDERDALE	FL	33316	3020	CROMWELL EAST CONDOUNIT 201PER CDO BK/PG: 5723/325
504214AJ0170	MESSLER,PETER & HELGA	1777 SE 15ST UNIT 202	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 202PER CDO BK/PG: 5723/325
504214AJ0180	RENTEL,SUN IHERWIG,RANDY L	1777 SE 15 ST #203	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 203PER CDO BK/PG: 5723/325
504214AJ0190	SAUTER,CHRISTIAN	1777 SE 15 ST #204	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 204PER CDO BK/PG: 5723/325
504214AJ0200	1777 FLORIDA RENTAL LLC%PATRICIA WOODS	8860 EDGEWATER PL	PARKLAND	FL	33076		CROMWELL EAST CONDOUNIT 205PER CDO BK/PG: 5723/325
504214AJ0210	HOBALES,MARK	1777 SE 15 ST #206	FORT LAUDERDALE	FL	33316	3021	CROMWELL EAST CONDOUNIT 206PER CDO BK/PG: 5723/325
504214AJ0220	CHRISTOPHER,EMILIA SCHRISTOPHER,THEODORE P	1777 SE 15 ST #520	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 207PER CDO BK/PG: 5723/325
504214AJ0230	KOSMOWSKA,TATJANA	1777 SE 15 ST #208	FORT LAUDERDALE	FL	33316	3021	CROMWELL EAST CONDOUNIT 208PER CDO BK/PG: 5723/325
504214AJ0240	HALLETT,RONALD P JR	1777 SE 15 ST #209	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 209PER CDO BK/PG: 5723/325
504214AJ0250	SOWETO PLACE LLC	3019 RAVENSWOOD RD STE 110	FORT LAUDERDALE	FL	33312	4933	CROMWELL EAST CONDOUNIT 210PER CDO BK/PG: 5723/325
504214AJ0260	SCARCELLA,ROCCO	2155 NE 56 PL	FORT LAUDERDALE	FL	33308		CROMWELL EAST CONDOUNIT 211PER CDO BK/PG: 5723/325
504214AJ0270	LONG,JOHN J JRDEMKO,HEIDI ELIZABETH	1777 SE 15 ST #212	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 212PER CDO BK/PG: 5723/325
504214AJ0280	JACOBS,DAVID L & SHIRLEY A	7 JAKES LANE	PASADENA	MD	21122	4036	CROMWELL EAST CONDOUNIT 213PER CDO BK/PG: 5723/325
504214AJ0290	HALFERTY,MARYMARY HALFERTY REV TR	1777 SE 15 ST #214	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 214PER CDO BK/PG: 5723/325
504214AJ0300	CARSONALEXANDER 215 LLC	1777 SE 15 ST #216	FORT LAUDERDALE	FL	33316	3022	CROMWELL EAST CONDOUNIT 215PER CDO BK/PG: 5723/325
504214AJ0310	FITZMAURICE,ROBERT WWENNER,VERA J	133 NORTHWOOD RD	NEWTOWN SQUARE	PA	19073	4335	CROMWELL EAST CONDOUNIT 216PER CDO BK/PG: 5723/325
504214AJ0320	DEMKO,HEIDILONG,JOHN R JR	1777 SE 15 ST #217	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 217PER CDO BK/PG: 5723/325
504214AJ0330	JLS INVESTMENT PROPERTIES LLC	15 COUNTRY OAKS DR	MANALAPAN	NJ	07726	4647	CROMWELL EAST CONDOUNIT 218PER CDO BK/PG: 5723/325
504214AJ0340	SMITH,HEAVEN LSMITH,MICHAEL M	222 COHASSET AVE	MARSHFIELD	MA	02050	2574	CROMWELL EAST CONDOUNIT 219PER CDO BK/PG: 5723/325

