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	(FOLIO 1100) THEPILLARS CLUB & RESIDENCES, LLC AND, ~~(FOLIO 1110)GEORGIA L BEDFORD REV TR~~ BEHNKE, JAN K TRSTEE ETAL	**Authorized Agent**	Robert B. Lochrie III, Esq.
Address		**Address**	699 N Federal Highway, Suite 400
City, State, Zip	1124 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154, AND ~~6 MINGES RD W BATTLE CREEK MI 49015~~	**City, State, Zip**	Fort Lauderdale, FL 33304
Phone		**Phone**	954-779-1101
Email		**Email**	rlochrie@lochrielaw.com
Proof of Ownership	Tax Record	**Authorization Letter**	Provided
Applicant Signature:	**Signature** Authorization Letters Attached	**Agent Signature:**	**Signature** 

C PARCEL INFORMATION

Address/General Location	109-111 N BIRCH ROAD
Folio Number(s)	5042 12 10 1110 & 5042 12 10 1100
Legal Description *(Brief)*	LAUDER DEL MAR 7-30 B LOT 2 S 10,LOT 3 & FILLED LAND ADJOINING LOT 2 S 10 & LOT 3 ON WEST BLK 11
City Commission District	2 - Steven Glassman
Civic Association	Central Beach Alliance HOA

D LAND USE INFORMATION

Existing Use	MULTI-FAMILY RESIDENTIAL/HOTEL
Land Use	C-REGIONAL ACTIVITY CENTER
Zoning District	IOA
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	C-REGIONAL ACTIVITY CENTER
Proposed Zoning District	IOA

E PROJECT INFORMATION

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

Project Name	THE PILLAR'S CLUB & RESIDENCES						
Project Description (Describe in detail)	14-Story Residential Building						
Estimated Project Cost	$ $40,000,000 *(Estimated total project cost including land costs for all new development applications only)*						
Waterway Use	Yes				**Traffic Study Required**	No	
Flex Units	N/A	**Redevelopment Units**	N/A		**Parking Reduction**	No	
Flex Acreage	N/A				**Public Participation**	Yes	
Residential Uses					**Non-Residential Uses**		
Single Family	N/A				Commercial	N/A	
Townhouses	N/A				Restaurant	N/A	
Multifamily	43 UNITS				Office	N/A	
Cluster/Zero Lot Line	N/A				Industrial	N/A	
Other	N/A				Other	N/A	
Total (dwelling units)	43 UNITS				**Total** (square feet)	N/A	
Residential Unit Mix	Efficiency / Studio	N/A	1- Bedroom	N/A	2-Bedroom	4	3-Bedroom or More	39
Affordable Housing Units	N/A		**% 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	30,687 SF / 0.704 AC
Lot Density (Units/acres)	70 UNITS/AC	61 UNITS/AC
Lot Width	N/A	209.8'
Building Height (Feet)	144'	144' (RAILING)
Structure Length	200'	170.0' (SEBASTIAN STREET) & 119.6' (BIRCH RD)
Floor Area Ratio (F.A.R)	N/A	(198,340/30,687) = 6.46
Lot Coverage	N/A	20,297 sf (66%)
Open Space	8,600 SF	9,098 SF
Landscape Area	860 SF (WITHIN OPEN SPACE)	2,536 SF (WITHIN OPEN SPACE)
Parking Spaces	92 SPACES	92 SPACES
SETBACKS (Indicate direction N,S,E,W)	**Required Per ULDR**	**Proposed**
Front East	20'	20'
Side South	20'	20'
Corner / Side North	20'	20'
Rear West	20'	22.'

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 East	12'	12'	
Sides / Secondary Street	N/A	N/A	
Building Height	144'	144' (RAILING)	
Streetwall Length	200'	170.0' (SEBASTIAN STREET) & 119.6' (BIRCH RD)	
Podium Height	65'	57'-4"	
Tower Separation	30'	30'	
Tower Floorplate (square feet)	16,000 SF	13,273 SF	
Residential Unit Size (minimum)	N/A	1,415 SF	

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 Details 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 12, 2025
- ☒ **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.

THE PILLARS CLUB AND RESIDENCES

109, 111 NORTH BIRCH ROAD , FORT LAUDERDALE, FL 33304

DRC PACKAGE
DATE: 03-13-2026



DRAWING INDEX

PROJECT: 2538 THE PILLARS CLUB AND RESIDENCES
SUBMITTAL DATE: 03-13-2026
Delta (Revision):

Discipline	Sheet	Description	FIRST SUBMITTAL		
Arch. KKAID	A000	COVER	X		
		SURVEY	X		
		PLAT			
	A-100	CONTEXT SHEET	X		
	C0	SITE PLAN	X		
	A-106	RENDERING	X		
	A-107	RENDERING	X		
	A-108	RENDERING	X		
	A-109	RENDERING	X		
		ILLUSTRATIVE COMPOSITE PLAN	X		
		ILLUSTRATIVE SITE PLAN	X		
	A-200	OVERVIEW PLAN	X		
	A-210	FLOOR AREA DIAGRAMS	X		
	A-211	FLOOR AREA DIAGRAMS	X		
	A-212	FLOOR AREA DIAGRAMS	X		
	A-301	LEVEL 1	X		
	A-302	LEVEL 2	X		
	A-303	LEVEL 3	X		
	A-304	LEVEL 4	X		
	A-305	LEVEL 5	X		
	A-306	LEVEL6	X		
	A-307	LEVEL 7	X		
	A-308	LEVEL 8-13	X		
	A-309	LEVEL 14 PH	X		
	A-310	LEVEL 15 (ROOF DECK)	X		
	A-311	LEVEL MECH.	X		
	A-400	SOUTH ELEVATION	X		
	A-401	NORTH ELEVATION	X		
	A-402	EAST ELEVATION	X		
	A-403	WEST ELEVATION	X		
	A-500	BUILDING SECTION 01	X		
LANDSCAPE AAL	L-198	TREE DISPOSITION	X		
	L-199	TREE DISPOSITION	X		
	L-200	GROUND LEVEL PLANTING PLAN	X		
	L-201	7TH LEVEL PLANTING PLAN	X		
	L-202	PENTHOUSE PLANTING PLAN	X		
	L-210	PLANTING SCHEDULE	X		
	L-211	SHEET DESCRIPTION	X		
	L-300	HYDROZONE EXHIBIT	X		
	L-400	LANDSCAPE LIGHTING	X		
CIVIL OCEAN ENG.	C1	PAVEMENT MARKING & SIGNAGE PLAN	X		
	C2	CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN	X		
	C3	CONCEPTUAL WATER & SEWER PLAN	X		
	C4	CONCEPTUAL CROSS SECTIONS	X		
	X2	SIDEWALK EASEMENT EXHIBIT	X		
	X3	MAINTENANCE AGREEMENT EXHIBIT	X		
	X4	OPEN SPACE EXHIBIT	X		

SCOPE OF WORK:

THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING:

1- NEW CONSTRUCTION OF AN 15 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 2-6 & ROOF DECK.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (7'-5")

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: +/- 229,695 SF.

6- TOTAL RESIDENTIAL AREA: 114,904 SF.

7- 88 TOTAL PARKING SPACES, INCLUDING 4 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL LOT AREA OF WORK : 30,687 SF.

TRAFFIC ENGINEERS

DCEngineers
J. Suzanne Danielsen, P.E.
954.798.0926
sdanielsen@dcengineersinc.com

ATTORNEY

Lochrie & Chakas, P.A
Robert B. Lochrie III, Esq.
699 North Federal Highway, Suite 400
Fort Lauderdale, Florida 33304
Main: 954.779.1119

CIVIL ENGINEER

Flynn Engineering
241 Commercial Blvd.
Fort Lauderdale, Florida 33308
954.522.1004
bkidwell@flynnengineering.com

LANDSCAPE DESIGN

Architectural Alliance Landscape
612 S.W. 4th Avenue
Fort Lauderdale, Florida 33315
954.764.8858
beuell@archall.net

OWNER

Uri Bublil | Roni Avraham
SR Holdings Group, LLC
Mazalub Real Estate, LLC
roni@srholdingsgroup.com
913.605.0941
Uri@flashys.net

ARCHITECTS

KOBI KARP ARCHITECTURE & INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c)

DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES
111&109 N Birch Rd. Fort Lauderdale, FL 33304

Owner:
Name Uri Bublil | Roni Avraham
Address SR Holdings Group, LLC
Address Mazalub Real Estate, LLC
Tel: 913.605.0941
Email Uri@flashys.net, roni@srholdingsgroup.com

Landscape:
Name Architectural Alliance Landscape
Address 612 S.W. 4th Avenue
Address Fort Lauderdale, Florida 33315
Tel: 954.764.8858
Email beuell@archall.net

Civil :
Name Flynn Engineering
Address 241 Commercial Blvd.
Address Fort Lauderdale, Florida 33308
Tel: 954.522.1004
Email beuell@archall.net

MEP:
Name
Address
Address
Tel:
Email

Structure:
Name Bryntesen
Address 110 East Broward blvd.
Address Fort Lauderdale, Florida 33301
Tel: 954.568.14.11
Email afathieh@bryntesen.com

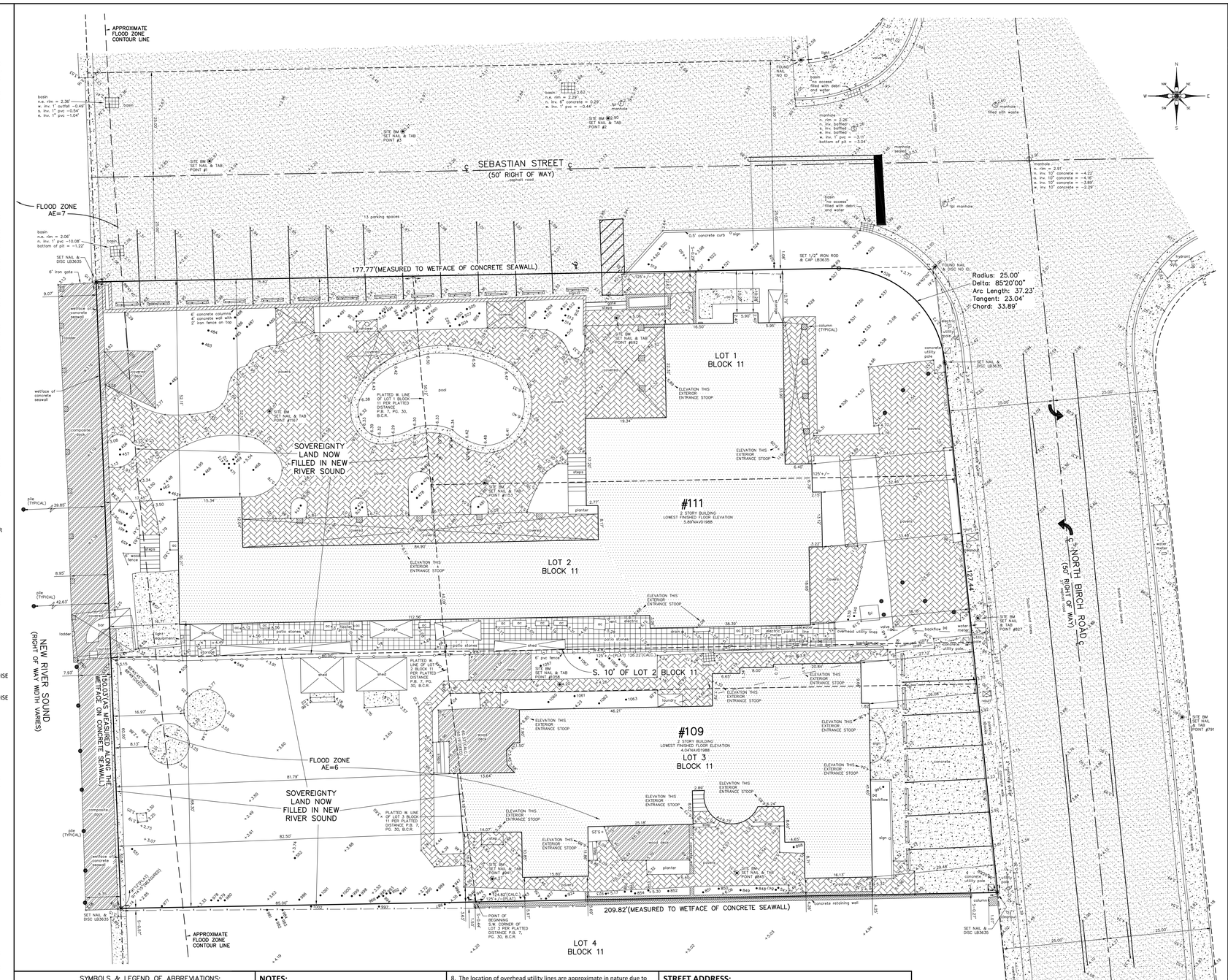
Architect:
Name Kobi Karp
Address 571 NW 28th Street
Address Miami, Florida 33137
Tel: 305.573.1818
Email kobikarp@kobikarp.com

