



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.*

<p><input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151 (7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOIS, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <p>COMPLETE SECTIONS B, C, D, G</p>	<p><input checked="" type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p><input type="checkbox"/> MISCELLANEOUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <p>COMPLETE SECTIONS B, C, D, I</p>	<p><input type="checkbox"/> EXTENSION OR DEFERRAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> APEAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <p>COMPLETE SECTIONS B, C, H</p>

*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	FAIRFIELD OFF LLC	Authorized Agent	David Clark
Address	5355 MIRA SORRENTO PL STE 100	Address	821 Fantess Ct
City, State, Zip	SAN DIEGO CA 92121	City, State, Zip	Daytona Beach FL 32117
Phone	3862381711	Phone	3862381711
Email		Email	permits@southeasternlightingsolutions.com
Proof of Ownership	Tax Record	Authorization Letter	Provided
Applicant Signature:	Signature	Agent Signature:	Signature

C PARCEL INFORMATION

Address/General Location	150 SE 3rd Ave
Folio Number(s)	5042 10 1V 0011
Legal Description <i>(Brief)</i>	ONE FINANCIAL PLAZA 162-46 b
City Commission District	
Civic Association	

D LAND USE INFORMATION

Existing Use	Bank
Land Use	AE
Zoning District	RAC-CC
Proposed <i>Applications requesting land use, amendments and rezonings.</i>	
Proposed Land Use	AE
Proposed Zoning District	RAC-CC



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

Project Name	Region		
Project Description <i>(Describe in detail)</i>	Installation of blade sign and non illuminated letters to existing flower bed structure		
Estimated Project Cost	\$ 5000	<i>(Estimated total project cost including land costs for all new development applications only)</i>	
Waterway Use	No		
Flex Units	Redevelopment Units		
Flex Acreage			
Residential Uses			
Single Family			
Townhouses			
Multifamily			
Cluster/Zero Lot Line			
Other			
Total			
Residential Unit Mix	Efficiency / Studio	1-Bedroom	
Affordable Housing Units	% of AMI		
Affordable Unit Mix	Efficiency / Studio	1-Bedroom	
	2-Bedroom	3-Bedroom or More	
	2-Bedroom	3-Bedroom or More	
Traffic Study Required	No		
Parking Reduction	No		
Public Participation	No		
Non-Residential Uses			
Commercial	yes		
Restaurant			
Office			
Industrial			
Other			
Total			

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 <i>(Square Feet/Address)</i>	83519	
Lot Density <i>(Dens/acre)</i>		
Lot Width		
Building Height <i>(Feet)</i>	94	
Structure Length		
Floor Area Ratio <i>(F.A.R.)</i>		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS <i>(Indicate direction in feet)</i>	Required Per ULDR	Proposed
Front		
Side		
Corner / Side		
Rear		

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

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate			
Residential Unit Size			
<i>(minimum)</i>			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

	Original Approval	Proposed Amendment	Amended
Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
Residential Uses <i>(provide units)</i>			
Non-Residential Uses <i>(provide feet)</i>			
Lot Size <i>(Square Feet/Address)</i>			
Lot Density <i>(Dens/acre)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
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 <i>Provide Date</i>
Expiration Date <i>When Submitted Decision Is</i>	Requested Deferral Date	60 Days from Meeting <i>Provide Date</i>
Expiration Date <i>When Issued Decision</i>	Previous Deferrals Granted	Appeal Request
Requested Extension <i>Not more than 24 months</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>Applicant Obtains City Code Compliance Through</i>	*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
<i>Date</i>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<i>Date</i>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-In Staff	Construction End Time
<i>Date</i>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
<i>Date</i>	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	
		Date of Plan
		Previous Extension Resolution No. <i>(If Applicable)</i>

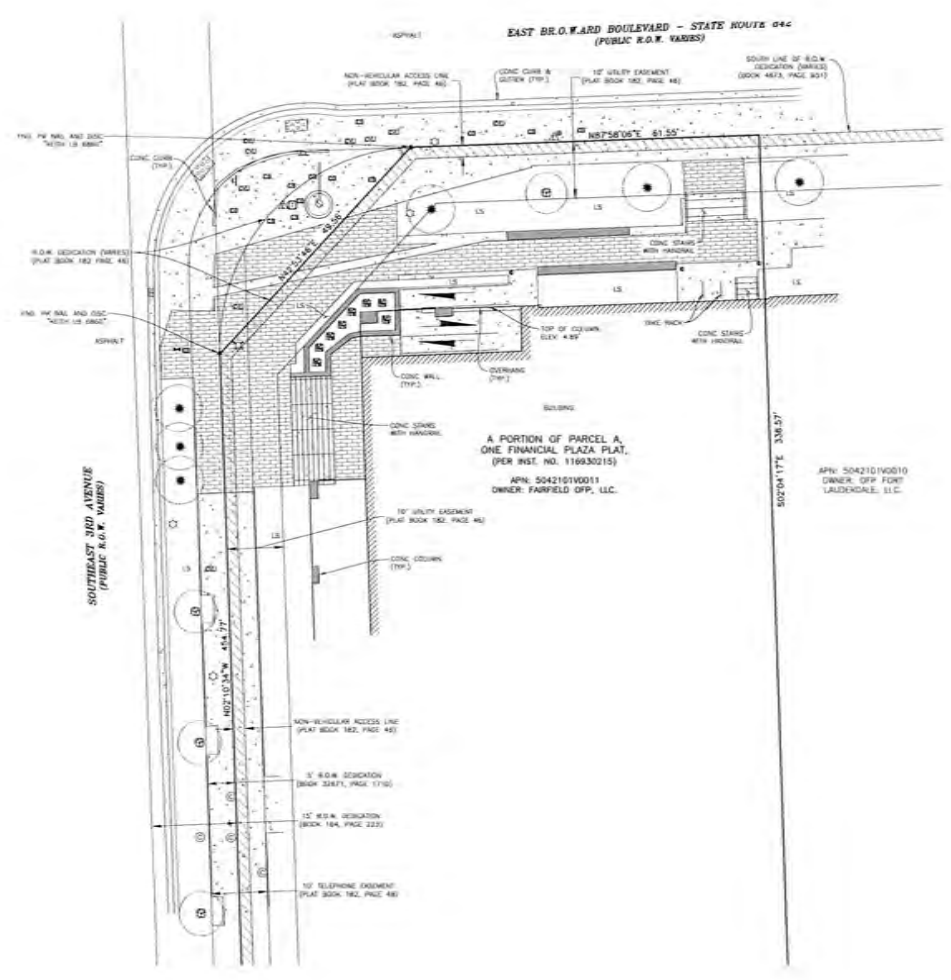
*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

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:
- 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.
- 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.



Site coordinated by:

177 S. Tracy Dr. | Pueblo West, Co. 81007 | 719.632.6633
www.clarkca.com

PARENT PARCEL DESCRIPTION:
A portion of Parcel A, One Financial Plaza Plat, as described in Parcel No. 1 of Special Remar's Book, recorded on December 18, 2020, in Instrument No. 116930215, in the Official Records of Broward County, Florida.

EASEMENTS & ENCUMBRANCES:
No title commitment provided or requested by the client.

- NOTES:**
- This is an existing conditions map. This is not a boundary survey and is only intended to depict those existing features or improvements shown. The property lines shown are for graphical reference only.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRMSite published February 4, 2020, referencing Flood Insurance Rate Map, Map Number: 1201502020i effective date July 21, 2024, indicates this survey area is located in Zone AE (Special Flood Hazard Area - Coastal Highwater with 0% or less of 1').
NOTE: Base Flood Elevation are based on NAVD 88.
 - This survey does not constitute a title search to determine ownership or easements of record. No title report was provided per or requested by the client at the time of survey.
 - BASES OF BEARINGS: Bearings are relative to NAD83, Florida State Plane Coordinate System, East Zone (GCS03).
 - Field work for this survey was completed on January 25, 2024.
 - The marker names and location data shown herein are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
 - This site is zoned "MC-CC" (Regional Activity Center - City Center District) per City of Fort Lauderdale, Development Services Department.
The Downtown Master Plan Design Guidelines are form-based, graphic guidelines intended to guide development within the Downtown Regional Activity Center zoning district. The Downtown Master Plan includes intent where language that is not meant to be prescriptive in all situations, to allow for a qualitative design-oriented approach to development and redevelopment proposals.

- LEGEND**
- FOUND CORNER POINT
 - FOUND MONUMENT (AS NOTED)
 - STORM INLET (NO DISTANCE)
 - TANK HIGHWAY
 - WATER VALVE
 - LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - COMMUNICATIONS BRANCH
 - COMMUNICATION WALL
 - COMMUNICATION BOX
 - COMMUNICATION POLE
 - TRAFFIC SIGNAL CONTROL BOX
 - TRAFFIC SIGNAL MAST
 - WALK BUTTON RECESSED
 - DECIDUOUS TREE
 - PALM TREE
 - LANDSCAPED AREA
 - BOLLARD
 - SIGN
 - HAND PAINT TREE GRIP EDGE
 - DRIVE
 - PAVED DRIVE
 - DRIVEWAY
 - DRIVE AREA

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY HEREIN IS TRUE AND CORRECT, BASED ON ADEQUATE SUPERVISION AND ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 403.001 FLORIDA STATUTES.