504214AJ0350	LOVELL,WILLIAM A	3601 NW 10 AVE	OAKLAND PARK	FL	33309	5929	CROMWELL EAST CONDOUNIT 220PER CDO BK/PG: 5723/325
504214AJ0360	MILLER,R V	1777 SE 15 ST APT 221	FORT LAUDERDALE	FL	33316	3048	CROMWELL EAST CONDOUNIT 221PER CDO BK/PG: 5723/325
504214AJ0370	ECKART,PHILIP	PO BOX 163955	AUSTIN	TX	78716		CROMWELL EAST CONDOUNIT 222PER CDO BK/PG: 5723/325
504214AJ0380	LAUDERDALE BLUE TRO'NEIL,RICHARD MARK TRS VITO NICOLA TAMMA REV TRTAMMA,VITO	242 TAIT TER SE	PT CHARLOTTE	FL	33952	9147	CROMWELL EAST CONDOUNIT 301PER CDO BK/PG: 5723/325
504214AJ0390	NICOLA TRS	11431 NW 5 ST	PLANTATION	FL	33325		CROMWELL EAST CONDOUNIT 302PER CDO BK/PG: 5723/325
504214AJ0400	CRAFT,PAUL D & CHRISTINE MBENKO,MICHAEL A	3809 S HAYES AVE	SANDUSKY	OH	44870		CROMWELL EAST CONDOUNIT 303PER CDO BK/PG: 5723/325
504214AJ0410	MAIOROV,YURI NROUBLEV,ANDREI	8643 DOVER OAKS CT	ORLANDO	FL	32836		CROMWELL EAST CONDOUNIT 304PER CDO BK/PG: 5723/325
504214AJ0420	LEVINE,RICHARD	24 TAIN DR	GREAT NECK	NY	11021	4434	CROMWELL EAST CONDOUNIT 305PER CDO BK/PG: 5723/325
504214AJ0430	MATHEWS,RALPH E JR &MATHEWS,MARY E	4315 DAYTON BLVD	CHATTANOOGA	TN	37415	2711	CROMWELL EAST CONDOUNIT 306PER CDO BK/PG: 5723/325
504214AJ0440	WARNER,PAUL &WARNER,ROSE MARIE	1712 SE 14 STREET	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 307PER CDO BK/PG: 5723/325
504214AJ0450	BREEDLOVE,BONNIE HADAN,REUBEN	248 E 23 ST	RIVIERA BEACH	FL	33404	4512	CROMWELL EAST CONDOUNIT 308PER CDO BK/PG: 5723/325
504214AJ0460	JOHN,STEVEN SAMSONSTANLEY,SUSIE LOLA	1777 SE 15 ST #309	FORT LAUDERDALE	FL	33316	3024	CROMWELL EAST CONDOUNIT 309PER CDO BK/PG: 5723/325
504214AJ0470	LINDLEY,GEORGE W JR	1444 RHODE ISLAND AVE NW #615	WASHINGTON	DC	20005		CROMWELL EAST CONDOUNIT 310PER CDO BK/PG: 5723/325
504214AJ0480	OBED,JEROME R ALEXANDER BORROTO REV	1410 SE 2 CT	FORT LAUDERDALE	FL	33301		CROMWELL EAST CONDOUNIT 311PER CDO BK/PG: 5723/325
504214AJ0490	TRBORROTO,ALEXANDER TRSTEE	2512 SE 9 ST	POMPANO BEACH	FL	33062	6709	CROMWELL EAST CONDOUNIT 312PER CDO BK/PG: 5723/325
504214AJ0500	SIZER,RICHARD B	333 LAS OLAS WAY #1208	FORT LAUDERDALE	FL	33301		CROMWELL EAST CONDOUNIT 313PER CDO BK/PG: 5723/325
504214AJ0510	MORGAN,HENRY	1323 SE 17TH ST #473	FORT LAUDERDALE	FL	33316	3024	CROMWELL EAST CONDOUNIT 314PER CDO BK/PG: 5723/325
504214AJ0520	BENKO,MICHAEL ACRAFT,CHRISTINE M & PAUL D ROBERT PAUL MUSSELMAN SR REV	3809 S HAYES AVE	SANDUSKY	OH	44870		CROMWELL EAST CONDOUNIT 315PER CDO BK/PG: 5723/325
504214AJ0530	TRMUSSELMAN,ROBERT PAUL SR TRSTEE KEYZER,CAROLYN &	PO BOX 324	CROWNSVILLE	MD	21032	0324	CROMWELL EAST CONDOUNIT 316PER CDO BK/PG: 5723/325
504214AJ0540	RODNEYSTUCHBURY,BRONWEN	1777 SE 15 ST #317	FORT LAUDERDALE	FL	33312		CROMWELL EAST CONDOUNIT 317PER CDO BK/PG: 5723/325
504214AJ0550	AGUIAR,JOSE A	13230 SW 132 AVE STE 17	MIAMI	FL	33186	6145	CROMWELL EAST CONDOUNIT 318PER CDO BK/PG: 5723/325
504214AJ0560	JONES,PATRICIA D EQLEJONES,RICHARD D EST	1777 SE 15 ST APT 319	FORT LAUDERDALE	FL	33316	3053	CROMWELL EAST CONDOUNIT 319PER CDO BK/PG: 5723/325
504214AJ0570	BAIRES LLC	1777 SE 15 ST #320	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 320PER CDO BK/PG: 5723/325
504214AJ0580	COHEN,JOYCE GILA	1777 SE 15 ST #321	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 321PER CDO BK/PG: 5723/325
504214AJ0590	LOVELL,JENNIFER LEE	1777 SE 15 ST #322	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 322PER CDO BK/PG: 5723/325
504214AJ0600	EIK,RONALD	1777 SE 15 ST APT 401	FORT LAUDERDALE	FL	33316	3053	CROMWELL EAST CONDOUNIT 401PER CDO BK/PG: 5723/325