KOBI KARP

COVER SHEET

Date:	01/23/2026	Sheet No.	A-000
Scale:			
Project:	2583		

TREE NUMBER	DIAMETER IN FEET	NAME
456	0.4	PALM
457	0.4	PALM
458	1.0	PALM CLUSTER
459	1.0	BUTTONWOOD
460	0.4	BUTTONWOOD
461	0.4	PALM CLUSTER
462	0.5	PALM
463	0.5	PALM CLUSTER
466	0.4	PALM CLUSTER
468	0.5	PALM
469	0.5	PALM
470	0.5	PALM
471	0.5	PALM
472	0.5	PALM
473	0.5	PALM
474	0.5	PALM
475	0.5	PALM
476	0.5	PALM
477	1.0	PALM
478	0.4	PALM
479	0.5	PALM
480	0.5	PALM
481	0.5	PALM
482	1.0	PALM CLUSTER
483	0.5	PALM CLUSTER
484	1.0	PALM CLUSTER
485	0.4	PALM CLUSTER
486	0.4	PALM CLUSTER
487	0.5	PALM CLUSTER
488	1.0	PALM
489	0.5	PALM CLUSTER
490	0.5	PALM CLUSTER
491	2.0	EUREKA
492	2.0	EUREKA
493	2.0	EUREKA
494	0.4	PALM CLUSTER
495	0.4	PALM CLUSTER
496	2.0	EUREKA
497	2.0	EUREKA
498	0.5	PALM CLUSTER
499	0.4	PALM CLUSTER
50	2.0	EUREKA
51	0.4	PALM CLUSTER
52	1.0	PALM
53	1.0	PALM
54	1.0	PALM
55	2.0	EUREKA
56	2.0	EUREKA
57	0.5	PALM
58	0.5	PALM CLUSTER
59	2.0	EUREKA
510	0.4	PALM
511	2.0	EUREKA
512	2.0	EUREKA
513	1.0	PALM
514	0.5	PALM
515	0.4	TREE
516	0.5	PALM CLUSTER
519	0.4	PALM CLUSTER
520	0.4	PALM
521	1.0	PALM CLUSTER
522	0.4	PALM
524	0.4	PALM CLUSTER
525	1.0	PALM
526	1.0	PALM CLUSTER
527	1.0	PALM
528	1.0	PALM
529	10.0	PALM CLUSTER
530	0.5	TREE
531	2.0	PALM
532	1.0	PALM CLUSTER
533	1.0	PALM CLUSTER
534	0.4	PALM
536	0.4	TREE
537	1.0	PALM
538	1.0	PALM
539	0.5	PALM CLUSTER
54	0.5	PALM CLUSTER
546	0.5	PALM
547	2.0	EUREKA
548	1.5	PALM
549	1.0	PALM
55	1.0	PALM
551	1.0	PALM
552	3.0	EUREKA
847	1.5	AREKA
848	1.5	FICUS
849	0.4	BIRD OF PARADISE
85	1.0	PALM
851	1.5	EUREKA
852	0.4	BIRD OF PARADISE
853	0.4	PALM
854	0.4	PALM
855	0.4	PALM
856	1.5	EUREKA
858	1.5	EUREKA
922	1.2	PALM
923	1.2	PALM
937	0.5	PALM
943	0.5	PALM
944	0.5	PALM
945	2.0	PALM CLUSTER
946	2.0	PALM CLUSTER
947	0.8	PALM
977	0.5	PALM
978	1.5	PALM
979	0.5	PALM
980	0.5	PALM
981	0.5	PALM
982	0.5	PALM
983	0.5	PALM
984	0.5	PALM
986	1.0	PALM
987	1.0	PALM
988	1.0	PALM
989	0.5	PALM
990	0.5	PALM
991	0.5	PALM
992	0.5	PALM
993	0.5	PALM
994	0.5	PALM
995	0.5	PALM
996	0.5	PALM
997	0.5	PALM
998	0.5	PALM
999	0.5	PALM CLUSTER
1000	0.5	PALM
1001	0.5	PALM CLUSTER
1002	0.5	PALM
1057	1.5	PALM
1060	3.0	PALM CLUSTER
1061	0.5	PALM
1062	3.0	PALM CLUSTER
1063	2.0	PALM CLUSTER
1064	2.0	PALM CLUSTER
1065	2.0	PALM CLUSTER
1066	2.0	PALM CLUSTER
1067	0.5	PALM



SYMBOLS & LEGEND OF ABBREVIATIONS:

>7.00'	=	ELEVATIONS BASED ON N.A.V.D.
(44)	=	APPARENT ENCROACHMENT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
B.C.R.	=	BROWARD COUNTY RECORDS
O.R.B.	=	OFFICIAL RECORDS BOOK
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

R/W	=	RIGHT OF WAY	
N	=	NORTH	
S	=	SOUTH	
E	=	EAST	
W	=	WEST	
D.B.	=	DEED BOOK	
ENCH.	=	ENDS/CROACH	
F.F.	=	FINISHED FLOOR	
GAR.	=	GARAGE	
C/L	=	CENTERLINE	
MH	=	MANHOLE	
(M)	=	MEASURED	
P.B.	=	PLAT BOOK	
A/C	=	AIR CONDITIONER	
P	=	PLAT	

UTILITY BOX; HYDRANT; UTILITY POLE; VAULT; LIGHT; AIR CONDITIONER; STRIPE; MANHOLE; BASIN; WELL; WATER METER; PROPERTY CORNER; • 100 = TREE; OVERHEAD UTILITY LINES; 6' CONCRETE WALL; COVERED AREA; CONCRETE; BRICK PAVERS; ASPHALT

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on Plat book 7, Page 30 , of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American Title Insurance Company Commitment No: 110965589, Commitment Date: October 17, 2025 at 8:00 a.m. for 109 N. Birch Road, Fort Lauderdale, Florida 33304, and First American Title Insurance Company Commitment No: 110965573, Commitment Date: October 22, 2025 at 8:00 a.m. for 111 N. Birch Road, Fort Lauderdale, Florida 33304.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
10. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
11. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
12. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
13. Finished floor elevations were determined by obtaining elevations on outside entrance stoops.

FLOOD INFORMATION:

Community name and number: City of Fort Lauderdale 125105
Map and panel number: 12011C0576J
Panel date: 07-31-2024
Index date: 07-31-2024
Flood zone: AE AE
Base flood elevation: 6'NAVD1988 7'NAVD1988

BENCHMARK INFORMATION:

City of Fort Lauderdale Benchmark NE 157 Elevation = 10.82'NAVD1988

STREET ADDRESS:

109 North Birch Road # 1-7, Fort Lauderdale, Florida 33316

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of BROWARD, State of Florida, and is described as follows:

Lot 3 and the Southerly 10 feet of Lot 2 in, Block 11 of LAUDER DEL MAR, according to the Plat thereof, recorded in Plat Book 7, at Page 30, of the Public Records of Broward County, Florida.

AND

A Parcel of sovereignty land, now filled in New River Sound, in Section 1, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of Lot 3 above described; thence West along the westerly extension of the South line of said Lot 3 a distance of 85 feet to a point on the outside edge of the existing bulkhead; thence Northerly along the said existing bulkhead making an included angle of 91 Degrees 12 minutes, a distance of 60 feet; thence Easterly along a line 10 feet North of and parallel to the westerly extension of the South line of Lot 2 of said Block 11, making an included angle of 88 Degrees 48 minutes, a distance of 80 feet to a point on the West line of said Lot 2; thence Southerly along the said West line of said Lot 2 and along the West line of said Lot 3 a distance of 60.19 feet to the Point of Beginning.

STREET ADDRESS:

111 North Birch Road,
Fort Lauderdale, Florida 33316

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

Lot 1, and the North 40 feet of Lot 2, Block 11, Block A, LAUDER DEL MAR, a subdivision according to the plat thereof, as recorded in Plat Book 7, at Page 30, of the Public Records of Broward County, Florida.

GRAPHIC SCALE
1"=10'

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

SCHEDULE B2 EXCEPTIONS FOR #109:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. ***(This item is not a matter of survey.)***

2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records. ***(This item is not a matter of survey.)***

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. ***(After review of survey to be determined by title examiner.)***

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records. ***(This item is not a matter of survey.)***

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water. ***(Surveyor has not knowlege of any disputes.)***

6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy. ***(This item is not a matter of survey.)***

7. Any minerals or mineral rights leased, granted or retained by current or prior owners. ***(This item is not a matter of survey.)***

8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. ***(This item is not a matter of survey.)***

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUDER DEL MAR, as recorded in Plat Book 7, Page(s) 30, together with Ordinance No. C-89-73 recorded in Book 16638, Page 769, Ordinance No. C-94-10 recorded in Book 22440, Page 671, and Certificate recorded in Book 30876, Page 195, 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). ***(There are no restrictions, conditions, reservations or easements listed on the aforementioned plat. This plat dedicates all roadways for the perpetual use of the public. All other plottable matters of survey are shown hereon.)***

10. Notice Regarding Intracoastal Waterway Right-of-Way Broward County recorded in Book 28071, Page 945. ***(This item is not a matter of survey.)***

11. Matters as shown on that certain Maintenance Map Specific Purpose Survey recorded in Miscellaneous Map Book 8, Page 185 (Instrument No. 113538602). ***(This item does not affect the subject property.)***

12. Ordinance No. C-22-47, Recorded in Instrument No. 118514997. ***(This item does not affect the subject property.)***

13. Riparian and/or littoral rights are not insured. ***(This item is not a matter of survey.)***

14. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water. ***(This item is not a matter of survey.)***

15. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. ***(This item is not a matter of survey.)***

16. Rights of the United States Government to that part of Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. ***(This item is not a matter of survey.)***

SCHEDULE B2 EXCEPTIONS FOR #111:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. ***(This item is not a matter of survey.)***

2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records. ***(This item is not a matter of survey.)***

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. ***(After review of survey to be determined by title examiner.)***

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records. ***(This item is not a matter of survey.)***

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water. ***(Surveyor has not knowlege of any disputes.)***