Digitally signed
William B Nix Jr
Date: 2026.02.12 10:48:33 -05'00'



WILLIAM B. NIX JR.
FLORIDA SURVEYOR & MAPPING ENGINEER
NOT VALID WITHOUT THE DIGITAL SIGNATURE AND THE STATE SEAL.

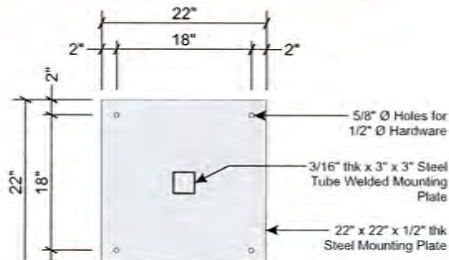


No.	Revisions	Description	By	Date

SITE NAME:
RFC026234 - Ft. Lauderdale

ENGINEERING DESIGN SURVEY
A PORTION OF THE NE 1/4 OF SECTION 10,
TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM-HASSEL MERIDIAN,
COUNTY OF FORT LAUDERDALE, BROWARD COUNTY, STATE OF FLORIDA.
Project: 251416
Drawn By: JF
Checked By: WBN
Date: 02/11/2026
Sheet: 1 of 1

NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.



**MOUNTING PLATE
(3) REQUIRED**
SCALE: 3/4" = 1'-0"

EST ELECTRICAL LOAD
(1.40) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

Est LED Specifications:
1. (4) GE GEPS24-100U-GLX
100 Watt LED Power Supply
2. (100) GE Current Tetra Snap DS
7100K GEDS71-3 LED White
Modules SKU#93218533

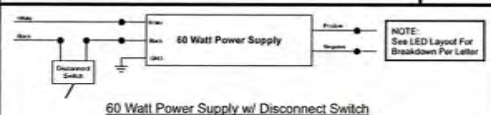
HARDWARE LIST

Description	Hardware	Qty
Sign Case To Tube	1/2" Ø x 5" lg Hex Bolts & (1) Nut (1) Flat (1) Lock Washer Per Bolt	8
Mounting Hardware	1/2" Ø Hilti HAS Threaded Rod into Hilti HIT-IC Inserts Utilizing HIT-HY 270 Adhesive	32

Note: Unless Otherwise Noted
- All Hardware to be SAE J429 - Grade 2
- All Anchor Bolts to be ANC F1554-GR55 - Grade 55
- All Anchor Bolt Nuts to be Heavy Hex Nuts A563A
- All Anchor Bolt Washers to be F844

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

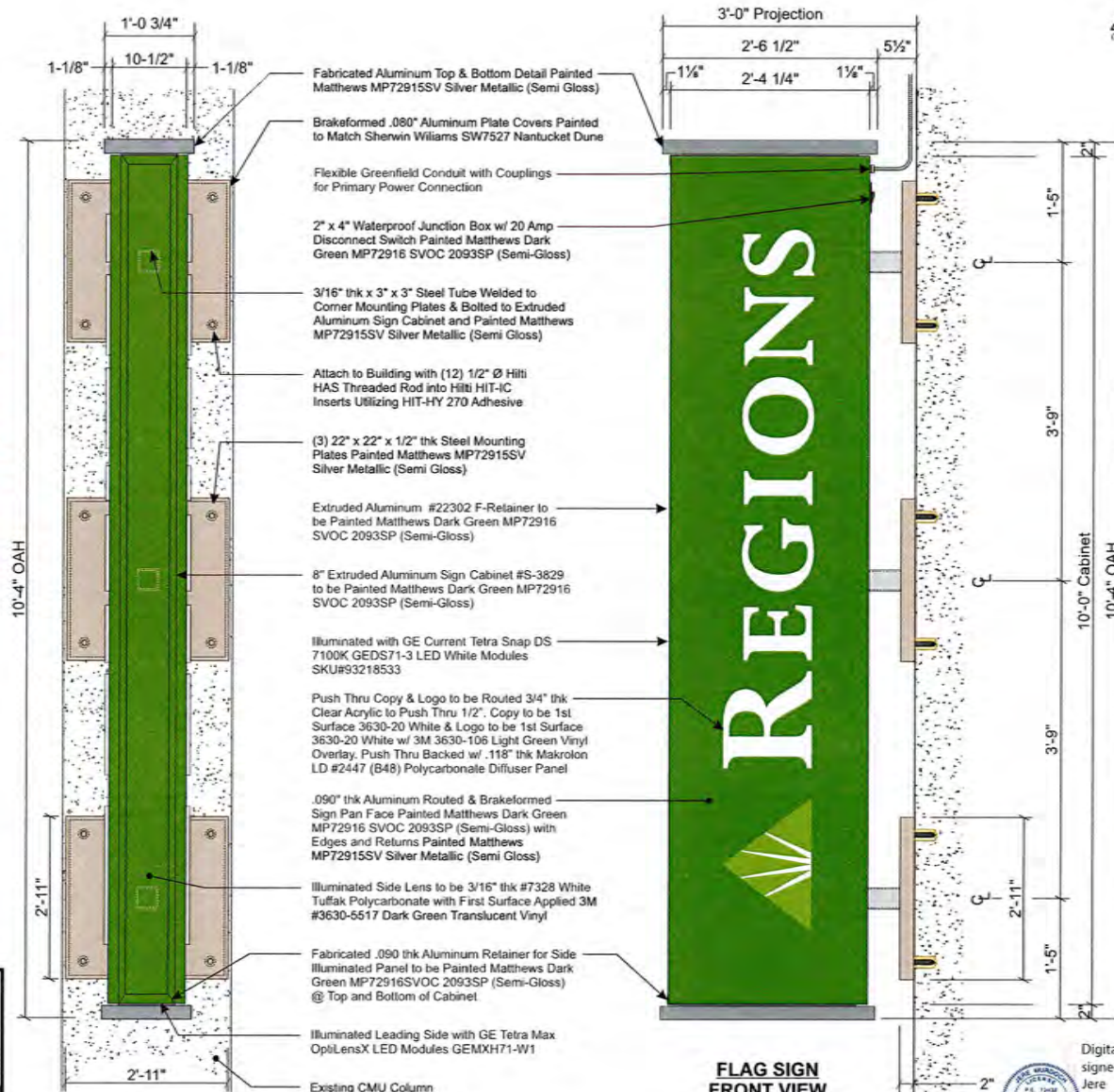


If Substitute Power Supply is to be Used, Please Refer to Power Supply Manufacturer Label for Correct Wiring

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2017 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

ENGINEER'S NOTE:

- FOR MOUNTING TO GROUT-FILLED CMU (SOLID), PROVIDE 1/2" F1554 GR.55 ALL-THREAD, EMBEDDED 4-1/2" INTO SOLID CMU CELL WITH HIT-HY270 ADHESIVE OVER EMBEDDED LENGTHS
- FOR ACCEPTABLE ALTERNATE MOUNTING TO HOLLOW CELLS, PROVIDE 1/2" F1554 GR.55 ALL-THREAD SECURED TO FEMALE INTERNALLY-THREADED LIBERTY TOGGLE ANCHORS, SECURED TO HOLLOW CELL
- CEASE WORK AND CONTACT MURDOCH ENGINEERING IF FIELD CONDITIONS VARY



**FLAG SIGN
FRONT VIEW
(2) REQUIRED**
SCALE: 3/4" = 1'-0"



PHILADELPHIASIGN
BRANDING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmyra, New Jersey 08055

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
REGIONS

JOB NUMBER:
RFC026234 / M132273

SIGN TYPE:
FLAG SIGN

LOCATION:
100 SE 3rd AVENUE
FORT LAUDERDALE, FL 33394

DESIGN SPECIFICATIONS	
ASCE	7-22
ACI	318-19/22
ANSI/ASC	360-16

DESIGN LOADS	
Wind	V++ 170 mph
Exposure	B
Risk Cat.	II

SHEET: ENG DEPT
1 OF 1

DWG NUMBER:
B-113917

ENGINEER SEAL

JERE MURDOCH
P.E. 73432
STATE OF FLORIDA
PROFESSIONAL ENGINEER

2399 NJ-34, MANASSAS, VA 20108
(571) 777-3215
Jere Murdoch
Jere Murdoch, PE
Professional Engineer
FL PE Lic. #73432

6/29/2025
Rev. 2/9/2026

Digitally signed by Jere Murdoch, PE
Date: 2026.02.09 15:28:06 -05'00'

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCD. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THE DOCUMENT WAS PREPARED FOR.
(SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO.
8. WELDING:
 - a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING.
 - c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.
 - d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH FtU=38 KSI MIN, Fty=35 KSI MIN, FtWw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH FtU=38 KSI MIN, Fty=35 KSI MIN, FtWw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH FtU=42 KSI MIN, Fty=35 KSI MIN, FtWw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH FtU=38 KSI MIN, Fty=35 KSI MIN, FtWw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING.
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/4 INCH.
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY.
10. WELDING PROCESS (GMAW OR GTAW) SHALL BE IN ACCORDANCE WITH AWS D1.2.
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.