504214AJ0610	AYOUB,DIANA & MAROUN	1777 SE 15 ST APT 402	FORT LAUDERDALE	FL	33316	3053	CROMWELL EAST CONDOUNIT 402PER CDO BK/PG: 5723/325
504214AJ0620	IOLI,JENNIFER A MCWEENEY,JACKSON H/EMCWEENEY,JENNIFER &	1777 SE 15 ST #403	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 403PER CDO BK/PG: 5723/325
504214AJ0630	WILLIAM	1777 SE 15 ST #404	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 404PER CDO BK/PG: 5723/325
504214AJ0640	OGIER,DANIELLE	1777 SE 15 ST #405	FORT LAUDERDALE	FL	33316	3026	CROMWELL EAST CONDOUNIT 405PER CDO BK/PG: 5723/325
504214AJ0650	CASSEL,ROBERT S & DEBORAH R	3400 WOODVIEW PL	COLUMBUS	OH	43220		CROMWELL EAST CONDOUNIT 406PER CDO BK/PG: 5723/325
504214AJ0660	ADAN,REUBEN	248 E 23 ST	RIVIERA BEACH	FL	33404	4512	CROMWELL EAST CONDOUNIT 407PER CDO BK/PG: 5723/325
504214AJ0670	WEBB,JEFFREY D SRWEBB,SUZANNE I	2461 NW 191 AVE	PEMBROKE PINES	FL	33029		CROMWELL EAST CONDOUNIT 408PER CDO BK/PG: 5723/325
504214AJ0680	SIGNORELLI,JOSEPH H/ESIGNORELLI,CYNTHIA ROSE	1777 SE 15 ST #409	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 409PER CDO BK/PG: 5723/325
504214AJ0690	ROMANO,DEAN DROMANO,ROBERT R	17 EASTERN AVE	BURLINGTON	MA	01803		CROMWELL EAST CONDOUNIT 410PER CDO BK/PG: 5723/325
504214AJ0700	JOSEPH W ROMAN TRROMAN,JOSEPH W TRSTEE JENNY GARCIA REV TRGARCIA,JENNY ELVIRA	1406 SE 14 ST	FORT LAUDERDALE	FL	33316	2218	CROMWELL EAST CONDOUNIT 411PER CDO BK/PG: 5723/325
504214AJ0710	TRSTEE	4250 GALT OCEAN DR #6T	FORT LAUDERDALE	FL	33308		CROMWELL EAST CONDOUNIT 412PER CDO BK/PG: 5723/325
504214AJ0720	REISS,STEVEN &REISS,DONNA L GASPAR,JOSE MODINOCRUZ TORRES,CARMEN	479 SHARROTTS RD	STATEN ISLAND	NY	10309	1414	CROMWELL EAST CONDOUNIT 413PER CDO BK/PG: 5723/325
504214AJ0730	SONIA	10 ESQ LEONIDES URB CALLE CON	*SATELITES MAJADAH MADRID	ES	28222		CROMWELL EAST CONDOUNIT 414PER CDO BK/PG: 5723/325
504214AJ0740	DECAYEUX,STEPHANE & SOPHIE	21 RUE PASTEUR	*ABBEVILLE 80100	FR			CROMWELL EAST CONDOUNIT 415PER CDO BK/PG: 5723/325
504214AJ0750	LIND,CHARLES W JRLIND,TIMOTHY A	PO BOX 17115	CHATTANOOGA	TN	37415		CROMWELL EAST CONDOUNIT 416PER CDO BK/PG: 5723/325
504214AJ0760	LIND,CHARLES W	PO BOX 17115	CHATTANOOGA	TN	37415		CROMWELL EAST CONDOUNIT 417PER CDO BK/PG: 5723/325
504214AJ0770	LOVELL,DANIEL BRUCE	1777 SE 15 ST #418	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 418PER CDO BK/PG: 5723/325
504214AJ0780	HALL,BRUCEKAUFMAN,JACQUELINE GAIL AUGUSTUS,ERIC CHRISTOPHERAUGUSTUS,RUTH	81 KERR ST	*OAKVILLE ON	CA	L6K 3	A2	CROMWELL EAST CONDOUNIT 419PER CDO BK/PG: 5723/325
504214AJ0790	MARIE	1777 SE 15 ST #420	FORT LAUDERDALE	FL	33316	3028	CROMWELL EAST CONDOUNIT 420PER CDO BK/PG: 5723/325
504214AJ0800	CASSEL,ROBERT S & DEBORAH R	3400 WOODVIEW PL	COLUMBUS	OH	43220		CROMWELL EAST CONDOUNIT 421PER CDO BK/PG: 5723/325
504214AJ0810	COOK,MICHAEL C	1777 SE 15 ST #422	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 422PER CDO BK/PG: 5723/325
504214AJ0820	LAVERTY,KEITH	1777 SE 15 ST #501	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 501PER CDO BK/PG: 5723/325
504214AJ0830	VASIL,DONALD E JR	1777 SE 15 ST #502	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 502PER CDO BK/PG: 5723/325
504214AJ0840	CUTTING,TRAVISGAGNON,MEAGHAN	35 ALBERT RAY DR	ASHLAND	MA	01721	1248	CROMWELL EAST CONDOUNIT 503PER CDO BK/PG: 5723/325
504214AJ0850	BRABARA C ROBSON REV TR	1777 SE 15 STREET #504	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 504PER CDO BK/PG: 5723/325