6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy. ***(This item is not a matter of survey.)***

7. INTENTIONALLY DELETED

8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. ***(This item is not a matter of survey.)***

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUDER DEL MAR, as recorded in Plat Book 7, Page(s) 30, 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). ***(There are no restrictions, conditions, reservations or easements listed on the aforementioned plat. This plat dedicates all roadways for the perpetual use of the public. All other plottable matters of survey are shown hereon.)***

10. Easement in favor of Selkirk Communications, Inc. recorded March 28, 1985, in Official Records Book 12423, Page 766. ***(This item affects the subject property however it is not a plottable matter of survey.)***

11. Maintenance Map of the City of Fort Lauderdale, as recorded in Official Records Book 17269, Page 160. ***(This item was u nobtainable.)***

12. Grant of Easement to Comcast Cablevision of Broward County, Inc., recorded October 21, 1999, in Official Records Book 29856, Page 1362. ***(This item affects the subject property however it is not a plottable matter of survey.)***

13. Easement to Florida Power & Light Company, recorded January 18, 2000, in Official Records Book 30184, Page 869. ***(This item affects the subject property and is shown hereon.)***

14. Lien for payment of assessments for Beach Business Improvement Services imposed pursuant to Resolution No. 07-142 of City of Fort Lauderdale recorded in Official Records Book 44715, Page 1566. ***(This item is not a matter of survey.)***

15. Riparian and/or littoral rights are not insured. ***(This item is not a matter of survey.)***

16. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. ***(This item is not a matter of survey.)***

17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. ***(This item is not a matter of survey.)***

18. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). ***(This item is not a matter of survey.)***

19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). ***(This item is not a matter of survey.)***

ORIGINAL DATE OF FIELD SURVEY: 10-28-2025	DRAWN BY: MLW
FIELD BOOK: ALS-SU-25-1348	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS / BY

CERTIFY TO:

Landry Trebbi Investment corporation, a Florida corporation a/k/a Landry Trebbi Investment corp., a Florida Corporation

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson
Digitally signed by Robert L Thompson
Date: 2025.11.05 13:32:53 -05'00'

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SEAL: ROBERT L. THOMPSON — License Number NO. 3869 — STATE OF FLORIDA — Professional Surveyor and Mapper

SHEET 1 OF 1	SCALE 1"=10'	SKETCH NUMBER SU-25-1348

7-30

STATE OF FLORIDA, COUNTY OF BROWARD. } This instrument was filed for record ___ day of ___ 19__ and recorded in book ___ page ___ on page ___ CERTIFIED VERIFIED. ___ Clerk of Circuit Court By ___ Deputy Clerk

Lauder del Mar

- BROWARD ESTATES CORPORATION -

OWNERS

J.S.RHINE CIVIL ENGINEER

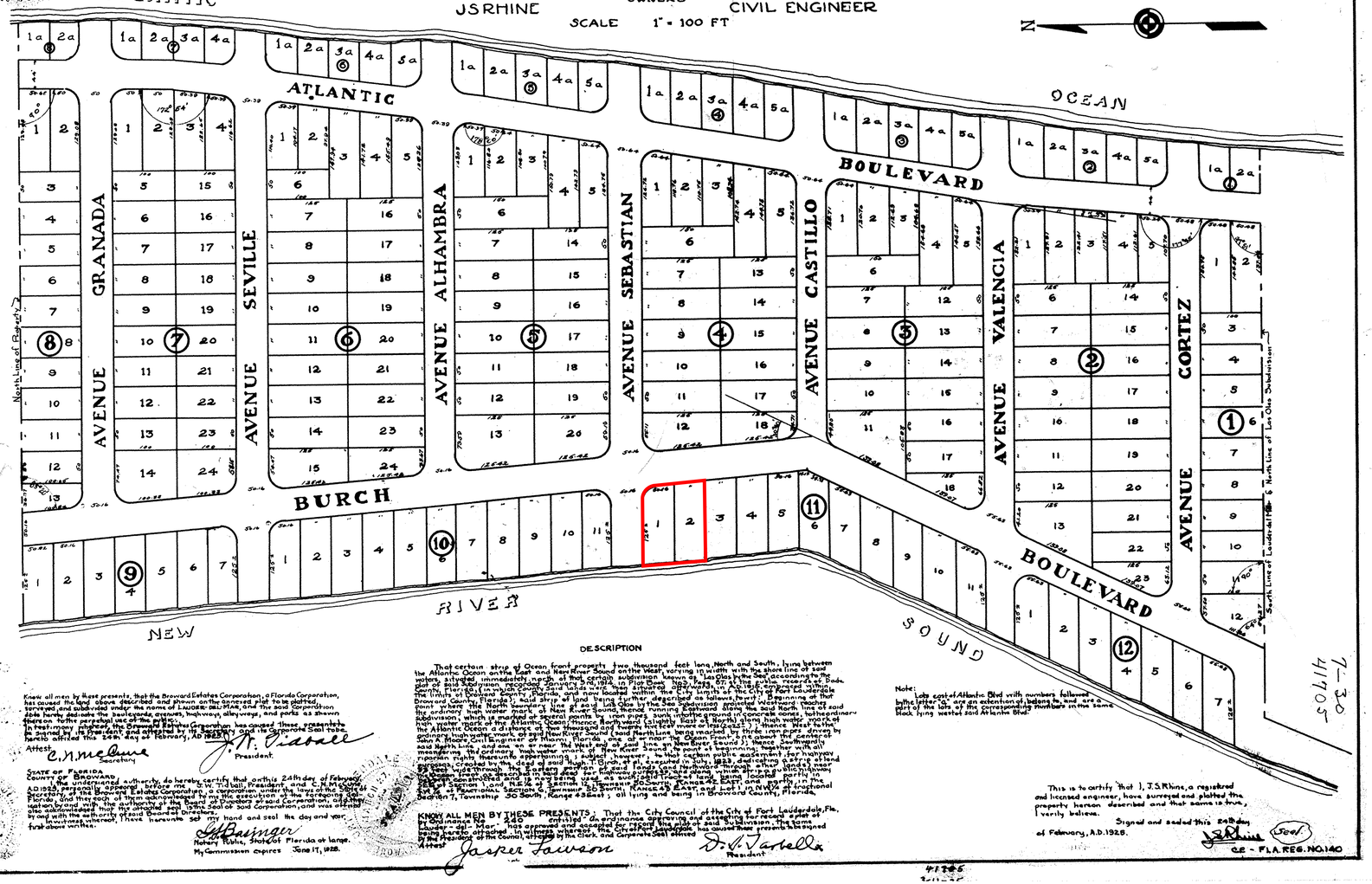
SCALE 1" = 100 FT

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 7 at Page 30 of the public record of Broward County Florida.
WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 23 day of FEB A.D. 19 84
A. HESTER, County Administrator
By Richard A. Barnard

COUNTY ADMINISTRATOR CREATED JAN. 1, 1975 BROWARD COUNTY, FLORIDA

7-30



Know all men by these presents, that the Broward Estates Corporation, a Florida Corporation, has caused the land above described and shown on the annexed plat to be platted, surveyed, and subdivided under the name of LAUDER-DEL-MAR, and the said Corporation does hereby dedicate the boulevards, avenues, highways, alleyways, and parks as shown thereon to the perpetual use of the Public.

In testimony whereof, the Broward Estates Corporation has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be hereto affixed this 24th day of February, A.D. 1928.

Attest C.M. McClure Secretary — J.W. Tisdall President

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned authority, do hereby certify that on this 24th day of February, A.D. 1928 personally appeared before me J.W. Tisdall, President, and C.M. McClure, Secretary of the Broward Estates Corporation, a corporation under the laws of the State of Florida, and they each of them acknowledged to me the execution of the foregoing plat for the uses and purposes therein mentioned, and that they each of them executed the same as such officers of said Corporation, and affixed thereto the corporate seal of said Corporation; and was duly authorized by and with the authority of said Board of Directors; and was also acknowledged that the signed seal hereto affixed is the corporate seal of said Corporation, and was affixed by and with the authority of said Board of Directors.

In witness whereof, I have hereunto set my hand and seal the day and year first above written.

L.L. Basinger
Notary Public, State of Florida at Large.
My Commission expires June 17, 1928.

DESCRIPTION

That certain strip of Ocean front property two thousand feet long, North and South, lying between the Atlantic Ocean on the East and New River Sound on the West, varying in width with the shore line of said waters, situated immediately north of that certain subdivision known as "Las Olas Inlet Sea" according to the plat of said Subdivision recorded January 3rd, 1914, in Plat Book No. 2 page 67, of the public records of Dade County, Florida (in what is now Broward County) said lands were situated on Fort Lauderdale Beach within the limits of Broward County, Florida, and were located within the City limits of Fort Lauderdale, Broward County, Florida; said strip of land being more particularly described as follows, to-wit: Beginning at the point where the North boundary line of said Las Olas by the Sea extended Westerly along the said North line of said the ordinary high water mark of New River Sound, running Easterly and along the said North line of said subdivision, which is marked at several points by concrete monuments set in the ground in concrete cones, to the ordinary high water mark of the Atlantic Ocean; thence Northerly and Easterly (East of North) along high water mark of the Atlantic Ocean a distance of 2000 feet (more or less) to the point of beginning; thence West to the ordinary high water mark of New River Sound (said North line being marked by three iron pipes driven by the Broward Estates Corporation, one at or near the Ocean front, one about the center of said North line, and one at or near the West end of said line on New River Sound); thence Southwardly and Northwardly along the ordinary high water mark of New River Sound to the point of beginning; together with all riparian rights thereunto appertaining; subject, however, to that certain public easement for highway purposes conveyed by the deed of said High, Tisdall, et al, executed on July 1, 1923, dedicating a strip of land 200 feet wide through the Eastern portion of said lands (and Northward through Lauder-del-Mar) for the Ocean Boulevard, described as follows: Beginning at the Northeast corner of Section 1, Township 50 South, Range 42 East; thence Westerly along the North line of said Section 1 and NE¼ of Section 1, Township 50 South, Range 42 East, and Northerly in the SE¼ of Fractional Section 36, Township 49 South, Range 42 East; all lying and being in Broward County, Florida.

KNOW ALL MEN BY THESE PRESENTS: That the City Council of the City of Fort Lauderdale, Fla. by Ordinance No. 440 entitled "An ordinance approving and accepting for record plats of Lauder-del-Mar" has expressed and accepted for record the plat of said Subdivision, the same being hereto attached, in witness whereof, the City of Fort Lauderdale has caused these presents to be signed by the President of the Council, witnessed by the Clerk, and Corporate Seal affixed this 24th day of February, A.D. 1928.

Attest Jasper Fawson — D.A. Tisdall President

Note: Lots east of Atlantic Blvd with numbers followed by the letter "a" are an extension of lots to and are a part of the lots of the corresponding numbers in the same block lying westof said Atlantic Blvd.

This is to certify that I, J.S. Rhine, a registered and licensed engineer, have surveyed and platted the property hereon described and that same is true, I verily believe.

Signed and sealed this 24th day of February, A.D. 1928.