Digitally signed by
Jere Murdoch, PE
Date: 2026.02.09
15:28:54 -05'00'



murdochengineering.com
(973) 570-8215
2399 NJ-34 A-2
Manasquan, NJ 08736

PREPARED FOR:



PHILADELPHIASIGN
BRANDING THE WORLD'S BRANDS TO LIFE

PROJECT TITLE:
REGIONS SIGNAGE

PROJECT ADDRESS:
100 Southeast 3rd Avenue,
Fort Lauderdale, FL

DESIGN SPECIFICATIONS

ASCE 7-22
ACI 318-19(2)
ASD/BASIS: 300-15

DESIGN LOADS

Wind: V= 170 mph
Exposure: B
Risk Cat: II

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215
Jere Murdoch, PE
Professional Engineer
FL PE Lic. #73432



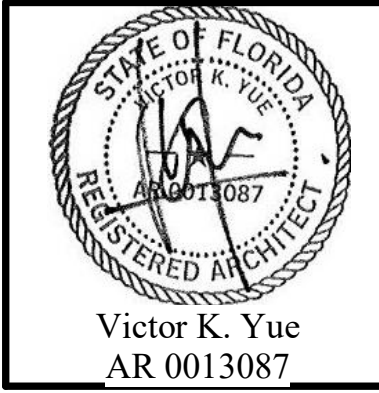
DWG TITLE: GENERAL NOTES

SHEET: **S.2** SIZE: **B**

The design, details and specifications contained in this drawing are confidential. The recipient of this drawing hereby acknowledges and agrees that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the design, details and specifications, contained in this drawing, outside of the contractual agreement expressed herein without the express written permission from Murdoch Engineering.

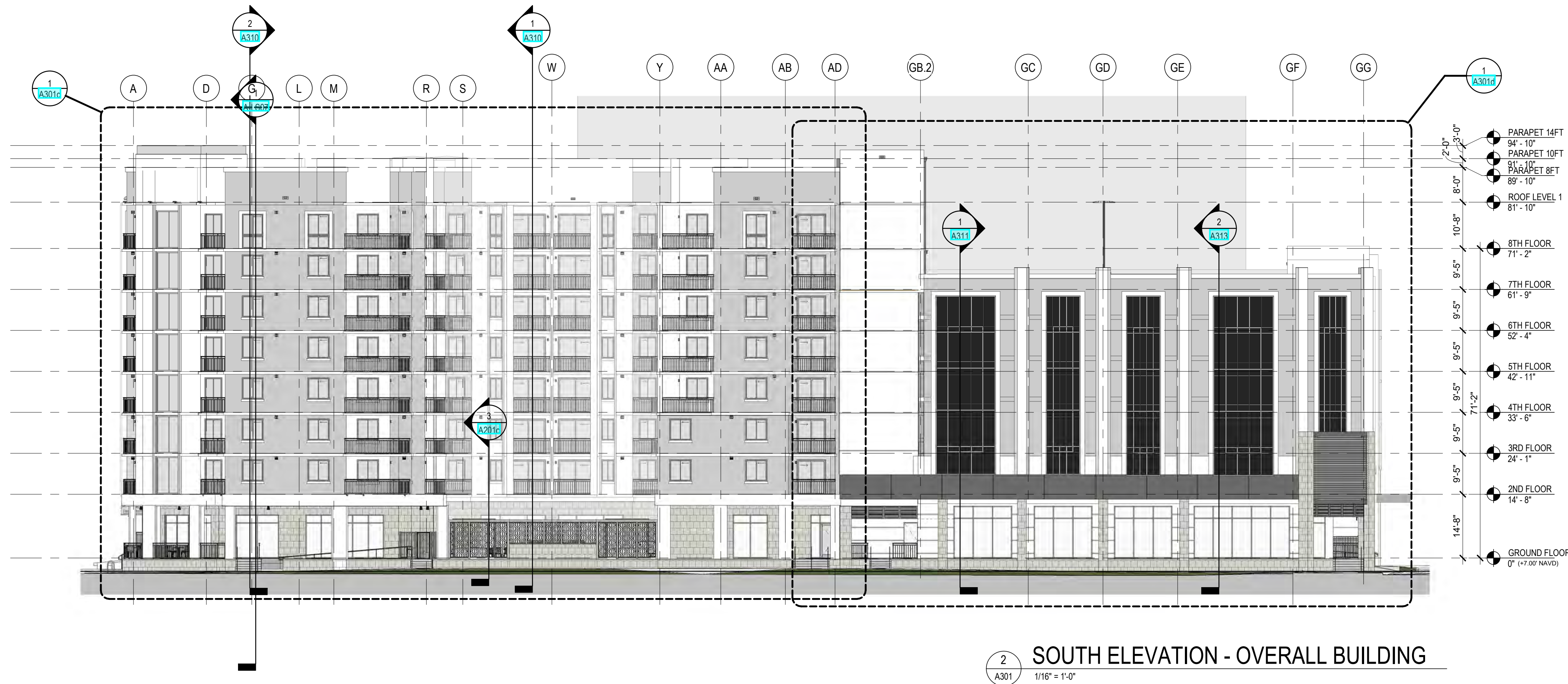
Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included on contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

Copyright Murdoch Engineering
All rights reserved.

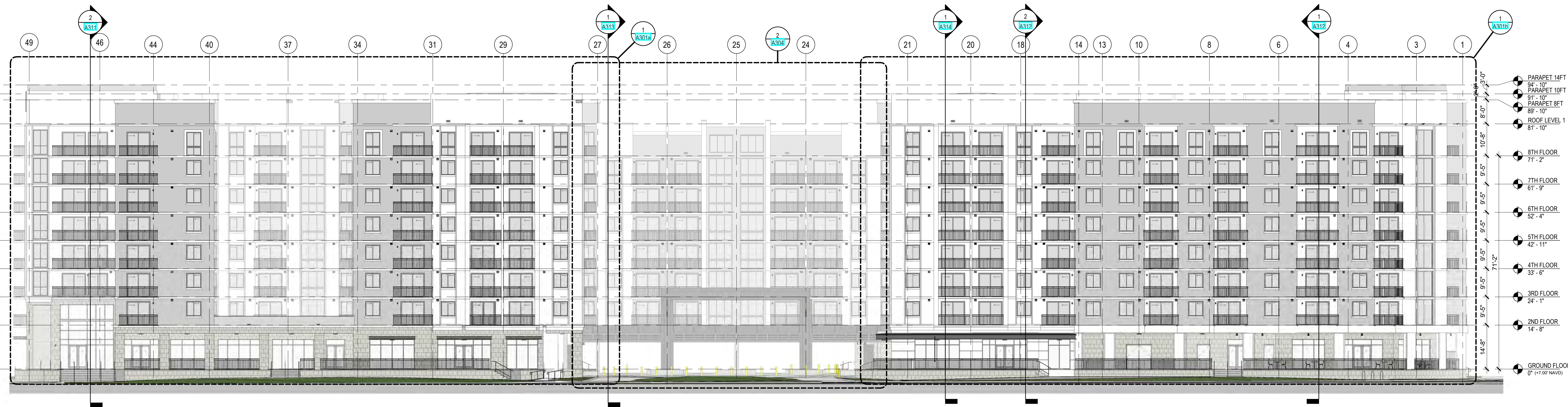


AA 26002045

REVISIONS		
No.	Date	Description
3	9/01/21	PERMIT RESUBMITTAL



2 SOUTH ELEVATION - OVERALL BUILDING
A301 1/16" = 1'-0"



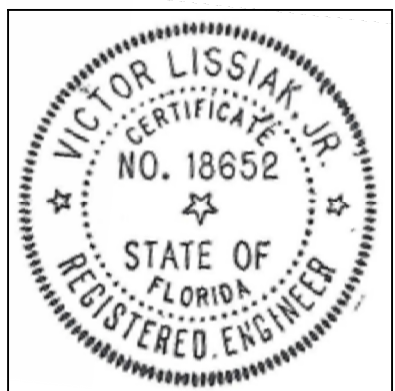
3 WEST ELEVATION - OVERALL BUILDING
A301 1/16" = 1'-0"

DORSKY + YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND 216-488-1850
FORT LAUDERDALE 954-703-7830

FAIRFIELD AT ONE FINANCIAL PLAZA
Fort Lauderdale, Florida 33301
FAIRFIELD
RESIDENTIAL
200 Galleria Parkway, Suite 500
Atlanta, Georgia 30339
ALL RIGHTS RESERVED

Project number	Drawn by	Checked by	Date
DY201751	JTF	SA	10/17/22

A301



AA 26002045

REVISIONS		
No.	Date	Description
1	04/09/21	GMP SET
3	09/01/21	PERMIT RESUBMITTAL
5	02/17/22	PERMIT RESUBMITTAL

DORSKY + YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND FORT LAUDERDALE
216.468.1850 954.703.7830

FAIRFIELD AT ONE FINANCIAL PLAZA
Fort Lauderdale, Florida 33301

FAIRFIELD
RESIDENTIAL
200 Galleria Parkway, Suite 500
Atlanta, Georgia 30339
ALL RIGHTS RESERVED