504214AJ0860	SMITH,DAVID RONALD	1777 SE 15 ST UNIT 505	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 505PER CDO BK/PG: 5723/325
504214AJ0870	HEAD,RAYMOND	5 LARGO WAY	BOYNTON BEACH	FL	33426	6593	CROMWELL EAST CONDOUNIT 506PER CDO BK/PG: 5723/325
504214AJ0880	NIX FAM TRNIX,DIANE & JOHN JR TRSTEES	9 COLLEEN DR	SALEM	NH	03079		CROMWELL EAST CONDOUNIT 507PER CDO BK/PG: 5723/325
504214AJ0890	GOLDSTEIN,MARIA ROCCHIGIANI	710 BAYSHORE DR APT 2	FORT LAUDERDALE	FL	33304	4118	CROMWELL EAST CONDOUNIT 508PER CDO BK/PG: 5723/325
504214AJ0900	KELLOCK REV TRKELLOCK,WILLIAM N TRSTEE ETAL	10500 TARTON FIELDS CIR	RALEIGH	NC	27617	7343	CROMWELL EAST CONDOUNIT 509PER CDO BK/PG: 5723/325
504214AJ0910	VENTURE 510 LLC	PO BOX 189	OCALA	FL	34478		CROMWELL EAST CONDOUNIT 510PER CDO BK/PG: 5723/325
504214AJ0920	DORSEY,LYLY M	PO BOX 267637	WESTON	FL	33326		CROMWELL EAST CONDOUNIT 511PER CDO BK/PG: 5723/325
504214AJ0930	SCHERTZER,ADAM & LYNNETTE A	1777 SE 15 ST UNIT 512	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 512PER CDO BK/PG: 5723/325
504214AJ0940	VENTURE 513 LLC	2935 SE 58 AVE	OCALA	FL	34480		CROMWELL EAST CONDOUNIT 513PER CDO BK/PG: 5723/325
504214AJ0950	ROSCO,JAMES AJAMES A ROSCO TR	1777 SE 15 ST #514	FORT LAUDERDALE	FL	33316	3054	CROMWELL EAST CONDOUNIT 514PER CDO BK/PG: 5723/325
504214AJ0960	BOYLE-EREN,MARCIAEREN,SEL	1777 SE 15 ST	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 515PER CDO BK/PG: 5723/325
504214AJ0970	TURNER,JAN L	1777 SE 15 ST APT 516	FORT LAUDERDALE	FL	33316	3054	CROMWELL EAST CONDOUNIT 516PER CDO BK/PG: 5723/325
504214AJ0980	MAY,BRETT MBRETT MARTIN MAY LIV TR	1777 SE 15 ST #517	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 517PER CDO BK/PG: 5723/325
504214AJ0990	LENTZ,JEFFREY S & SHARON M	512 BENTWOOD DR	WOODSTOCK	GA	30189	1452	CROMWELL EAST CONDOUNIT 518PER CDO BK/PG: 5723/325
504214AJ1000	HEPBURN TRHEPBURN,D & WICKENDEN,A TRS CHRISTOPHER FAM REV	1777 SE 15 ST #519	FORT LAUDERDALE	FL	33316	3030	CROMWELL EAST CONDOUNIT 519PER CDO BK/PG: 5723/325
504214AJ1010	TRCHRISTOPHER,THEODORE P TRS	15 COLLEGE POND DR	DANVERS	MA	01923		CROMWELL EAST CONDOUNIT 520PER CDO BK/PG: 5723/325
504214AJ1020	SPINDEL,,ALAN	1777 SE 15 ST #521	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 521PER CDO BK/PG: 5723/325
504214AJ1030	BYRD,HAROLD &WIERONSKI,SHARON	1777 SE 15 ST UNIT 522	FORT LAUDERDALE	FL	33316		CROMWELL EAST CONDOUNIT 522PER CDO BK/PG: 5723/325
504214BM0010	IBIZA PORTSIDE LLC	1 PORTSIDE DR #1D	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 1DPER CDO BK/PG: 9761/254
504214BM0020	BECK,KORI RKORI R BECK REV TR	2 PORTSIDE DR #2C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 2CPER CDO BK/PG: 9761/254
504214BM0030	ROBBIE FRANKLIN PROPERTIES LLC	106 NORTHSIDE DR E PO BOX 648	STATESBORO	GA	30459		PORTSIDE YACHT CLUB CONDOUNIT 3C & BOAT SLIP APER CDO BK/PG: 9761/254
504214BM0040	BERGERON,RONALD MRONALD M BERGERON JR REV TR	4 PORTSIDE DR #4D	FORT LAUDERDALE	FL	33316	3009	PORTSIDE YACHT CLUB CONDOUNIT 4D & BOAT SLIP BPER CDO BK/PG: 9761/254
504214BM0050	LOREN & NANCY BRELSFORD TRBRELSFORD,LOREN L TRSTEE ETAL	6720 ARTESIAN RUN	DELAWARE	OH	43015		PORTSIDE YACHT CLUB CONDOUNIT 5B & BOAT SLIP DPER CDO BK/PG: 9761/254
504214BM0060	JAM VIII HOLDINGS LLC	3445 STALLION LN	WESTON	FL	33331		PORTSIDE YACHT CLUB CONDOUNIT 6B & BOAT SLIP CPER CDO BK/PG: 9761/254
504214BM0070	ABAJIAN,ALEXANDER & ARLENEALEXANDER J ABAJIAN REV TR ETAL	7 PORTSIDE DR 7A	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 7A & BOAT SLIP JPER CDO BK/PG: 9761/254
504214BM0080	CYNTHIA M MARTIN TRMARTIN,CYNTHIA M TRS	5909 DAVIS RD	WHITEHOUSE	OH	43571		PORTSIDE YACHT CLUB CONDOUNIT 8APER CDO BK/PG: 9761/254
504214BM0090	DEVINCENT,DANIEL JOSEPH	9 PORTSIDE DR #9B	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 9BPER CDO BK/PG: 9761/254
504214BM0100	LAURENCE,JOHN & JODILAURENCE,ZACHARY	3506 DEL MAR AVENUE	DAVIE	FL	33328		PORTSIDE YACHT CLUB CONDOUNIT 10B & BOAT SLIP MPER CDO BK/PG: 9761/254
504214BM0110	MORTON,GAIL D & GEORGE C	11 PORTSIDE DR #11C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 11CPER CDO BK/PG: 9761/254
504214BM0120	DEVARONA,ROBERTO R & PAMELA	12 PORTSIDE DR #12D	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 12D & BOAT SLIP EPER CDO BK/PG: 9761/254
504214BM0130	NEILL,,ALLANNEILL,,TINA	102 NANNYS RD	FLORENCE	AL	35634		PORTSIDE YACHT CLUB CONDOUNIT 13B & BOAT SLIP FPER CDO BK/PG: 9761/254
504214BM0140	CAROLAM CORP	4000 HOLLYWOOD BLVD STE 285S	HOLLYWOOD	FL	33021		PORTSIDE YACHT CLUB CONDOUNIT 14B & BOAT SLIP GPER CDO BK/PG: 9761/254
504214BM0150	BATES,PAUL TTOLENTINO-DAVIDSON,MICHELLE R	15 PORTSIDE DR #15C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 15C & BOAT SLIP HPER CDO BK/PG: 9761/254
504214BM0160	BB BOATS LLC	2100 S OCEAN LN #1908	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 16C & BOAT SLIP IPER CDO BK/PG: 9761/254
504214BM0170	FRIEDMAN,SUZANNE K & KURTK&S LAND TR	17 PORTSIDE DR #17A	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 17A & BOAT SLIP K (17A)PER CDO BK/PG: 9761/254
504214BM0180	REIS,GARY RREIS,MARY BETH	86 NAUSHON RD	PAWTUCKET	RI	02861		PORTSIDE YACHT CLUB CONDOUNIT 18A & BOATSLIP N PER CDOBK/PG: 9761/254
504214BM0190	19 PORTSIDE LLC	15757 PINES BLVD SUITE 258	PEMBROKE PINES	FL	33027		PORTSIDE YACHT CLUB CONDOUNIT 19C & BOATSLIP OPER CDO BK/PG: 9761/254
504214BM0200	PEMBERTON FAM TRPEMBERTON,JILL TRSTEE ETAL	425 W 53 ST #411	NEW YORK	NY	10019		PORTSIDE YACHT CLUB CONDOUNIT 20C & BOAT SLIP 17APER CDO BK/PG: 9761/254
504214BM0210	MALLIS,MICAHEL J & KATHY G	21 PORTSIDE DR #21E	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 21EPER CDO BK/PG: 9761/254