J.S. Rhine (Seal)
C.E. - F.L.A. REG. NO. 140

41205

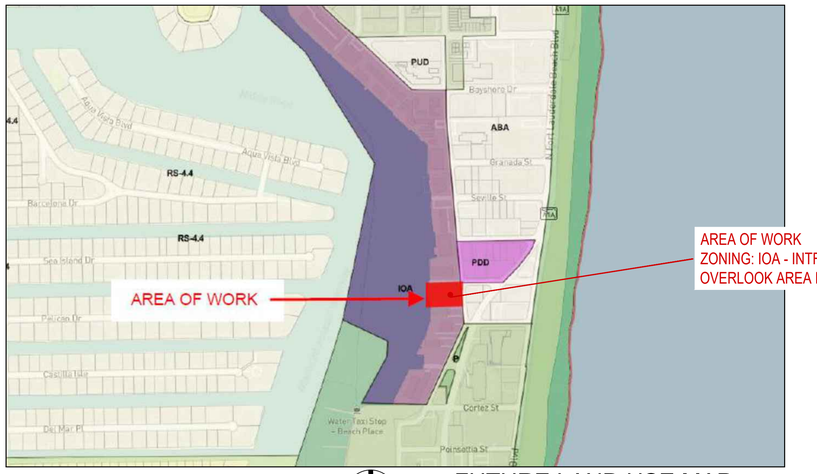
7-30
41205



AREA OF WORK
ZONING: IOA - INTRACOASTAL
OVERLOOK AREA DISTRICT

1 ZONING DESIGNATIONS MAP

N.T.S



AREA OF WORK
ZONING: IOA - INTRACOASTAL
OVERLOOK AREA DISTRICT

2 FUTURE LAND USE MAP

N.T.S

NOTE:
SEC. 47-12.5. - CENTRAL BEACH DISTRICT REQUIREMENTS AND LIMITATIONS.
F. HEIGHT - SLA, IOA, NBRA, SBMHA.
1.NOTWITHSTANDING THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1, A BEACH DEVELOPMENT PERMIT MAY BE ISSUED FOR A DEVELOPMENT WITH A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1 BY UP TO TWENTY (20) PERCENT BUT NOT EXCEEDING A HEIGHT OF ONE HUNDRED FORTY-FOUR (144) FEET. PROVIDED THAT THE STRUCTURE HAS A MAXIMUM FLOORPLATE OF SIXTEEN THOUSAND (16,000) SQUARE FEET AND THE DEVELOPMENT PERMIT IS SUBJECT TO CITY COMMISSION APPROVAL PURSUANT TO SECTION 47-12.6.

NOTE:
SEC. 47-12.5. - CENTRAL BEACH DISTRICT REQUIREMENTS AND LIMITATIONS
1.OPEN SPACE FOR RESIDENTIAL USES. FOR ANY RESIDENTIAL DEVELOPMENT IN THE CENTRAL BEACH DISTRICTS, OPEN SPACE SHALL BE REQUIRED AS FOLLOWS:A.A MINIMUM OF TWO HUNDRED (200) SQUARE FEET OF OPEN SPACE SHALL BE REQUIRED FOR EACH DWELLING UNIT IN A DEVELOPMENT CONSISTING OF FIFTY (50) RESIDENTIAL UNITS OR LESS;



AREA OF WORK
FLOOD ZONE AE/(EL6)

3 FLOOD MAP

N.T.S

111&109 N Birch Rd. Fort Lauderdale, FL 33304

LVL	ELEVATION	UNIT COUNT	UNIT CONFIGURATION	PARKING COUNT	FITNESS	LOBBY	BOH	TRASH ROOM	CORE/CIRCULATION	AMENITIES	SWIMMING POOL PRIVATE/ COMMON	RESIDENCE UNIT 1	RESIDENCE UNIT 2	RESIDENCE UNIT 3	RESIDENCE UNIT 4	LOADING AND PARKING	TOTAL NSF	TOTAL GSF	DECK & BALCONIES	FLOOR PLATE ABOVE 65 FT (MAX.16,000SF)
15 ROOF DECK	370'						1,746 SF		1,885 SF		1,474 SF						0 SF	5,105 SF	6,145 SF	
14 PH	11.00'	2	(2) 4BR + DEN				36 SF		1,162 SF			5,416 SF	5,332 SF				10,748 SF	11,946 SF	1,327 SF	
13	10.00'	4	(4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	
12	10.00'	4	(4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	
11	10.00'	4	(4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	
10	10.00'	4	(4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	
9	10.00'	4	(4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	
8	10.00'	4	4) 3BR + DEN				36 SF		1,075 SF			3,053 SF	2,993 SF	2,339 SF	2,450 SF		10,835 SF	11,946 SF	1,327 SF	13,273 SF
7	10.00'	3	(3) 3BR + DEN				36 SF		1,075 SF	2,124 SF	594 SF	3,110 SF	3,038 SF		2,505 SF		8,653 SF	12,482 SF	7,334 SF	
6 PARKING/RESD.	9.66'	3	(2) 3BR (1) 2BR+DEN	23			284 SF		1,229 SF			2,200 SF	1,500 SF	2,352 SF		7,858 SF	6,052 SF	15,423 SF	941 SF	
5 PARKING/RESD.	9.66'	3	(2) 3BR (1) 2BR+DEN	21					1,484 SF			1,974 SF	1,415 SF	2,356 SF		10,590 SF	5,745 SF	17,819 SF	941 SF	
4 PARKING/RESD.	9.66'	3	(2) 3BR (1) 2BR+DEN	21					1,484 SF			1,974 SF	1,415 SF	2,356 SF		10,590 SF	5,745 SF	17,819 SF	941 SF	
3 PARKING/RESD.	9.66'	3	(2) 3BR (1) 2BR+DEN	21					1,484 SF			1,974 SF	1,415 SF	2,356 SF		10,590 SF	5,745 SF	17,819 SF	941 SF	
2 PARKING/RESD.	9.66'			6			1,429 SF		1,538 SF			1,899 SF	1,849 SF			8,727 SF	3,748 SF	15,442 SF	361 SF	
GROUND	11.00'	2	(2) 3BR+DEN		1,727 SF	1,193 SF	2,295 SF	304 SF	1,302 SF	1,570 SF	460 SF	1,783 SF	1,675 SF				3,458 SF	12,809 SF	4,462 SF	
TOTALS	144.00'	**43**		**92**	**1,727 SF**	**1,193 SF**	**6,542 SF**		**19,093 SF**	**3,694 SF**	**2,528 SF**	**38,648 SF**	**35,597 SF**	**23,454 SF**	**17,205 SF**	**48,355 SF**	**114,904 SF**	**198,340 SF**	**31,355 SF**	
												114,904 SF								

GRAND TOTAL NSF	**114,904 SF**		TOTAL UNIT COUNT	**43**
GRAND TOTAL GSF	**198,340 SF**		PROPOSED UNIT PARKING	**92**

2.14
RATIO/UNIT

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c)

DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

111&109 N Birch Rd. Fort Lauderdale, FL 33304

Owner:
Name: **Uri Bubil | Roni Avraham**
Address: SR Holdings Group, LLC
Address: Mazalub Real Estate, LLC
Tel: 913.605.0941
Email: Uri@flashys.net, roni@srholdingsgroup.com

Landscape:
Name: **Architectural Alliance Landscape**
Address: 612 S.W. 4th Avenue
Address: Fort Lauderdale, Florida 33315
Tel: 954.764.8858
Email: beuell@archall.net

Civil :
Name: **Flynn Engineering**
Address: 241 Commercial Blvd.
Address: Fort Lauderdale, Florida 33308
Tel: 954.522.1004
Email: beuell@archall.net

MEP:
Name
Address
Address
Tel:
Email

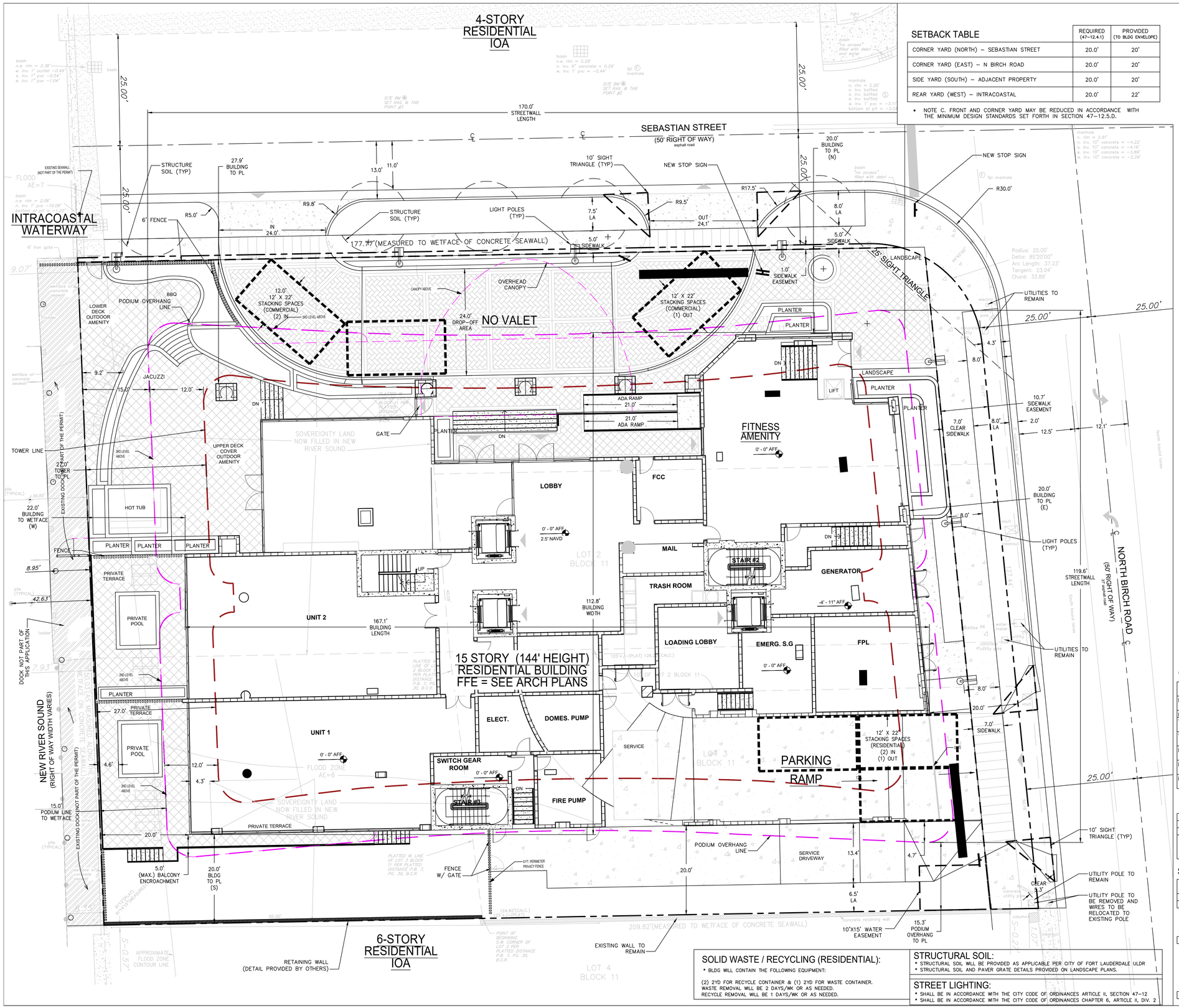
Structure:
Name: **Bryntesen**
Address: 110 East Broward blvd.
Address: Fort Lauderdale, Florida 33301
Tel: 954.568.14.11
Email: afathieh@bryntesen.com

Architect:
Name: **Kobi Karp**
Address: 571 NW 28th Street
Address: Miami, Florida 33137
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

KOBI KARP

CONTEXT SHEET

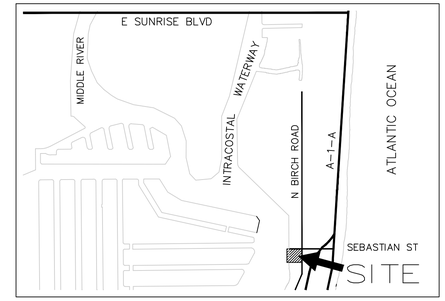
Date:	01/23/2026	Sheet No.	
Scale:			A-100
Project:	2583		



SETBACK TABLE

	REQUIRED (47-12.4.1)	PROVIDED (TO BLDG ENVELOPE)
CORNER YARD (NORTH) – SEBASTIAN STREET	20.0'	20'
CORNER YARD (EAST) – N BIRCH ROAD	20.0'	20'
SIDE YARD (SOUTH) – ADJACENT PROPERTY	20.0'	20'
REAR YARD (WEST) – INTRACOASTAL	20.0'	22'

- NOTE C. FRONT AND CORNER YARD MAY BE REDUCED IN ACCORDANCE WITH THE MINIMUM DESIGN STANDARDS SET FORTH IN SECTION 47-12.5.D.