FOUNDATION PLAN-NW

Project number	Drawn by	Checked by	Date
DY201751	JTF	VKY	02/09/21

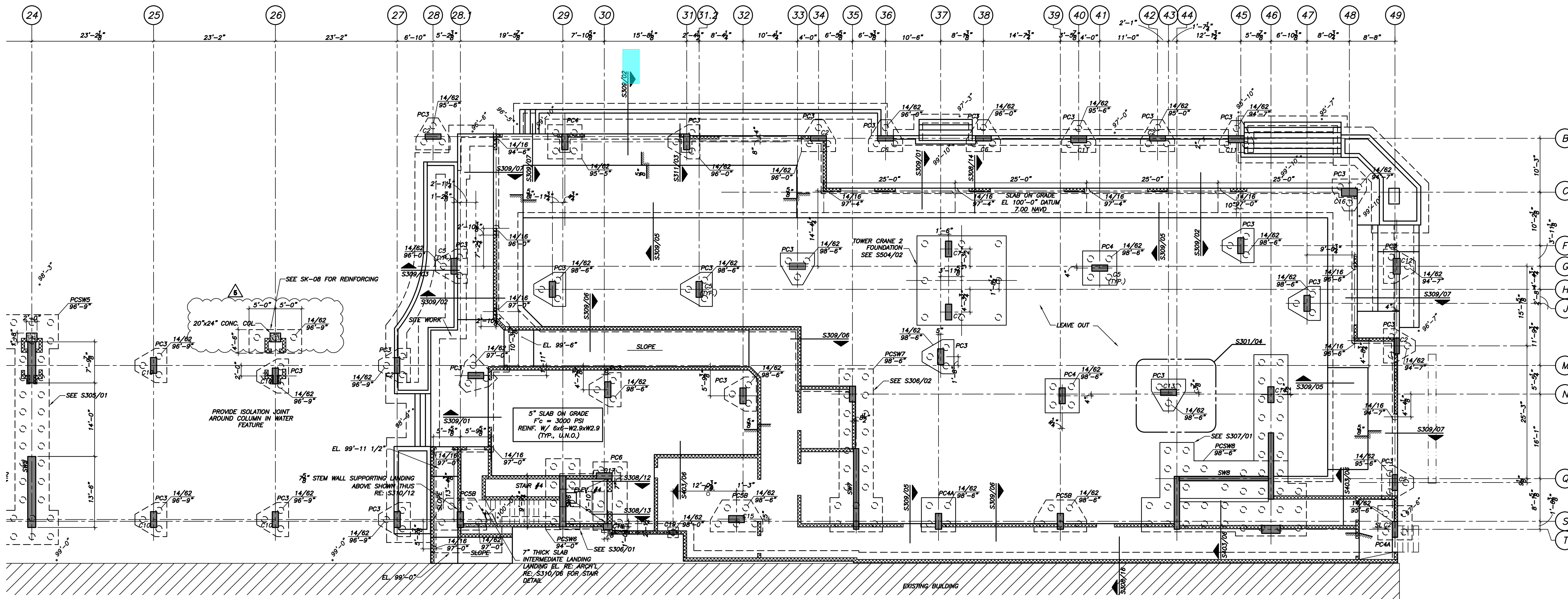
S200

2/12/2021 3:08:16 PM

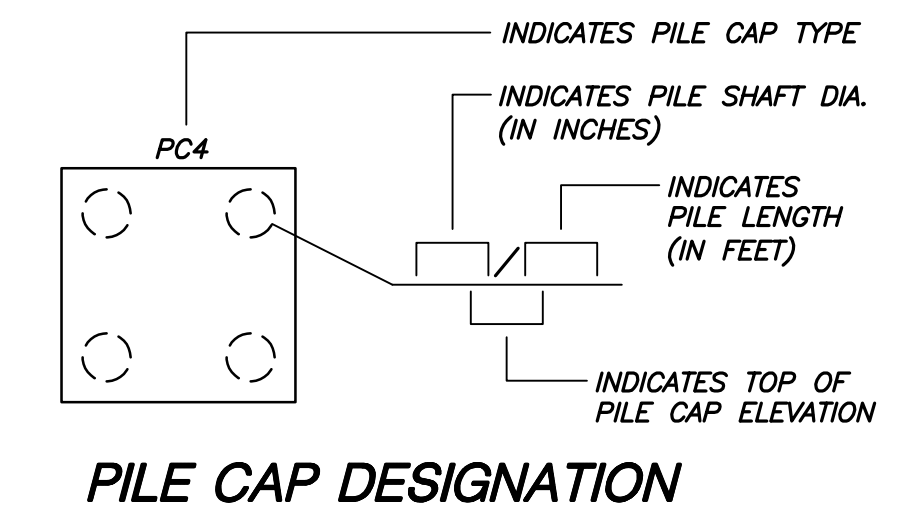
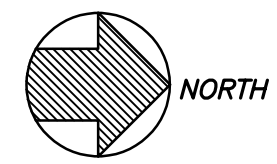
NOTE OF COMPLIANCE:
I, VICTOR LISSIAK, JR., AS STRUCTURAL ENGINEER OF RECORD, ATTEST THAT, TO THE BEST OF MY KNOWLEDGE, THE PLANS SUBMITTED TO THE CITY OF FORT LAUDERDALE COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL BUILDING DEPARTMENT AND THE CITY OF FORT LAUDERDALE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

PERMIT RESUBMITTAL - 10/17/2022

VIEWTECH, INC.
4205 BELTWAY DR. ADDISON, TEXAS 75001
(972) 661-8187 FAX(972) 661-8172



01 FOUNDATION PLAN - NW
3/32"=1'-0"





TO:

City of Fort Lauderdale
Development Services Department
Zoning and Landscaping Division
Board of Adjustment

RE: Variance Request – ULDR Sec. 47-22.4.C.13.A

Installation of Two (2) Blade Signs

Regions Bank

150 SE 3rd Avenue

Fort Lauderdale, FL 33301

Folio No. 5042101V0011

Applicant: Fairfield OFP LLC

5355 Mira Sorrento Place

San Diego, CA 92121

Authorized Agent:

David Clark

Southeastern Lighting Solutions

821 Fentress Court

Daytona Beach, FL 32117

PROJECT NARRATIVE & CODE COMPARISON

Applicant: Regions Bank

Property Address: 100 SE 3rd Avenue

City: Fort Lauderdale, Florida

Requested Relief: Variance / Special Exception

Code Section Referenced: ULDR Sec. 47-22.4.C.13.d

I. Summary of Proposed Signage

The proposed signage package for Regions Bank consists of the following:

- **Sign N01:** Two (2) custom double-faced illuminated blade (flag) signs
 - 34 square feet each

SLS, Administration office:

1838 Mason Avenue

Daytona Beach, FL 32117

SLS, Shipping Daytona Beach:

821 Fentress Ct

Daytona Beach, FL 32117

SLS, Panhandle Branch:

1786 Abercrombie Rd

Gulf Breeze, FL 32563



- 68 square feet total
- **Sign N02:** One (1) non-illuminated fabricated linear letter wall sign
 - 7.89 square feet

Total Proposed Sign Area: 75.89 square feet

All signage locations are identified on the submitted elevations and site plan with corresponding callouts.

II. Code Comparison – ULDR Sec. 47-22.4.C.13.d (Flat Signs)

A. Flat Sign Area Limitation (Within 60 Feet of Grade)

ULDR Sec. 47-22.4.C.13.d(i) states that flat signs located within sixty (60) feet of grade shall not exceed ten percent (10%) of the wall area upon which the sign is mounted, or one hundred twenty (120) square feet, whichever is less.

Proposed Condition:

Sign N02 consists of non-illuminated fabricated letters totaling 7.89 square feet.

Finding:

The proposed wall-mounted sign is significantly below the maximum allowable area and complies with the area limitations of ULDR Sec. 47-22.4.C.13.d(i).

B. Flat Sign Projection Requirements

ULDR Sec. 47-22.4.C.13.d(iv) defines a flat sign as one erected flat against the face of the building and not projecting more than eighteen (18) inches from the wall.

Proposed Condition:

Sign N02 is mounted flush to the façade and does not project beyond allowable limits.

Finding:

Sign N02 complies with the flat sign definition and projection limitations.

C. Blade / Projection Signs

SLS, Administration office:

1838 Mason Avenue
Daytona Beach, FL 32117

SLS, Shipping Daytona Beach:

821 Fentress Ct
Daytona Beach, FL 32117

SLS, Panhandle Branch:

1786 Abercrombie Rd
Gulf Breeze, FL 32563



ULDR Sec. 47-22.4.C.13.d governs flat signs only and does not permit projecting (blade) signs under this section.

Proposed Condition:

Sign N01 consists of two (2) double-faced illuminated blade signs, each measuring 34 square feet (68 square feet total). These signs project perpendicular from the building façade.

Relief Requested:

The requested variance/special exception applies solely to the projecting nature of the blade signs, as projection signs are not permitted under the flat sign standard of ULDR Sec. 47-22.4.C.13.d.

III. Sign Count – ULDR Sec. 47-22.4.A

Pursuant to ULDR Sec. 47-22.4.A (Sign Table), the proposed signage package includes:

- Two (2) blade signs
- One (1) wall letter sign

The total proposed sign area of 75.89 square feet remains proportionate to the building façade and consistent with signage allowances applicable to multiple-tenant office buildings.

All existing and proposed signage has been clearly identified on the submitted plans.

IV. Conclusion

The proposed wall-mounted flat sign (N02) complies with ULDR Sec. 47-22.4.C.13.d. The requested relief applies only to the projection component of the two blade signs (N01). The overall signage package is modest in scale, proportionate to the building façade, and appropriately identified in the submitted plan set.