504214BM0220	DALRYMPLE,DONALD W & MARCIA B	22 PORTSIDE DR #22B	FORT LAUDERDALE	FL	33316	3010	PORTSIDE YACHT CLUB CONDOUNIT 22B & BOAT SLIP LPER CDO BK/PG: 9761/254
504214BM0230	JOHNSON,RICHARD H/EMYSNYK,IRYNA	23 PORTSIDE DR # 23A	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 23A & BOAT SLIP 23APER CDO BK/PG: 9761/254
504214BM0240	PORTSIDE LAS OLAS LLC	671 BUSINESS PARK BLVD	WINTER GARDEN	FL	34787		PORTSIDE YACHT CLUB CONDOUNIT 24A & BOAT SLIP 24APER CDO BK/PG: 9761/254
504214BM0250	ROSS,BRADLEY JBERNSTEIN,DEENA E	25 PORTSIDE DR #25C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 25C & BOAT SLIP 25CPER CDO BK/PG: 9761/254
504214BM0260	WERRA,GARY	26 PORTSIDE DR #26C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 26C & BOAT SLIP 26CPER CDO BK/PG: 9761/254
504214BM0270	SCHOEN,MICHAEL	5112 PARK AVE W	SEVILLE	OH	44273	8970	PORTSIDE YACHT CLUB CONDOUNIT 27D & BOAT SLIP 27DPER CDO BK/PG: 9761/254
504214BM0280	RT GROUP III LLC	321 WOODLAND PASS #100	EAST LANSING	MI	48823		PORTSIDE YACHT CLUB CONDOUNIT 28C & BOAT SLIP 28CPER CDO BK/PG: 9761/254
504214BM0290	MERCURIO,MICHAEL & JOANN	430 ANNANDALE DR	SYOSSET	NY	11791		PORTSIDE YACHT CLUB CONDOUNIT 29B & BOAT SLIP 29BPER CDO BK/PG: 9761/254
504214BM0300	EVERSE,RHONDA M H/EEVERSE,LYNN A LEOUTSAKOS,THOMASVALENTE	30 PORTSIDE DR #30B	FORT LAUDERDALE	FL	33316	3008	PORTSIDE YACHT CLUB CONDOUNIT 30B & BOAT SLIP 30BPER CDO BK/PG: 9761/254
504214BM0310	LEOUTSAKOS,DINA MARIA	31 PORTSIDE DR #31C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 31C & BOAT SLIP 31CPER CDO BK/PG: 9761/254
504214BM0320	VABBUO ENTERPRISES LLC	200 S ANDREWS AVE STE 604	FORT LAUDERDALE	FL	33301		PORTSIDE YACHT CLUB CONDOUNIT 32C & BOAT SLIP 32CPER CDO BK/PG: 9761/254
504214BM0330	NOVINSEA PROPERTIES LLC	747 BELAIR CT	NAPLES	FL	34103		PORTSIDE YACHT CLUB CONDOUNIT 33C & BOAT SLIP 33CPER CDO BK/PG: 9761/254
504214BM0340	OBEE,GLEN RICHARDOBEE,SARAH JANE	LADYDOWN FARM PRESTON	*CANTERBURY KENT	GB	CT3 1	DN	PORTSIDE YACHT CLUB CONDOUNIT 34C & BOAT SLIP 34CPER CDO BK/PG: 9761/254
504214BM0350	SENDOWSKI,JANUSZSENDOWSKI,PAMELA	35 PORTSIDE DR #35B	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 35B & BOAT SLIP 35BPER CDO BK/PG: 9761/254
504214BM0360	J & J LAURENCE FAM HOLDINGS LLC	3506 DEL MAR AVE	DAVIE	FL	33328		PORTSIDE YACHT CLUB CONDOUNIT 36D & BOAT SLIP 36DPER CDO BK/PG: 9761/254
504214BM0370	MARY LOU LOEHR REV TR KENNETH M COPENHAVER REV LIV	11781 NW 16 CT	PLANTATION	FL	33323	2240	PORTSIDE YACHT CLUB CONDOUNIT 37C & BOAT SLIP 37CPER CDO BK/PG: 9761/254
504214BM0380	TRCOPENHAVER,KENNETH TRSTEE	38 PORTSIDE DR #38C	FORT LAUDERDALE	FL	33316		PORTSIDE YACHT CLUB CONDOUNIT 38C & BOAT SLIP 38CPER CDO BK/PG: 9761/254
504214BM0390	CINCINNATI CAPITAL PARTNERS 662LLC	39 PORTSIDE DR #39B	FORT LAUDERDALE	FL	33316	3008	PORTSIDE YACHT CLUB CONDOUNIT 39B & BOAT SLIP 39BPER CDO BK/PG: 9761/254
504214BM0400	RA PORTSIDE LLC Harbordale Civic Association, PO Box 460416 Fort Lauderdale, FL 33316 Central Beach Alliance 112 N Birch Road #201 Fort Lauderdale, FL 33304 Harbour Inlet HOA PO Box 460549 Fort Lauderdale, FL 33346 BREAKWATER HOMES ASSOCIATION, INC. 2621 INLET DRIVE FORT LAUDERDALE, FL 333 Harbor Beach HOA 2675 Harbor Beach Parkway Fort Lauderdale, FL 33316	1201 ROUTE 112 #900	PORT JEFFERSON STATION	NY	11776		PORTSIDE YACHT CLUB CONDOUNIT 40B & BOAT SLIP 40BPER CDO BK/PG: 9761/254