LOCATION MAP

NTS

NORTH

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	(7) RESIDENTIAL/ (18 ROOMS) HOTEL
CURRENT LAND USE DESIGNATION	C-REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	C-REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	IOA
PROPOSED ZONING DESIGNATION	IOA
ADJACENT ZONING DESIGNATION	IOA

TOTAL SITE AREA	30,687 sf / 0.704 acres

TOTAL PERVIOUS EXISTING (LANDSCAPE)	8,630 S.F.	28%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	3,924 S.F.	13%
TOTAL IMPERVIOUS EXISTING	13,576 S.F.	44%
TOTAL IMPERVIOUS PROPOSED	13,993 S.F.	46%
TOTAL BUILDING FOOT PRINT EXISTING	8,481 S.F.	28%
TOTAL BUILDING FOOT PRINT PROPOSED	12,770 S.F.	42%

WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE

BUILDING DATA:

TOTAL BUILDING SF RESIDENTIAL	114,904 S.F.
TOTAL BUILDING SF LOBBY/SERVICE/BOH/AMENITY	35,081 S.F.
TOTAL BUILDING SF PARKING/LOADING	48,355 S.F.
TOTAL BUILDING SF DECK/BALCONIES (NIC)	31,355 S.F.
TOTAL BUILDING SQUARE FOOTAGE	198,340 S.F.

LOT COVERAGE	20,297 S.F.	66%
VUA AREA	6,284 S.F.	20%
PEDESTRIAN WALKS & PLAZAS (HARDSCAPE IN ROW NIC)	7,709 S.F.	25%
OPEN SPACE (SEE EXHIBIT X4)	9,098 S.F.	
OPEN SPACE PERVIOUS (SEE EXHIBIT X4)	2,536 S.F.	

	REQUIRED	PROVIDED
FAR (residential intensity) (198,340/30,687=6.46)	NONE	6.46
NUMBER OF UNITS	N/A	43 UNITS
BUILDING DENSITY	70 UNITS/AC	61 UNITS/AC
BUILDING HEIGHT-BLDG	144'*	144'(RAILING)
BUILDING LENGTH x WIDTH	N/A	167.1' x 112.8'

* PER SECTION 47-12.5.F A BEACH DEVELOPMENT PERMIT MAY BE ISSUED FOR A DEVELOPMENT WITH A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1 BY UP TO TWENTY (20) PERCENT BUT NOT EXCEEDING A HEIGHT OF ONE HUNDRED FORTY-FOUR (144) FEET.

UNIT MIX OVERALL:

UNIT TYPE	TOTAL	% OF TOTAL
2 BD + DEN	4	9%
3 BD	8	19%
3 BD + DEN	29	67%
4 BD + DEN	2	5%
TOTAL UNITS	43	

CENTRAL BEACH REQUIREMENTS

	REQUIRED	PROVIDED
BUILDING LENGTH ("streetwall")	200'	170.0' (SEBASTIAN) 119.6' (BIRCH)
MINIMUM DISTANCE BETWEEN BUILDINGS	20' or 20% tallest bldg.	N/A
BUILDING PODIUM HEIGHT	65'	57'-4"
TOWER STEPBACK	12'	12'
TOWER SEPARATION (between towers and from PL)	30'	30'
BUILDING FLOORPLATE SIZE (max.) (under 65') (above 65')	N/A 16,000 SF	N/A 13,273 SF
BALCONY ENCROACHMENT (max.)	5'	5'
RESIDENTIAL UNIT SIZE (min.)	N/A	1,415 SF

PARKING TABLE

	SF/UNIT	CODE	REQUIRED	PROVIDED
RESIDENTIAL UNITS-3 BD +DEN OR 4 BD & GREATER	12 UNITS	2.2/UNIT	26.4	26.4
RESIDENTIAL UNITS-2 BD +DEN OR 3 BD	31 UNITS	2.1/UNIT	65.1	65.1
			REQUIRED	PROVIDED
* NO VALET OPERATIONS			92	92

4 ADA (INCLUDED IN THE TOTAL)

STACKING DATA:

RESIDENTIAL & NONRESIDENTIAL STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SEBASTIAN ST.	2	2	1	1
N BIRCH RD.	2	2	1	1

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

LOADING DATA:

	RATIO	REQUIRED	PROVIDED
RESIDENTIAL	N/A	0	0

PER SECTION 47-19.5.B.1.A.II, NO OPAQUE FENCE, HEDGE OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT AS MEASURED IN ACCORDANCE WITH SECTION 47-2.2.G, WHEN LOCATED WITHIN TEN (10) FEET OF THE EDGE OF THE WATERWAY.

BICYCLE REQUIREMENTS:

BICYCLE STORAGE ROOMS PROVIDED ON LEVEL 1

SOLID WASTE / RECYCLING (RESIDENTIAL):

* BLDG WILL CONTAIN THE FOLLOWING EQUIPMENT:

(2) 2YD FOR RECYCLE CONTAINER & (1) 2YD FOR WASTE CONTAINER.
WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
RECYCLE REMOVAL WILL BE 1 DAYS/WK OR AS NEEDED.

STRUCTURAL SOIL:

* STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR
* STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

STREET LIGHTING:

* SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES ARTICLE II, SECTION 47-12
* SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES CHAPTER 6, ARTICLE II, DIV. 2

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EB# 6578

Sheet Title: SITE PLAN

Job Title: THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 03/12/26
Job No. 25-1915.00	Plot Date 03/12/26
Drawn by BMK	Sheet No. C0
Proj Mgr. SROD	
Appr. by BMK	– of 1



WEST VIEW (FROM CANAL)

Rev.	Date	Rev.	Date

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DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

111&109 N Birch Rd. Fort Lauderdale, FL 33304

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KOBI KARP

RENDERINGS

Date:	01/23/2026	Sheet No.	A-106
Scale:			
Project:	2583		



WEST VIEW (FROM CANAL)

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RENDERINGS

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EAST VIEW (FROM BIRCH)

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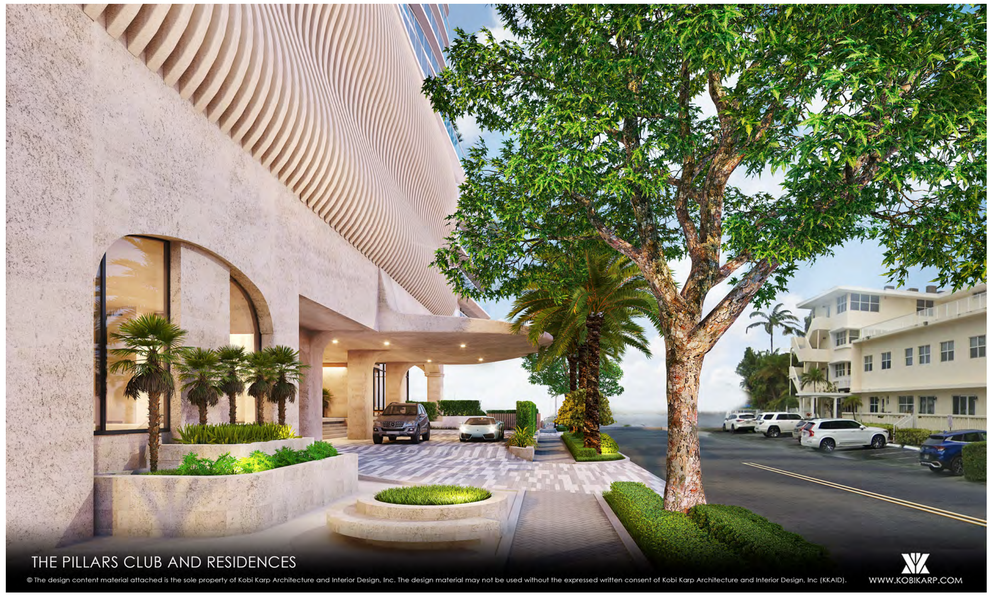
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PEDESTRIAN VIEW (FROM BIRCH)



PEDESTRIAN VIEW (FROM BIRCH)

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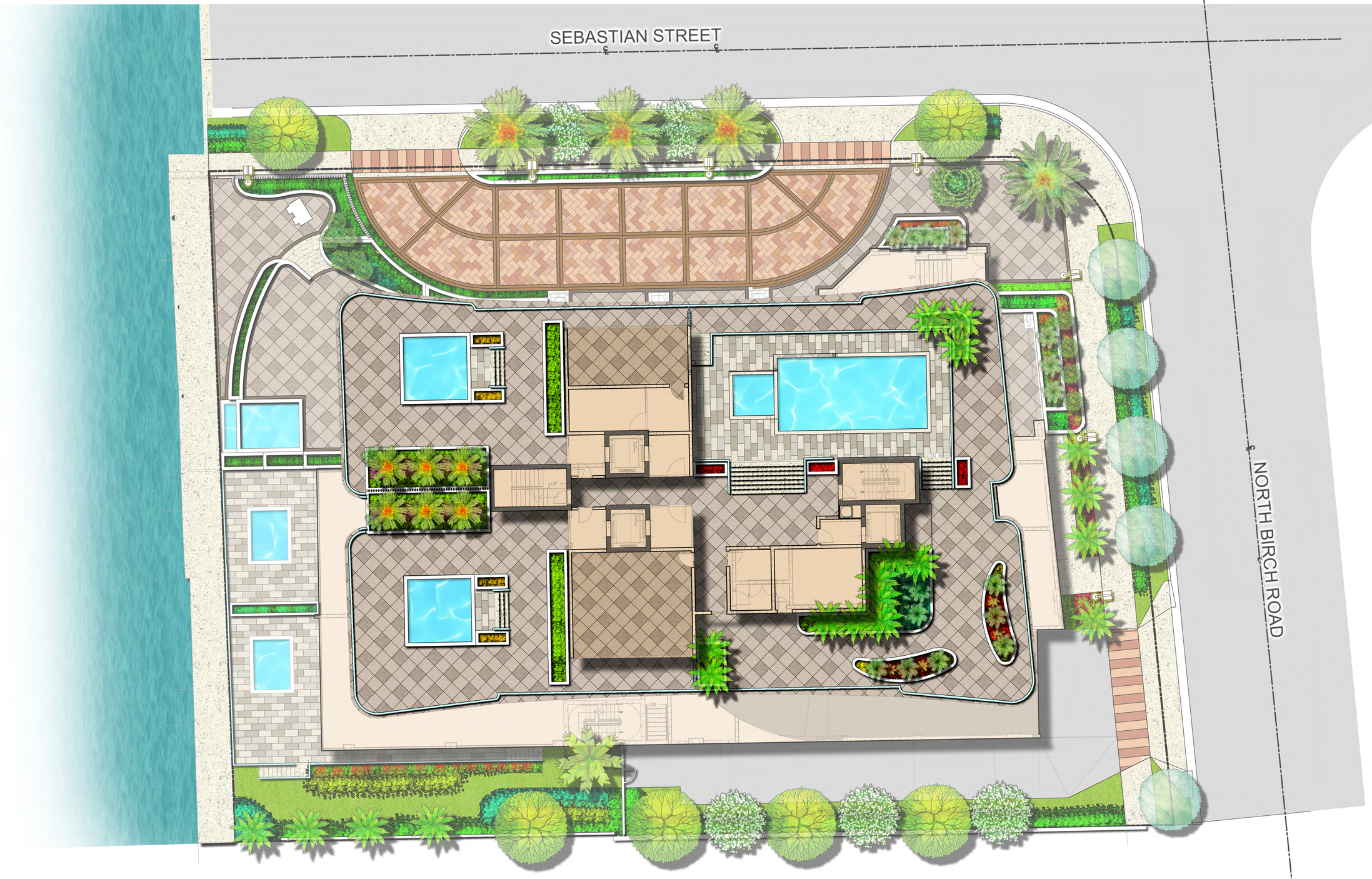