Respectfully submitted,

SLS, Administration office:
1838 Mason Avenue
Daytona Beach, FL 32117

SLS, Shipping Daytona Beach:
821 Fentress Ct
Daytona Beach, FL 32117

SLS, Panhandle Branch:
1786 Abercrombie Rd
Gulf Breeze, FL 32563



Letter of Authorization (must be notarized)

**821 FENTRESS COURT
DAYTONA BEACH, FL. 32117**

PH 386-238-1711

OWNER/LEASING AGENT: FAIRFIELD OFP LLC/Bryan Condie

JOB NAME: _____

JOB ADDRESS: 150 SE 3rd Avenue, Suite 104, Fort Lauderdale Florida 33301

PARCEL#/ DESCRIPTION OF ADDRESS: ONE FINANCIAL PLAZA 182-46 B A POR OF PAR "A"
DESC AS: COMM AT NE COR OF SAID PAR "A", W 237.36
TO POB, CONT W 61.55, SW 49.56, S 454.77, SE 42.37, E
269.10, N 168.85, W 178.30, N 12.50, W 25.04, N 338.57
TO POB AKA: PARCEL NO 1 AS DESC IN INSTR #
116930215

I (Bryan Condie) The owner/agent of the above listed property, do hereby authorize SOUTHEASTERN LIGHTING SOLUTIONS INC., IT'S LICENSED CONTRACTORS AND OR AGENTS TO INCLUDE PERMIT EXPEDITOR SAMANTHA BREUER and DALLAS JUERN to apply fill, sign and supply applications and supporting materials in the effort to secure permits for the improvements to the property.

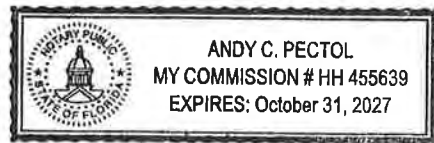
This letter will hereby authorize SAMANTHA BREUER and DALLAS JUERN to act on DAVID W. CLARK'S behalf and apply to the respective municipality building department for contractor registration, sign, building, awning and electrical permits, and all things necessary to secure permits for the property address below.

XOWNER/AGENT SIGNATURE

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ by _____, who is personally known/
provided identification: _____

Notary Public – State of Florida
My Commission Expires: 10/31/2027





Letter of Authorization (must be notarized)

821 FENTRESS COURT
DAYTONA BEACH, FL. 32117

PH 386-238-1711

OWNER/LEASING AGENT: FairField OFP LLC
JOB NAME: Regions Bank
JOB ADDRESS: 150 SE 3rd Ave Ft Lauderdale Fl

PARCEL#/ DESCRIPTION OF ADDRESS: 5042101001

I (Miclat Krista) The owner/agent of the above listed property, do hereby authorize SOUTHEASTERN LIGHTING SOLUTIONS INC., IT'S LICENSED CONTRACTORS AND OR AGENTS TO INCLUDE PERMIT EXPEDITOR SAMANTHA BREUER and DALLAS JUERN to apply fill, sign and supply applications and supporting materials in the effort to secure permits for the improvements to the property.

This letter will hereby authorize SAMANTHA BREUER and DALLAS JUERN to act on DAVID W. CLARK'S behalf and apply to the respective municipality building department for contractor registration, sign, building, awning and electrical permits, and all things necessary to secure permits for the property address below.

X OWNER/AGENT SIGNATURE 

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ by _____, who is personally known/ provided identification: _____

Notary Public – State of Florida
My Commission Expires: / /

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of San Diego)

On March 9, 2026 before me, Kristen Griffin, Notary Public
(insert name and title of the officer)

personally appeared Krista Mclat
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in
~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

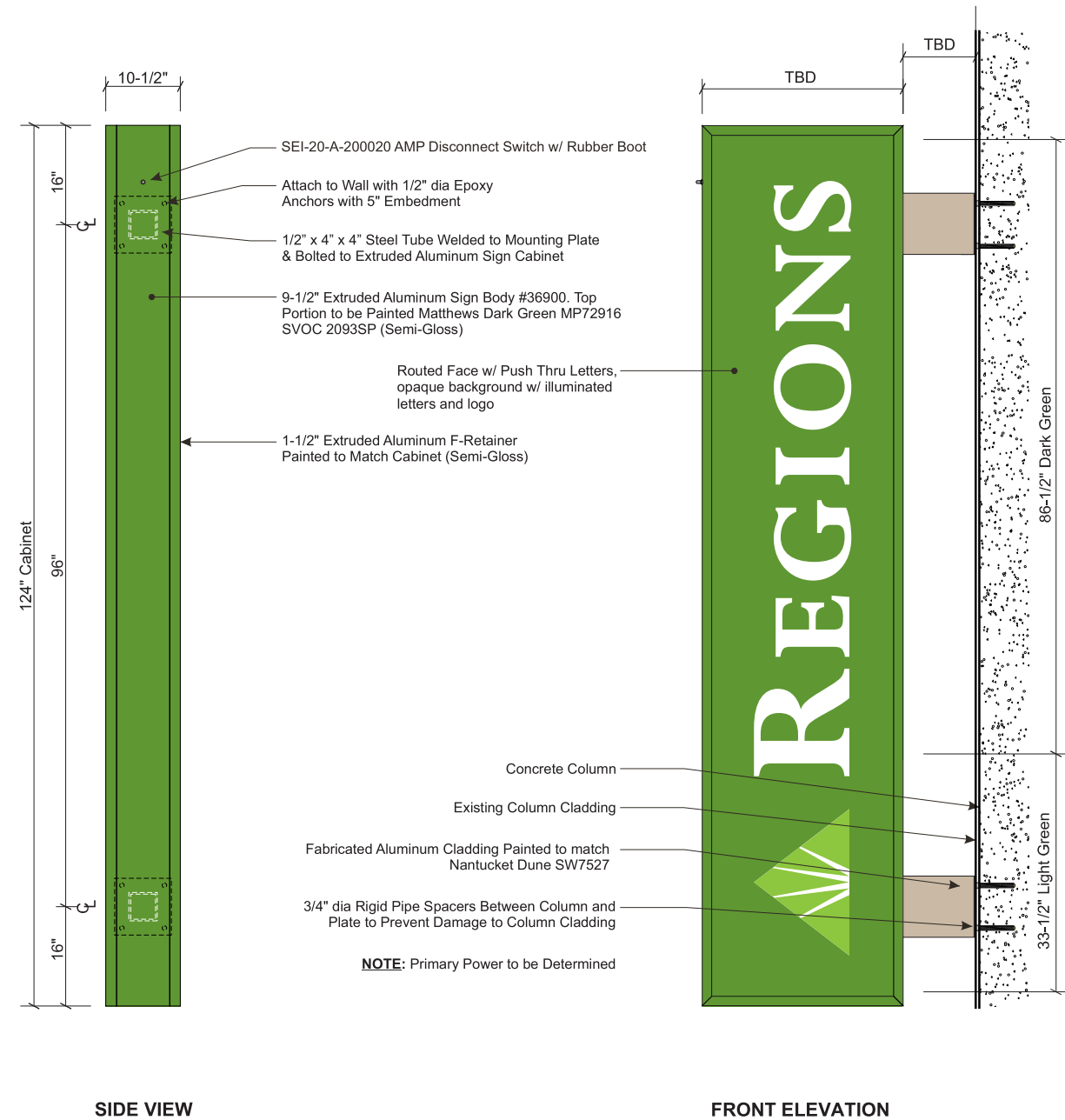
WITNESS my hand and official seal.

Signature  (Seal)

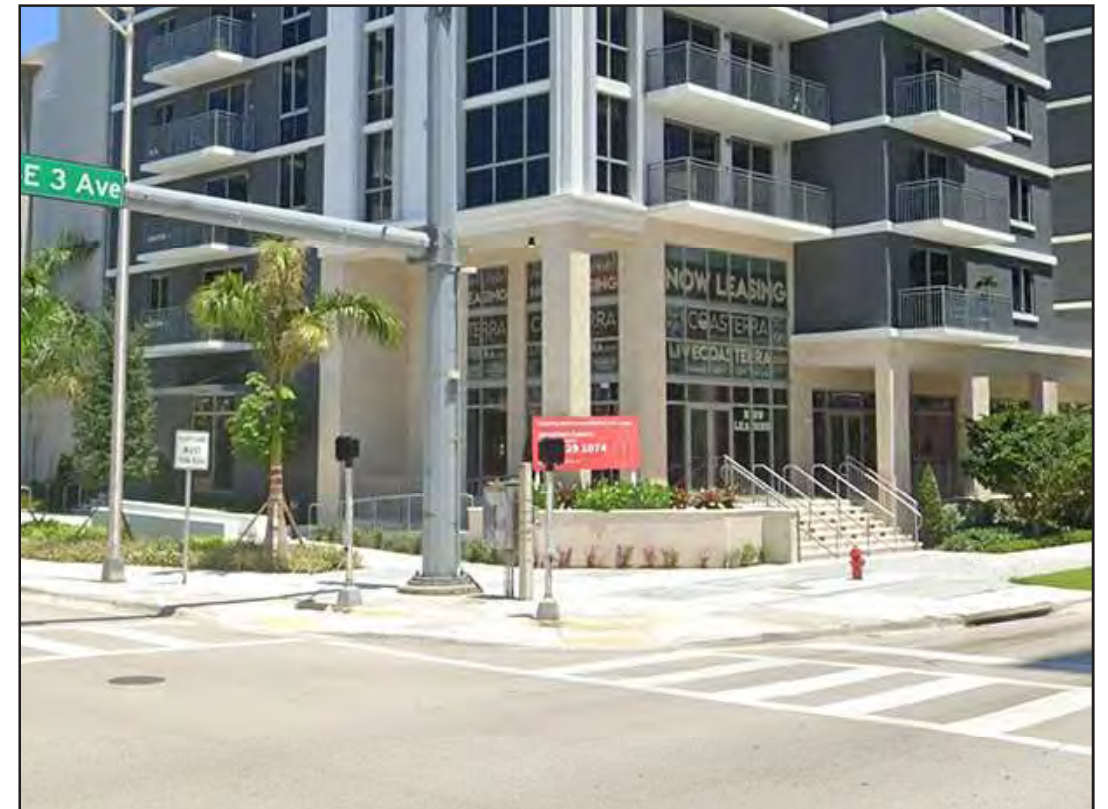


SIGN N01 - RFC.REG-CUST-SIGN - CUSTOM DOUBLE FACED ILLUMINATED FLAG SIGN - 10' 4" OAH

NOTE: DIMENSIONS TO BE FIELD VERIFIED. SUBJECT TO ENGINEER REVIEW PRIOR TO FABRICATION.