Blake Kidwell

From: City of Fort Lauderdale-No Reply <noreply@fortlauderdale.gov>
Sent: Friday, June 12, 2026 10:01 AM
To: Blake Kidwell
Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-26060003

Follow Up Flag: Follow up
Flag Status: Flagged



LauderBuild Application Documents Received

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-26060003** at **2150 SE 17 ST**. 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 **LauderBuild** 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

Please be advised that the City of Fort Lauderdale does not send unsolicited correspondence requesting money or sensitive personal information. The Development Services Department does not accept any form of payment over the phone, and we will never resort to threats or intimidation. Additionally, no government agency will ever demand payment via gift cards, wire transfers, or digital currencies. The City of Fort Lauderdale will never contact you to request personal details such as bank account information, credit or debit card numbers, Social Security numbers, or passwords. Please exercise caution when opening unsolicited emails. Verify the sender's email address carefully and avoid clicking on suspicious links or opening attachments from unknown sources. If you receive any emails that appear to be sent on behalf of the City and seem suspicious, please report them to staff immediately.

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

June 12, 2026

City of Fort Lauderdale – Public Works Department
100 N. Andrews Avenue
Fort Lauderdale, FL 33301
954-828-5772

Re: **PIER 66 PHASE II – 2150, 2170, 2202 & 2301 SE 17TH Street, Fort Lauderdale, FL 33301**
DRC Case# TBD
Estimated Water and Wastewater Flow Allocation

To Whom It May Concern:

Please accept this letter as a written request for a letter of service availability for the above referenced project. The project consists of a 339 condo units in (4) new buildings. The buildings also contain the following commercial uses which total 85,477SF plus 2,000SF of outdoor dining: 13,955 SF of grocery store, 25,145 SF of Retail, 17,327 SF of Restaurant, 2,000 SF of outdoor dining, and 29,050 SF of office space. Also, the site currently contains 37 Marina slips which are proposed to remain.

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

Proposed Service Demand:
339 units (Condominium/Apartment-R03) x 0.805 ERC/unit = 272.895 ERC's
39,100 SF (Merchandising-C05) x 0.550 ERC/1,000sf = 21.505 ERC's
19,327 SF (Restaurant-C09) x 2.495 ERC / 1,000 SF = 48.221 ERC's
29,050 SF (Office-C12) x 0.636 ERC/1,000sf = 18.476 ERC's

Existing Service Demand (to remain):
37 marina slips (Mobile Home-R04) x 0.559 ERC / slip = 20.683 ERC's

Total Proposed Demand = 361.10 ERC's
Total Existing Demand (to remain) = 20.68 ERC's
Total Net New Demand = ERC's
Water = 381.78 ERC's x 300 gallons / ERC = 114,534 gallons (0.114534 MGD)
Sewer = 381.78 ERC's x 175 gallons / ERC = 66,811 gallons (0.066811 MGD)

Respectfully,

Blake M. Kidwell, P.E.
Flynn Engineering Services, P.A

P66 LAND TRUST, LLC

MANAGERS' ACTION BY WRITTEN CONSENT IN LIEU OF MEETING

The undersigned, being all of the Managers of **P66 LAND TRUST, LLC**, a Florida limited liability company (the "Company"), in accordance with the Florida Limited Liability Company Act and the Operating Agreement of the Company relating to the action taken without a meeting, hereby consents to and adopts the following resolutions and actions thereunder.

WHEREAS, the Managers deem it in the best interest of the Company to appoint Christopher Gandolfo to sign certain applications, agreements, contracts and other necessary documents.

IT IS HEREBY

RESOLVED, that Christopher Gandolfo ("Authorized Signatory"), be and hereby is authorized to sign construction and permit applications, agreements, contracts, and other documents binding the Company for any and all matters not to exceed a value of Five Hundred Thousand Dollars ($500,000.00).

FURTHER RESOLVED, that Authorized Signatory be, and hereby is, authorized, directed and empowered, for and on behalf of the company, to execute, verify, deliver and perform all such documents and to take such further action as he may deem necessary, appropriate or advisable to effect the business operations of the Company.

Dated this 30th day of April, 2020

MANAGERS:

Thomas B. Youth

Nicholas F. Beucher, III

June 8, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of **PIER 66 VENTURES LLC** in connection with development permit approvals in the City of Fort Lauderdale and Broward County.

Sincerely,

PIER 66 VENTURES LLC, a Florida limited liability company

By: _____
Name: Chris Gandolfo
Title: Senior Vice President of Development
Address: 6900 Tavistock Lakes Blvd Suite 200 Orlando, FL 32827

STATE OF Florida)
) SS:
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of June 2026 by Chris Gandolfo as Sr V.P. of Development of **PIER 66 VENTURES LLC**, a Florida limited liability company, on behalf of the entity, who is personally known to me or produced _____ as identification.