NOTE: DOCK NOT APART OF APPLICATION

ILLUSTRATIVE SITE PLAN
THE PILLARS CLUB AND RESIDENCES
FORT LAUDERDALE, FLORIDA

Architectural Alliance Landscape

KOBI KARP

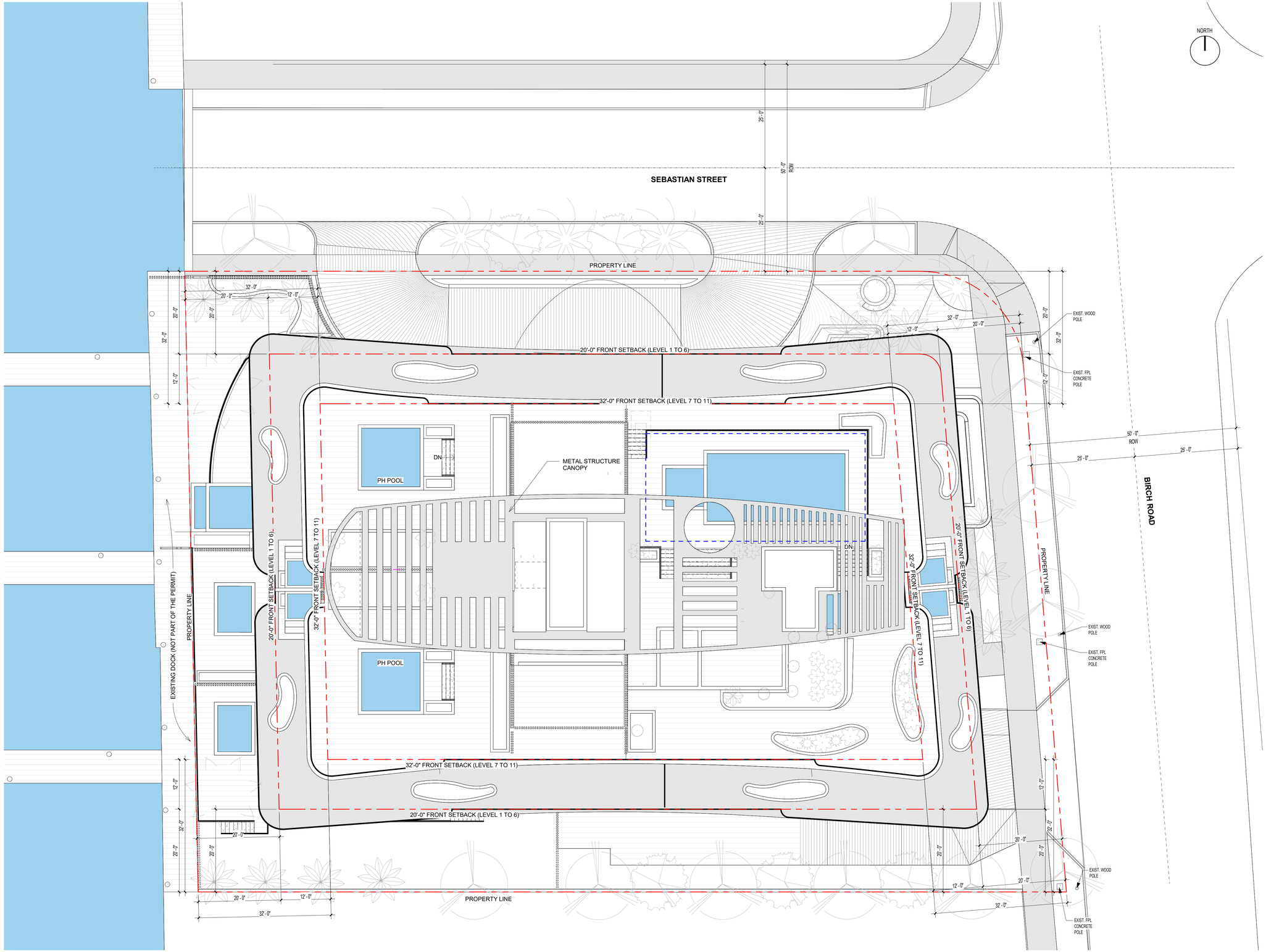


NOTE: DOCK NOT APART OF APPLICATION

Architectural Alliance Landscape

ILLUSTRATIVE COMPOSITE SITE PLAN
THE PILLARS CLUB AND RESIDENCES
FORT LAUDERDALE, FLORIDA

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1 **OVERVIEW PLAN**
3/32" = 1'-0"

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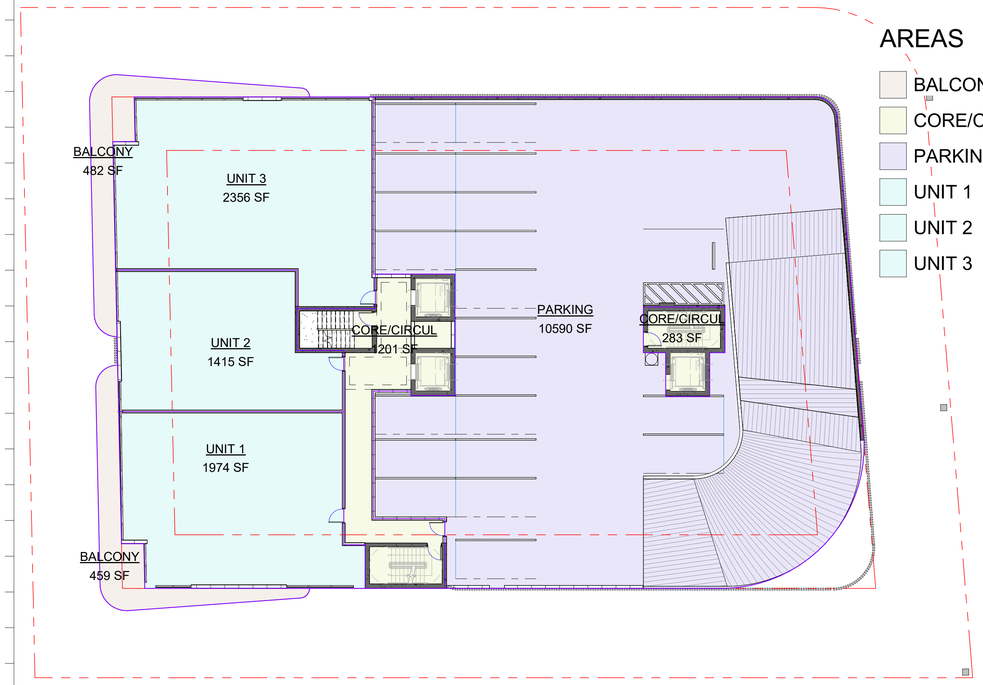
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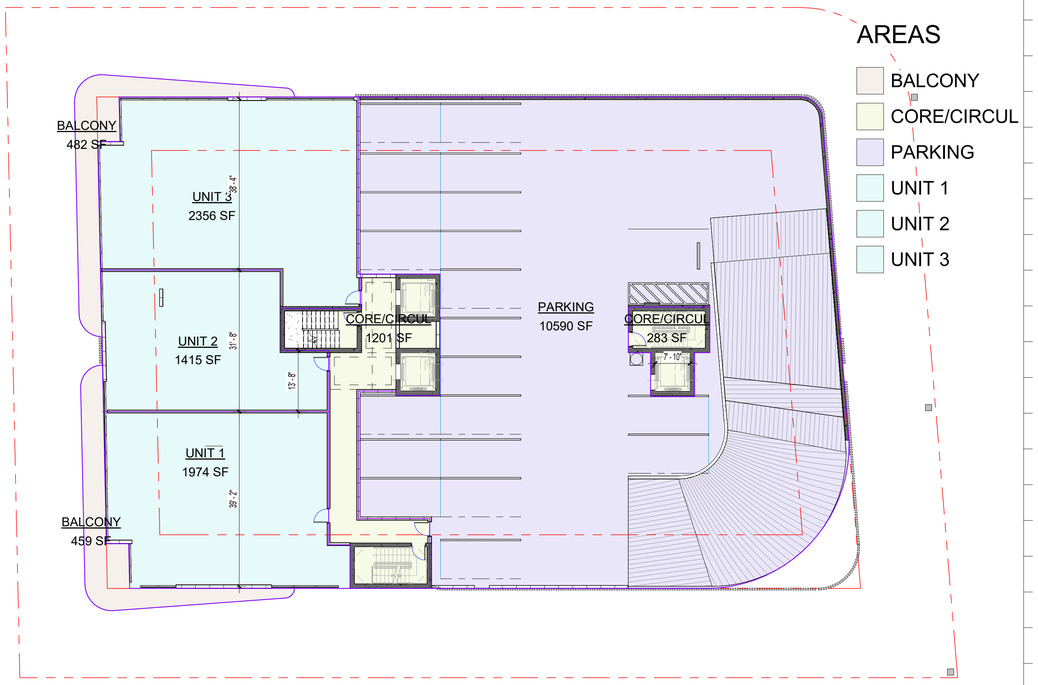
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OVERVIEW PLAN