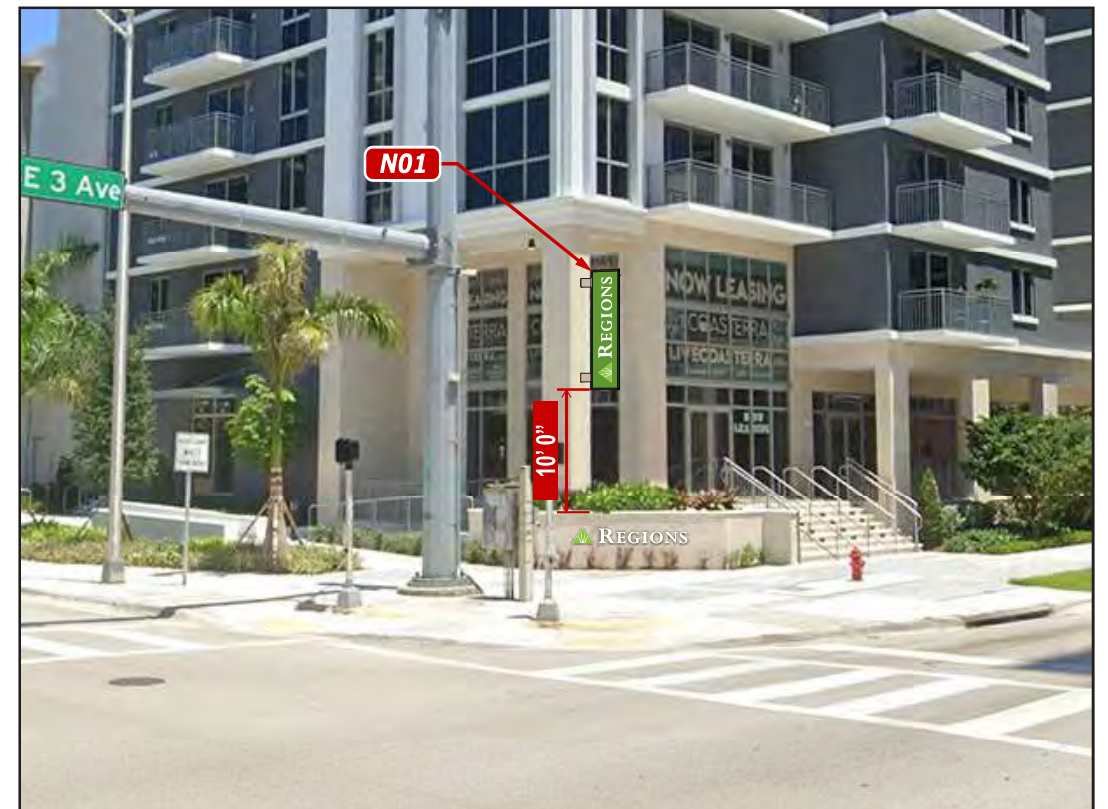


N01 - RFC.REG-CUST-SIGN - Custom Double Faced Illuminated Flag Sign
SCALE: NTS



EXISTING PHOTO

N.T.S



PROPOSED

N.T.S

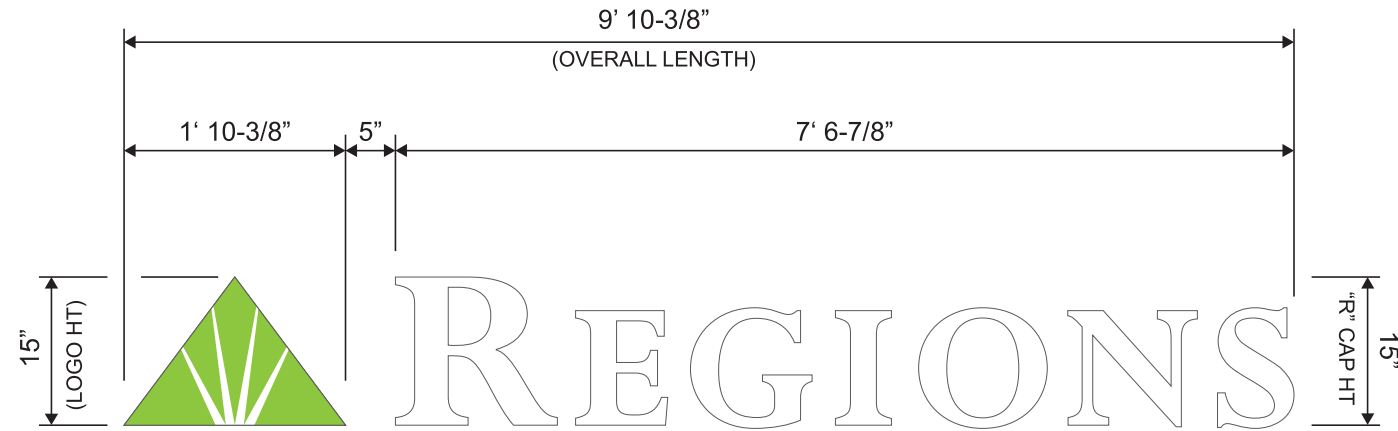


TITLE	Regions	DWG BY	AW	DATE	01.31.25
ADDRESS	RFC026234 - Ft Lauderdale 100 SE 3rd Ave Fort Lauderdale, FL 33304	DWG NUM	B112725	SHEET	2

DATE	REVISION	BY
10.31.25	Revised as noted	AW
11.12.25	Added N03	AW
11.24.25	Revised N03	AW
01.09.26	Revised N02	AW
01.29.26	Revised N01	AW
02.12.26	Revised N01	AW

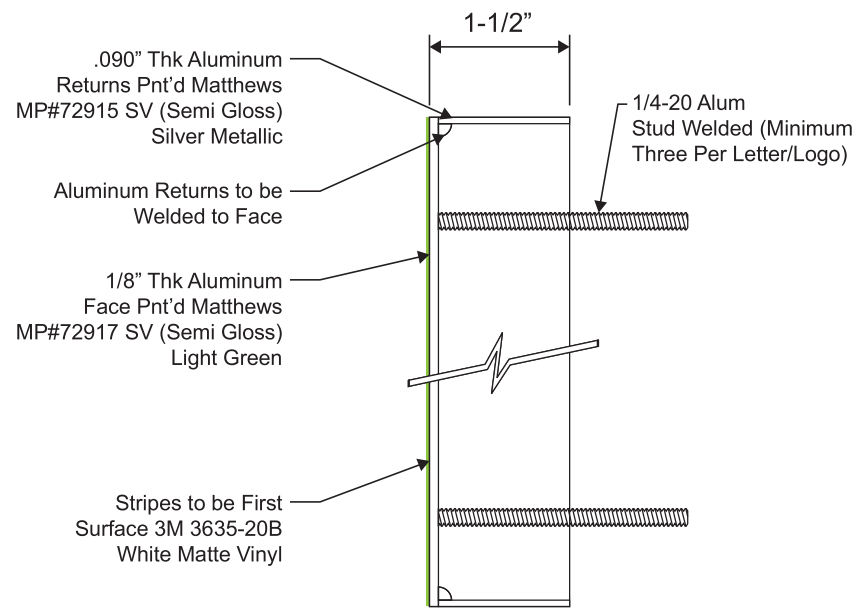
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

SIGN N02 - RFC.REG-NI15MWL-F - NON-ILLUMINATED 15" MODIFIED WHITE LINEAR FABRICATED LETTERS - 15"OAH X 9' 10-3/8"OAL (12.33 SQ FT)
NOTE: DIMENSIONS TO BE FIELD VERIFIED. GROUND ILLUMINATION TO BE INSTALLED BY OTHERS.