(Notary Seal)

MARIA G. CHINDA
COMMISSION
NUMBER
HH 699844
EXPIRES
Aug. 22, 2029
Notary Public, State of Florida

_____
Notary Public

Maria G. Chinda
Name typed, printed or stamped

June 8, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of **P66 LAND TRUST LLC**, a Florida limited liability company, as Trustee of Trust Number P66-2020 pursuant to that certain Land Trust Agreement dated as of January 15, 2020, as amended, in connection with development permit approvals in the City of Fort Lauderdale and Broward County.

Sincerely,

P66 LAND TRUST LLC, a Florida limited liability company, as Trustee of Trust Number P66-2020 pursuant to that certain Land Trust Agreement dated as of January 15, 2020, as amended

By: _____
Name: Chris Gandolfo
Title: Senior Vice President of Development
Address: 6900 Tavistock Lakes Blvd Suite 200 Orlando, FL 32827

STATE OF Florida)
) SS:
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of June 2026 by Chris Gandolfo as Sr. VP of Development of **P66 LAND TRUST LLC TRSTEE**, a Florida limited liability company, as Trustee of Trust Number P66-2020, pursuant to that certain Land Trust Agreement dated as of January 15, 2020, as amended, on behalf of the entity, who is personally known to me or produced _____ as identification.

(Notary Seal) MARIA G. CHINDA COMMISSION NUMBER HH 699844 EXPIRES Aug. 22, 2029 Notary Public, State of Florida

_____
Notary Public

Maria G. Chinda
Name typed, printed or stamped

June 8, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of **SAILS VENTURES LLC** in connection with development permit approvals in the City of Fort Lauderdale and Broward County.

Sincerely,

SAILS VENTURES LLC, a Florida limited liability company

By: _____
Name: Chris Gandolfo
Title: Senior Vice President of Development
Address: 6900 Tavistock Lakes Blvd Suite 200 Orlando, FL 32827

STATE OF Florida)
) SS:
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of June 2026 by Chris Gandolfo as Sr VP of Development of **SAILS VENTURES LLC**, a Florida limited liability company, on behalf of the entity, who is personally known to me or produced _____ as identification.

(Notary Seal)

MARIA G. CHINDA
COMMISSION
NUMBER
HH 699844
EXPIRES
Aug. 22, 2029
Notary Public, State of Florida

_____
Notary Public

Maria G. Chinda
Name typed, printed or stamped

June 8, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of **PIER 66 PARKING LLC** in connection with development permit approvals in the City of Fort Lauderdale and Broward County.

Sincerely,

PIER 66 PARKING LLC, a Florida limited liability company

By: _____
Name: Chris Gandolfo
Title: Senior Vice President of Development
Address: 6900 Tavistock Lakes Blvd Suite 200 Orlando, FL 32827

STATE OF Florida)
) SS:
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of June 2026 by Chris Gandolfo as Sr VP of Development of **PIER 66 PARKING LLC**, a Florida limited liability company, on behalf of the entity, who is personally known to me or produced _____ as identification.

(Notary Seal)

MARIA G. CHINDA
COMMISSION
NUMBER
HH 699844
EXPIRES
Aug. 22, 2029
Notary Public, State of Florida

_____
Notary Public

Maria G. Chinda
Name typed, printed or stamped

New to the LauderBuild Plan Room (LPR)? We would recommend reviewing the LPR Quick Start Guide to ensure you are prepared to submit your application to avoid delays in processing. You can also visit the City LauderBuild Plan Room page for more details, help and video tutorials! Question about fees? Review the DSD Fee Schedules.

Enter search criteria

Record BLD-ADDVER-26060014:

Add to cart
Add to collection

Address Request - Verification

Record Status: Open
Expiration Date: 06/12/2026

Record Info | Payments

Work Location

2150 SE 17 ST
FORT LAUDERDALE FL 33316 *

Record Details

Owner:
NAP 17TH ST MARINA LLC (BLDG); SAILS VENTURES LLC (LAND) *
6900 TAVISTOCK LAKE BLVD #200
ORLANDO FL 32827

More Details

Application Information

CONTACT INFORMATION

First Name:	Estefania
Last Name:	Mayorga
Email Address:	estefania@toothaker.org
Phone Number:	5617770276

Purpose and Request Detail

Purpose of Address Verification Request :	To verify an existing address for DRC
What is your relationship to the Property?:	Agent

Parcel Information

Parcel Number:504213090010 *
Block:--
Lot:-- Subdivision:--

Loading...



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213210010

Property Owner(s):TRUST NUMBER P66-2020 P66 LAND TRUST LLC TRSTEE

Mailing Address:6900 TAVISTOCK LAKES BLVD # 200 ORLANDO, FL 32827

Property Address:2301 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 17-01 Office building - non professional, 1 story

Millage Code: 0312

Adj. Bldg. S.F: 24279

Bldg Under Air S.F:

Effective Year: 2004

Year Built: 1988

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: KIMBERLY PLAT 130-1 B TRACT A, LESS THOSE PORTIONS OF P66 AS DESC IN INSTR#119687053 &119775697 & 120264718 (504213250010 TO 0040,504213CA, 504213CB,504213CC & 504213CD SHARED FACILITIES PARCEL,MARINA PARCEL,HOTEL PARCEL,COMMERCIAL PARCEL,HARBOR VILLA CONDO 1 & 2, MARINA CONDO 1 & 2) AKA: EXPANSION 1 & 2 PARCELS

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$16,735,130	$3,005,990	0	$19,741,120	$19,741,120	
2025	$16,735,130	0	0	$16,735,130	$16,735,130	$363,035.59
2024	$97,129,380	0	0	$97,129,380	$97,129,380	$1,848,345.11

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$19,741,120	$19,741,120	$19,741,120	$19,741,120
Portability	0	0	0	0
Assessed / SOH	$19,741,120	$19,741,120	$19,741,120	$19,741,120
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

:
:
:

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213250020

Property Owner(s):PIER 66 VENTURES LLC

Mailing Address:6900 TAVISTOCK LAKES BLVD #200 ORLANDO, FL 32827

Property Address:2301 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 20 - Airports (private or commercial), bus terminals, marine terminals, piers, marinas

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: KIMBERLY PLAT 130-1 B THAT PORTION OF TRACT A AS DESC IN INSTR# 119775716 KA MARINAPARCEL

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$10	$42,666,830	0	$42,666,840	$42,666,840	
2025	$10	0	0	$10	$10	$0.17
2024	0	0	0	0	0	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$42,666,840	$42,666,840	$42,666,840	$42,666,840
Portability	0	0	0	0
Assessed / SOH	$42,666,840	$42,666,840	$42,666,840	$42,666,840
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

:
:
:

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213000160

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2040 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 20-11 Marina - slips / rack storage

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 2010

Year Built: 2009

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: 13-50-42 ALL THAT PT OF SW1/4 LYING BET INTRA W/W R/W & W/B OF HARBORHGTS 34/33,BOUNDED ON S BY EXT W OF S/B SAID SUB & BOUNDED ON N BY EXT W OF N/B SAID SUB LESS ST RD R/W

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,256,250	$78,000	0	$1,334,250	$1,334,250	
2025	$1,256,250	$78,000	0	$1,334,250	$1,217,750	$27,033.04
2024	$1,256,250	$78,000	0	$1,334,250	$1,107,050	$25,314.26

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,334,250	$1,334,250	$1,334,250	$1,334,250
Portability	0	0	0	0
Assessed / SOH	$1,334,250	$1,334,250	$1,334,250	$1,334,250
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

:
:
:

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213090010

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2150 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 20-12 Marina - slips / ground storage

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 1998

Year Built: 1997

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: HARBOR HEIGHTS 34-33 B PARCEL A LESS S 35,B W 5 LESS S 35

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$18,580,630	$176,800	0	$18,757,430	$15,073,790	
2025	$18,580,630	$176,800	0	$18,757,430	$13,703,450	$296,835.55
2024	$18,580,630	$176,800	0	$18,757,430	$12,457,690	$281,549.58

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$18,757,430	$18,757,430	$18,757,430	$18,757,430
Portability	0	0	0	0
Assessed / SOH	$15,073,790	$15,073,790	$15,073,790	$15,073,790
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

:
:
:

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213090034

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2170 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 10-01 Vacant Commercial

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: HARBOR HEIGHTS 34-33 B PAR B E 100 OF W 105 LESS S 35 & LESS PT INC'D IN PAR 101OF CA 96-11375

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$4,781,880	0	0	$4,781,880	$4,200,680	
2025	$4,781,880	0	0	$4,781,880	$3,818,800	$77,412.61
2024	$4,781,880	0	0	$4,781,880	$3,471,640	$73,476.93

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$4,781,880	$4,781,880	$4,781,880	$4,781,880
Portability	0	0	0	0
Assessed / SOH	$4,200,680	$4,200,680	$4,200,680	$4,200,680
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

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ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213090033

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2202 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 10-01 Vacant Commercial

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: HARBOR HEIGHTS 34-33 B PARCEL B W 105 OF E 355 LESS S 35 & LESS PT INC'D IN PAR 101OF CA 96-11375

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$4,974,880	0	0	$4,974,880	$4,370,220	
2025	$4,974,880	0	0	$4,974,880	$3,972,930	$80,537.03
2024	$4,974,880	0	0	$4,974,880	$3,611,760	$76,442.51

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$4,974,880	$4,974,880	$4,974,880	$4,974,880
Portability	0	0	0	0
Assessed / SOH	$4,370,220	$4,370,220	$4,370,220	$4,370,220
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

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ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213090031

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2202 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 10-01 Vacant Commercial

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: HARBOR HEIGHTS 34-33 B PARCEL B W 210 OF E 250 LESS S 35 & LESS PT INC'D IN PAR 101OF CA-96-11375,LESS R/W TO DOT PER OR 39261/1558

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$9,418,250	0	0	$9,418,250	$8,273,540	
2025	$9,418,250	0	0	$9,418,250	$7,521,400	$152,469.59
2024	$9,418,250	0	0	$9,418,250	$6,837,640	$144,717.96

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$9,418,250	$9,418,250	$9,418,250	$9,418,250
Portability	0	0	0	0
Assessed / SOH	$8,273,540	$8,273,540	$8,273,540	$8,273,540
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

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ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504213090032

Property Owner(s):NAP 17TH ST MARINA LLC (BLDG)
SAILS VENTURES LLC (LAND)

Mailing Address:6900 TAVISTOCK LAKE BLVD #200 ORLANDO, FL 32827

Property Address:2232 SE 17 STREET FORT LAUDERDALE, 33316

Property Use: 10-01 Vacant Commercial

Millage Code: 0312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : B-1 - BOULEVARD BUSINESS

Abbr. Legal Des.: HARBOR HEIGHTS 34-33 B PARCEL B E 40 LESS S 30 OF E 20 & LESS PT INC'D IN PAR 101OF CA-96-11375,LESS R/W TO DOT PER OR 39261/1558

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,766,250	0	0	$1,766,250	$1,551,560	
2025	$1,766,250	0	0	$1,766,250	$1,410,510	$28,593.18
2024	$1,766,250	0	0	$1,766,250	$1,282,290	$27,139.59

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,766,250	$1,766,250	$1,766,250	$1,766,250
Portability	0	0	0	0
Assessed / SOH	$1,551,560	$1,551,560	$1,551,560	$1,551,560
Granny Flat				
Homestead				
Add. Homestead		0		
Wid/Vet/Dis				
Senior		0		0
Exemption Type				
Affordable Housing				
Taxable				

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc

SCHOOL

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ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member