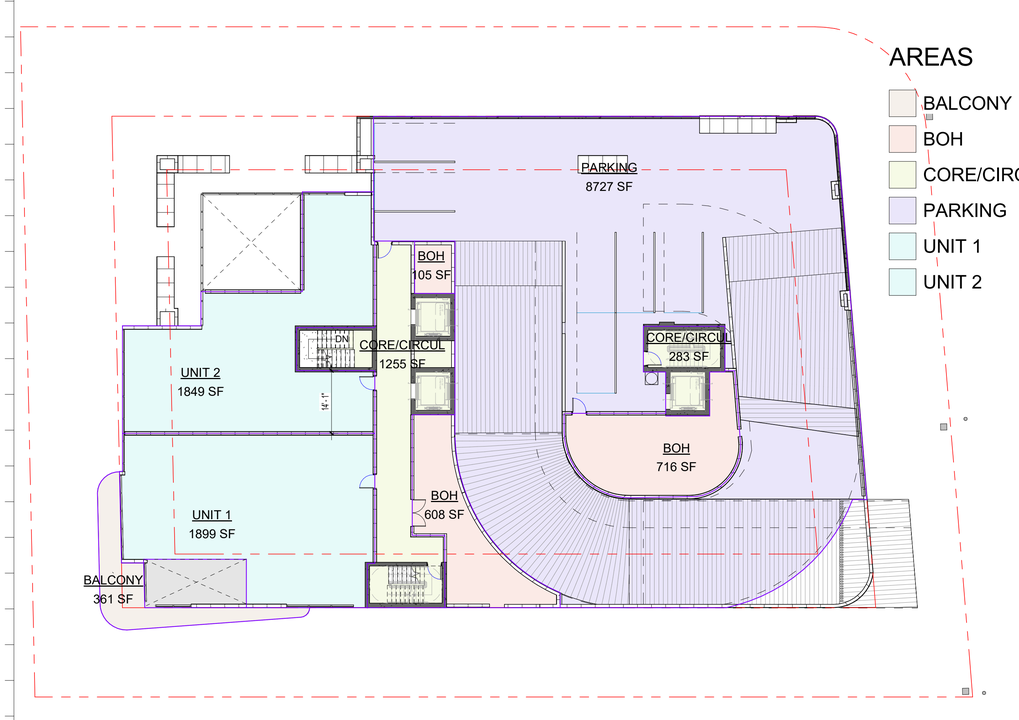
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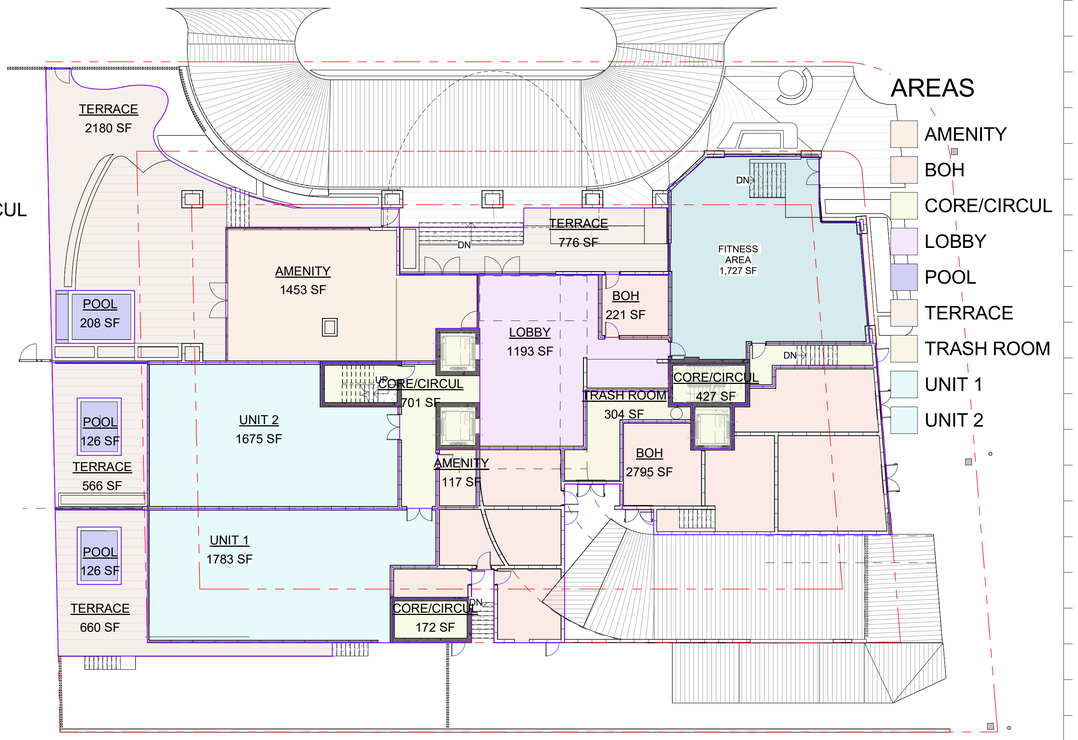
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1/16" = 1'-0"



3 **Level 3**
1/16" = 1'-0"



2 **Level 2**
1/16" = 1'-0"



1 **Level 1**
1/16" = 1'-0"

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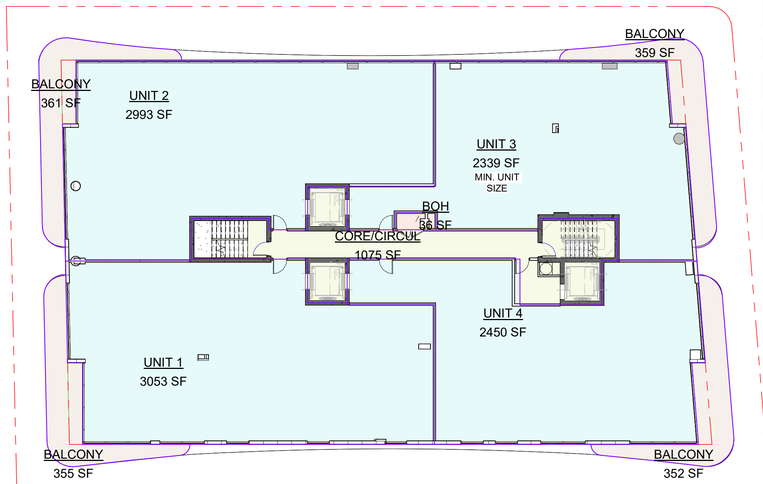
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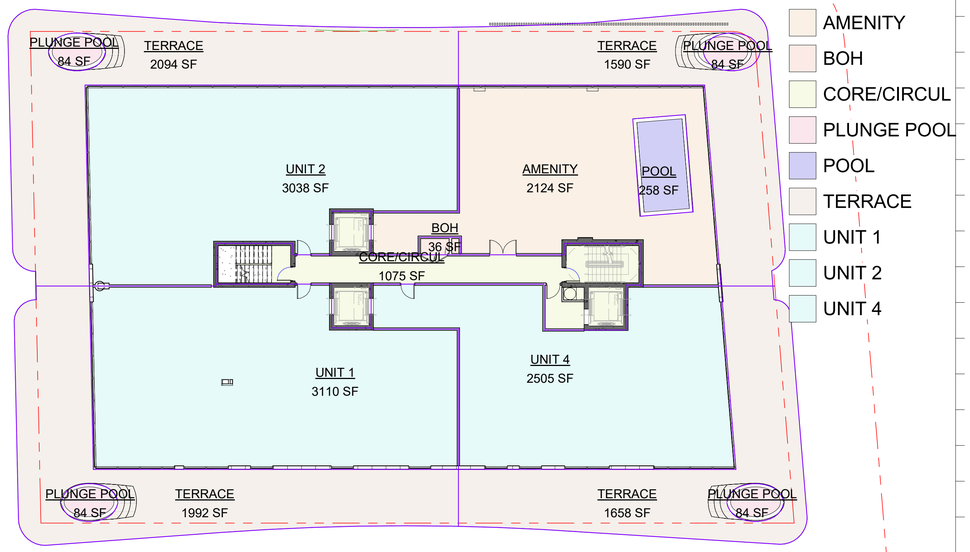
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FLOOR AREA DIAGRAMS

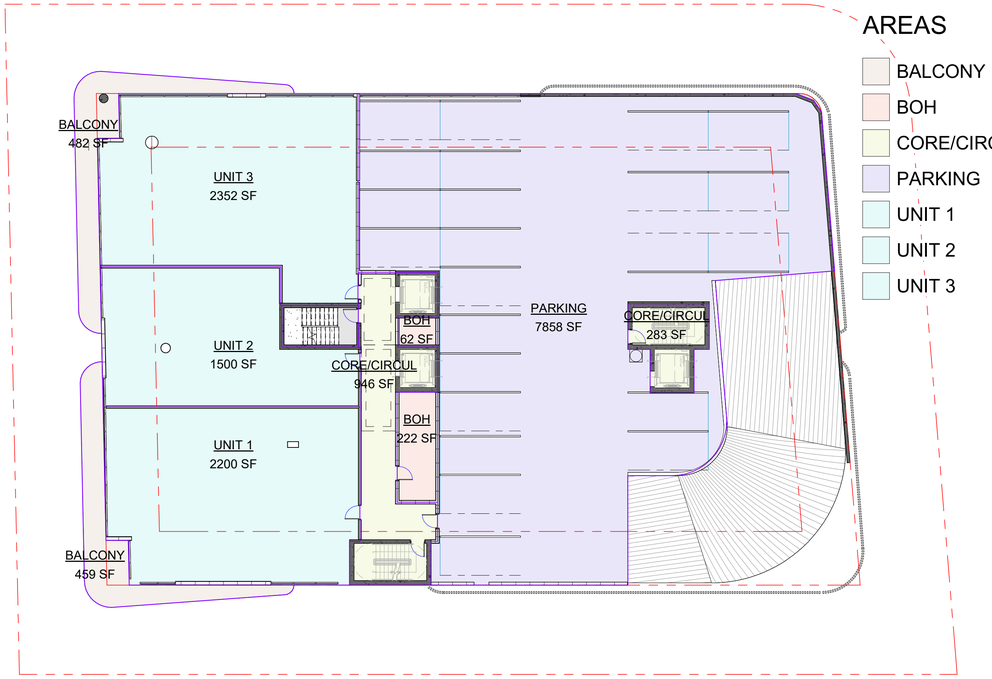
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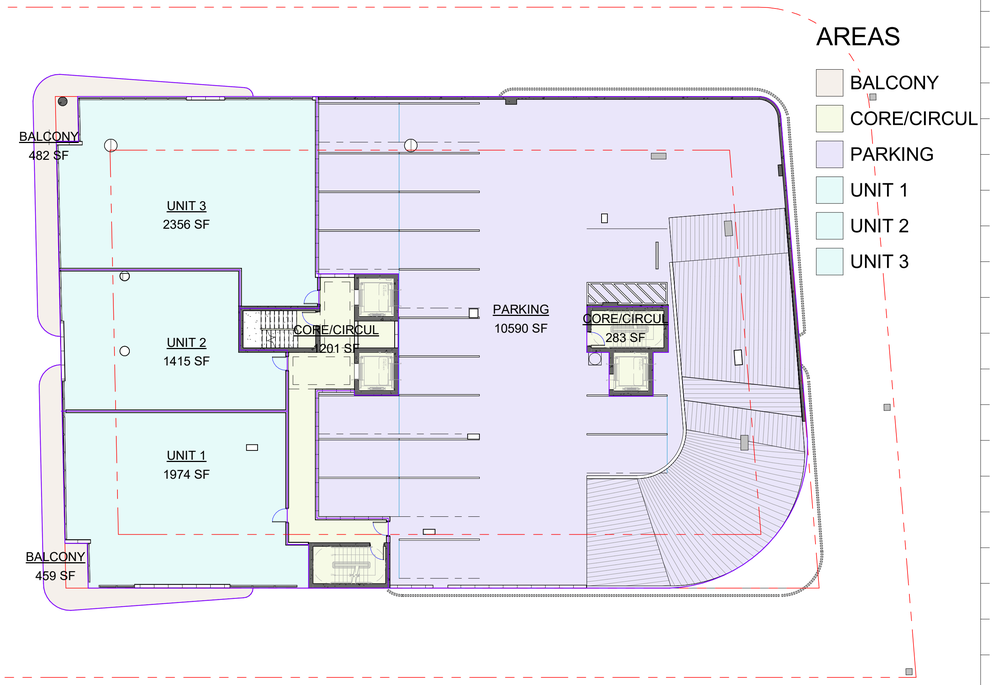
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1/16" = 1'-0"



3 **Level 7**
1/16" = 1'-0"



2 **Level 6**
1/16" = 1'-0"



1 **Level 5**
1/16" = 1'-0"