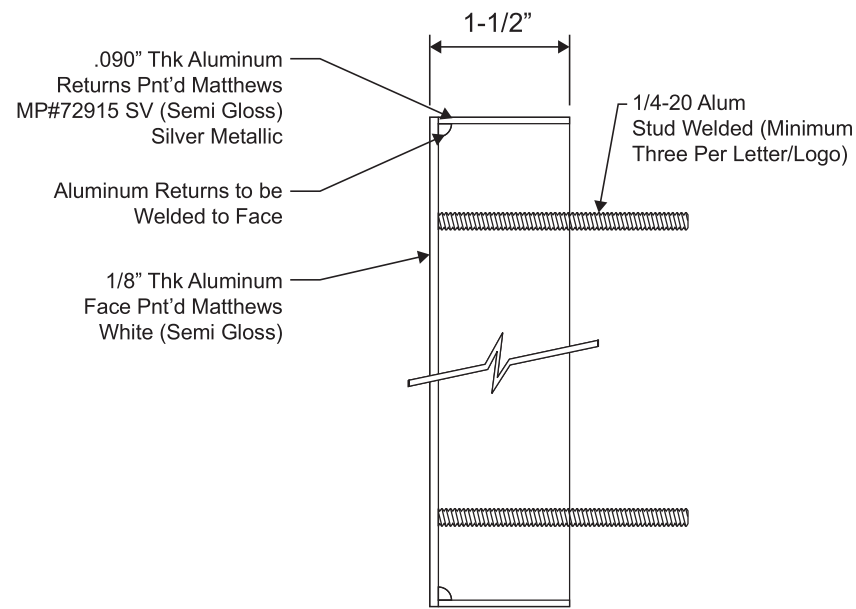


EXISTING PHOTO

N.T.S



LOGO CROSS SECTION



LETTER CROSS SECTION



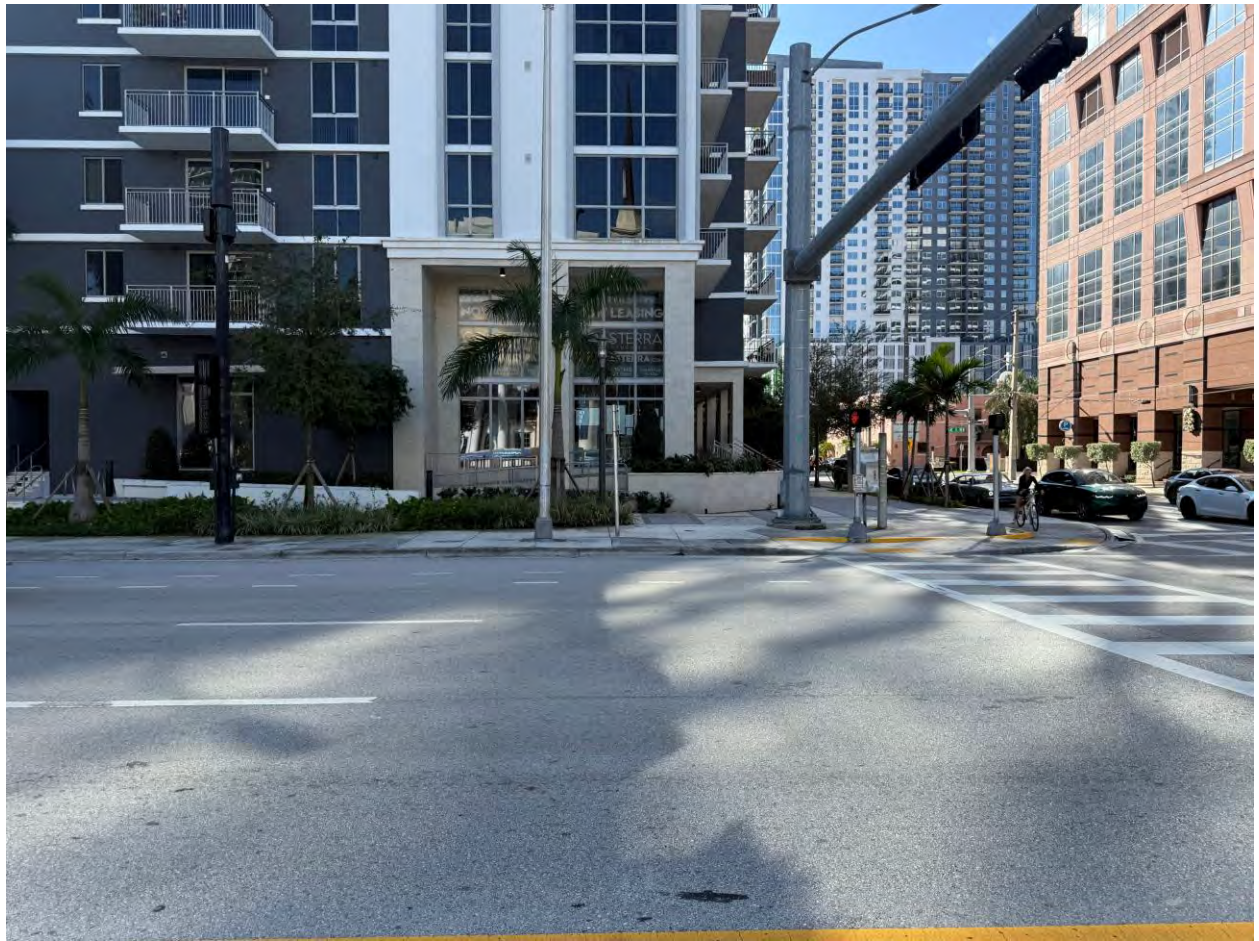
PROPOSED

N.T.S

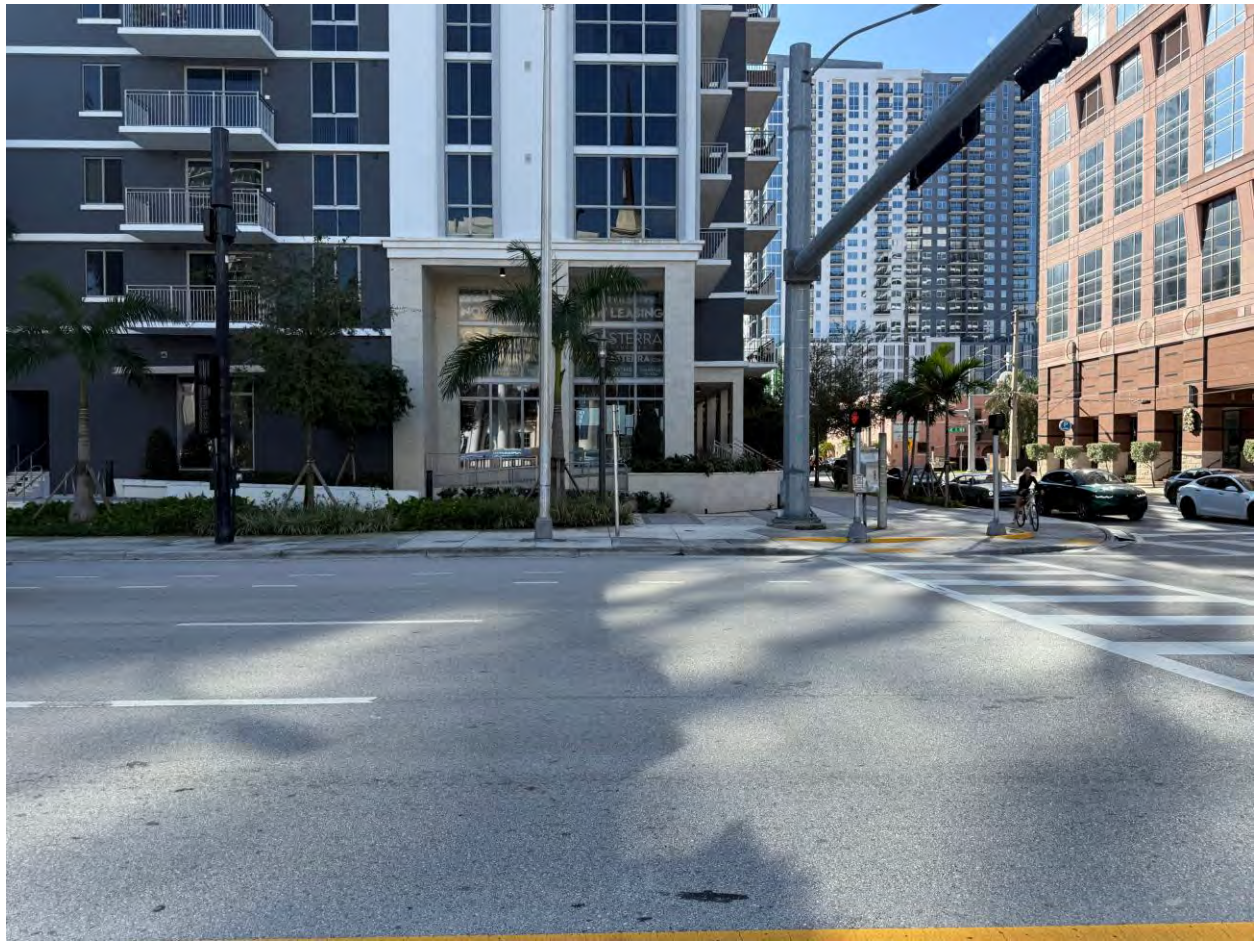
N02 - RFC.REG-NI15MWL-F - Non-Illuminated 15" Modified White Linear Fabricated Letters
 SCALE: NTS

<p>PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE</p>	TITLE	Regions	DWG BY	AW	DATE	01.31.25	DATE	10.31.25	REVISION	Revised as noted	BY	AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	RFC026234 - Ft Lauderdale 100 SE 3rd Ave Fort Lauderdale, FL 33304		DWG NUM	B112725		DATE	11.12.25	REVISION	Added N03	BY	AW	
				SHEET	3		DATE	11.24.25	REVISION	Revised N03	BY	AW	
						DATE	01.09.26	REVISION	Revised N02	BY	AW		
					DATE	01.29.26	REVISION	Revised N01	BY	AW			
					DATE	02.12.26	REVISION	Revised N01	BY	AW			



















NOW LEASING

COASTERRA
APARTMENTS

LIVECOASTERRA.COM

→ PARKING NEXT LEFT ON 2ND →



N01 - NIGHT VIEW

N.T.S



N02 - NIGHT VIEW

N.T.S



TITLE	Regions	DWG BY	AW	DATE	01.31.25	DATE	REVISION	BY	<small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</small>
ADDRESS	RFC026234 - Ft Lauderdale 100 SE 3rd Ave Fort Lauderdale, FL 33304	DWG NUM	B112725			10.31.25	Revised as noted	AW	
		SHEET	5			11.12.25	Added N03	AW	
						11.24.25	Revised N03	AW	
						01.09.26	Revised N02	AW	
						01.29.26	Revised N01	AW	
						02.12.26	Revised N01	AW	



Property Address	150 SE 3 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 1V 0011
Property Owner	FAIRFIELD OFF LLC	Millage	0312
Mailing Address	5355 MIRA SORRENTO PL STE 100 SAN DIEGO CA 92121-3812	Use	03-03
Abbr Legal Description	ONE FINANCIAL PLAZA 182-46 B A POR OF PAR "A" DESC AS: COMM AT NE COR OF SAID PAR "A", W 237.36 TO POB, CONT W 61.55, SW 49.56, S 454.77, SE 42.37, E 269.10, N 168.85, W 178.30, N 12.50, W 25.04, N 338.57 TO POB AKA: PARCEL NO 1 AS DESC IN INSTR # 116930215		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$18,791,780	\$55,957,220	\$74,749,000	\$74,749,000	
2025	\$18,791,780	\$55,957,220	\$74,749,000	\$74,749,000	\$1,499,582.64
2024	\$17,538,990		\$17,538,990	\$16,118,740	\$330,406.95

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$74,749,000	\$74,749,000	\$74,749,000	\$74,749,000
Portability	0	0	0	0
Assessed/SOH	\$74,749,000	\$74,749,000	\$74,749,000	\$74,749,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$74,749,000	\$74,749,000	\$74,749,000	\$74,749,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/16/2020	SWD-Q	\$13,400,000	116930215	\$225.00	83,519	SF
2/22/2017	SW*	\$86,750,000	114226510			
				Adj. Bldg. S.F. (Card, Sketch)		354702
				Units		243
				Eff./Act. Year Built: 2025/2024		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
S								
354702						83519		

<p>This Instrument Prepared By:</p> <p>White & Case LLP 111 South Wacker Drive, Suite 5100 Chicago, Illinois 60606 Attention: Michael McKeever, Esq.</p> <p>After Recording Return To:</p> <p>Geary, Porter & Donovan, P.C., 15475 Dallas Parkway Suite 400 Addison, Texas 75001 Attention: David M. Tatum, Esq.</p>	
--	--

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, W-CROCKER FIN PLACE OWNER VIII, L.L.C., a Delaware limited liability company ("**Grantor**"), whose mailing address is c/o Walton Street Capital, L.L.C., a Delaware limited liability company, 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611, does hereby GRANT, BARGAIN AND SELL to, FAIRFIELD OFP LLC, a Delaware limited liability company ("**Grantee**"), having an address of and its successors and assigns, FOREVER, the real property located in Broward County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the matters described on **Exhibit B** attached hereto, to the extent same are valid, in existence and affect the Land, without reimposing same (the "**Permitted Exceptions**").

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE: Land in the City of Fort Lauderdale, Broward County, Florida containing 83,553 square feet or 1.9181 acres more or less.

PERMANENT TAX IDENTIFICATION NUMBERS: 504210-1V-0010

[Signature appears on the following page.]

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 15th day of December, 2020.

GRANTOR:

W-CROCKER FIN PLACE OWNER VIII, L.L.C.,
a Delaware limited liability company

By: W-Crocker Holdings VIII, L.L.C.,
a Delaware limited liability company, its Sole Member

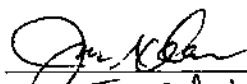
By: W Fin Place Investors VIII, L.L.C.,
a Delaware limited liability company, a Member

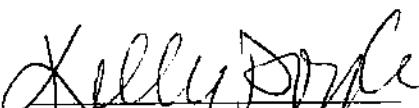
By: Walton Acquisition Holdings VIII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund VIII, L.P.,
a Delaware limited partnership, its Managing Member

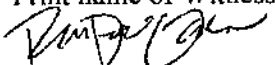
By: Walton Street Managers VIII, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers VIII, Inc.,
a Delaware corporation, its General Partner

By: 
Name: Simon Odenbach
Title: VP


Signature of Witness 1

KELLY DOYLE
Print name of Witness 1


Signature of Witness 2

Riley Doyle - Odenbach
Print name of Witness 2

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of December, 2020, by Jim Odenbach, as a Vice president of WSC Managers VIII, Inc., a Delaware corporation, the General Partner of Walton Street Managers VIII, L.P., a Delaware limited partnership, the General Partner of Walton Street Real Estate Fund VIII, L.P., a Delaware limited partnership, the Managing Member of Walton Acquisition Holdings VIII, L.L.C., a Delaware limited liability company, the Sole Member of W Fin Place Investors VIII, L.L.C., a Delaware limited liability company, the Member of W-Crocker Holdings VIII, L.L.C., a Delaware limited liability company, the Sole Member of W-CROCKER FIN PLACE OWNER VIII, L.L.C., a Delaware limited liability company. He is personally known to me or produced _____ as identification.



Typed Name: Hailey Rishoi
Title or Rank: Notary Public
Serial Number 486925



EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1:

A portion of Parcel "A", ONE FINANCIAL PLAZA, according to the plat thereof, as recorded in Plat Book 182, Pages 46, 47 and 48, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of said Parcel "A"; thence North 90°00'00" West, on the North line of said Parcel "A", a distance of 237.36 feet to the Point of Beginning; thence continuing North 90°00'00" West, on said North line, a distance of 61.55 feet; thence South 44°55'40" West, on the Northwest line of said Parcel "A", a distance of 49.56 feet; thence South 00°08'40" East, on the West line of said Parcel "A", a distance of 454.77 feet; thence South 45°04'20" East, on the Southwest line of said Parcel "A", a distance of 42.37 feet; thence North 90°00'00" East, on the South line of said Parcel "A", a distance of 269.10 feet; thence North 00°02'23" West, a distance of 168.85 feet; thence South 89°57'37" West, a distance of 178.30 feet; thence North 00°02'23" West, a distance of 12.50 feet; thence South 89°57'37" West, a distance of 25.04 feet; thence North 00°02'23" West, a distance of 338.57 feet to the Point of Beginning.

Said lands situated, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 83,553 square feet or 1.9181 acres more or less.

PARCEL NO. 2:

A Reciprocal Easement Agreement, executed by and between Terra Funding – OFP LLC, a Delaware limited liability company, OFP Fort Lauderdale LLC, a Delaware limited liability company and W Crocker Fin Place Owner VIII, L.L.C., a Delaware limited liability company, dated September 30, 2019, filed October 2, 2019, recorded in/under Instrument No. 116088187 of the Real Property Records of Broward County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ONE FINANCIAL PLAZA, as recorded in Plat Book 182, Page(s) 46 through 48 of the Public Property Records of Broward County, Florida, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as shown on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
2. 5' Telephone Easement recorded June 1, 1979 in Book 8243, Page 531 of the Public Property Records of Broward County, Florida, as shown on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
3. Ordinance No. 2005-20 recorded July 15, 2005 in Book 40082, Page 1796 of the Public Property Records of Broward County, Florida, as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
4. Resolution No. 12-241 recorded January 18, 2013 in Book 49431, Page 825 of the Public Property Records of Broward County, Florida, as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
5. Terms and conditions of Educational Mitigation Agreement by and between Broward County, City of Fort Lauderdale, and The School Board of Broward County recorded March 16, 2007 in Book 43756, Page 1606 of the Public Property Records of Broward County, Florida, as amended by First Amendment to Educational Mitigation Agreement recorded March 31, 2017 as Instrument No. 114295268 of the Public Property Records of Broward County, Florida, as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
6. Terms and conditions of Security/Lien Agreement Installation of Required Improvements by and between Broward County and One Financial Plaza, LLC recorded February 19, 2016 as Instrument No. 113524743 of the Public Property Records of Broward County, Florida, as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.
7. Terms and conditions of Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Downtown Fort Lauderdale Regional Activity Center by and between Broward County and City of Fort Lauderdale recorded November 18, 2016 as Instrument No. 114050934 of the Public Property Records of Broward County, Florida, as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.

8. 10' foot utility easement along the north, west and south property line(s) as shown on Plat Book 182, Page 46, as shown on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.

9. Terms, conditions and stipulations contained in Reciprocal Easement Agreement, executed by and between Terra Funding - OFP LLC, a Delaware limited liability company, OFP Fort Lauderdale LLC, a Delaware limited liability company and W Crocker Fin Place Owner VIII, L.L.C., a Delaware limited liability company, dated September 30, 2019, filed October 2, 2019, recorded in/under Instrument No. 116088187 of the Public Property Records of Broward County, Florida as noted on ALTA/NSPS Land Title Survey prepared by Jerald A. McLaughlin, RPLS No. 5269, of McLaughlin Engineering Company, dated February 12, 2019, last revised February 29, 2020.