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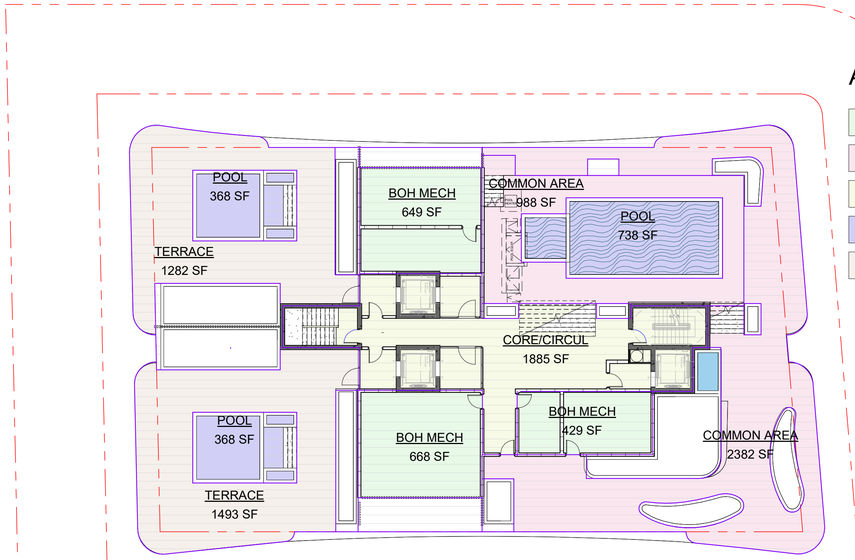
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KOBI KARP

FLOOR AREA DIAGRAMS

Date:	01/23/2026	Sheet No.	A-211
Scale:	1/16" = 1'-0"		
Project:	2583		

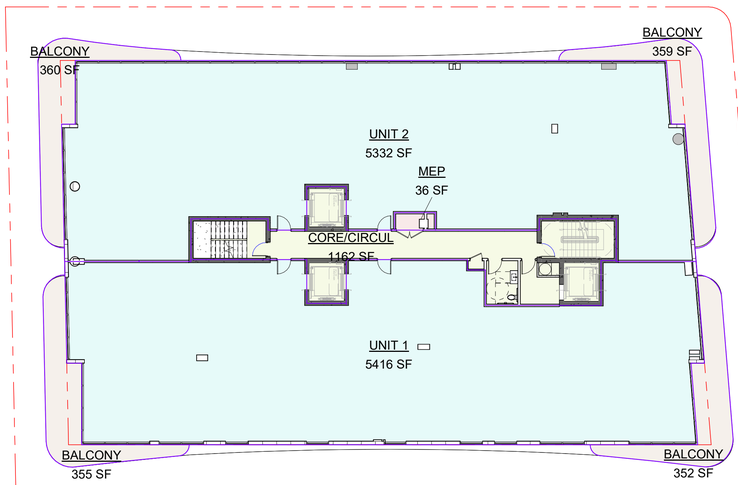


AREAS

- BOH MECH
- COMMON AREA
- CORE/CIRCUL
- POOL
- TERRACE

2 Level 15- ROOF

1/16" = 1'-0"



AREAS

- BALCONY
- CORE/CIRCUL
- MEP
- UNIT 1
- UNIT 2

1 Level 14- PH

1/16" = 1'-0"

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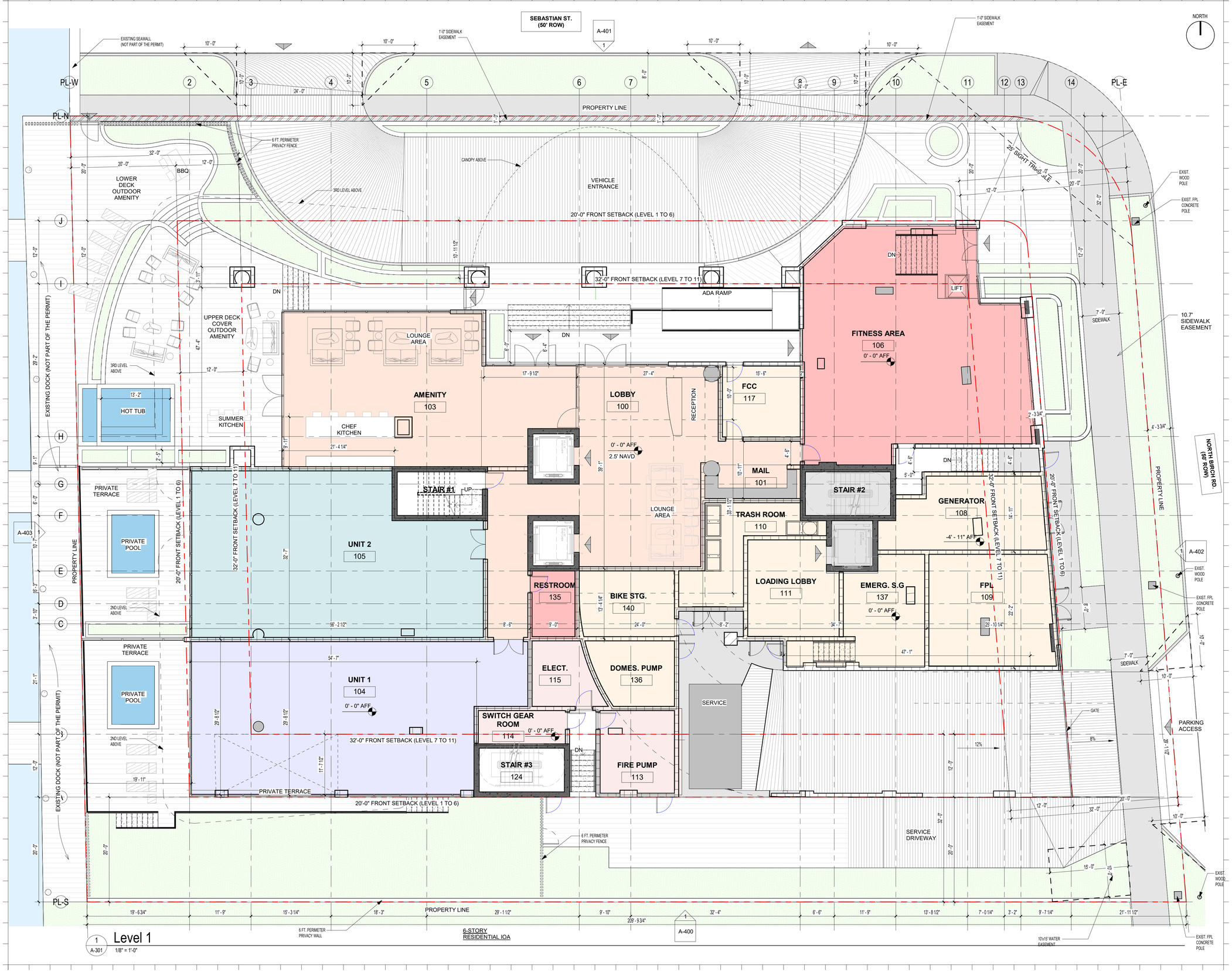
Structure:
Name **Bryntesen**
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Tel: 954.568.14.11
Email afathieh@bryntesen.com

Architect:
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KOBI KARP

FLOOR AREA DIAGRAMS

Date:	01/23/2026	Sheet No.	A-212
Scale:	1/16" = 1'-0"		
Project:	2583		



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DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

111&109 N Birch Rd. Fort Lauderdale, FL 33304

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Tel: 913.605.0941
Email Uri@flashys.net, roni@srholdingsgroup.com

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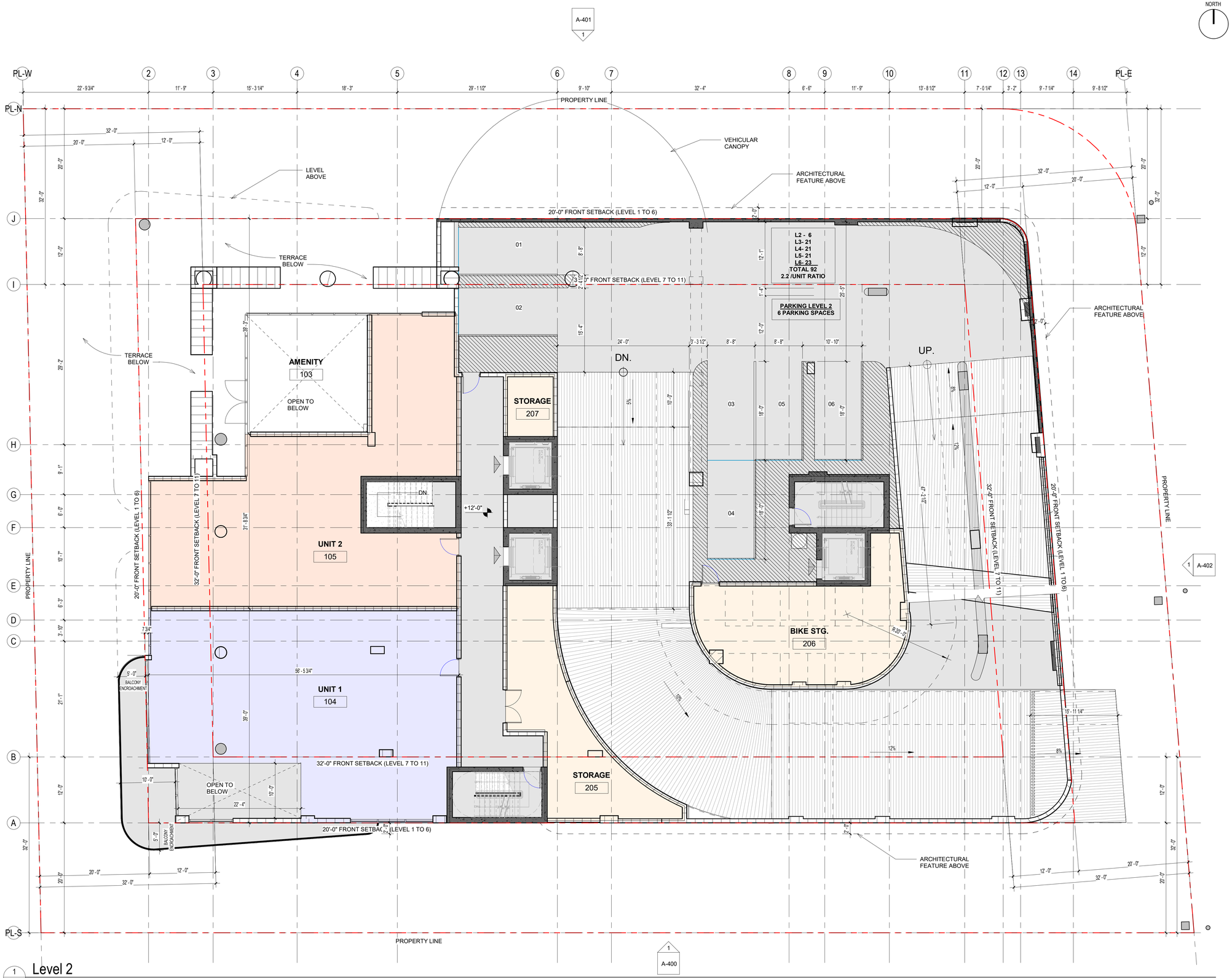
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KOBI KARP

LEVEL 1

Date:	01/23/2026	Sheet No.	A-301
Scale:	1/8" = 1'-0"		
Project:	2583		



1 A-302 Level 2
1/8" = 1'-0"

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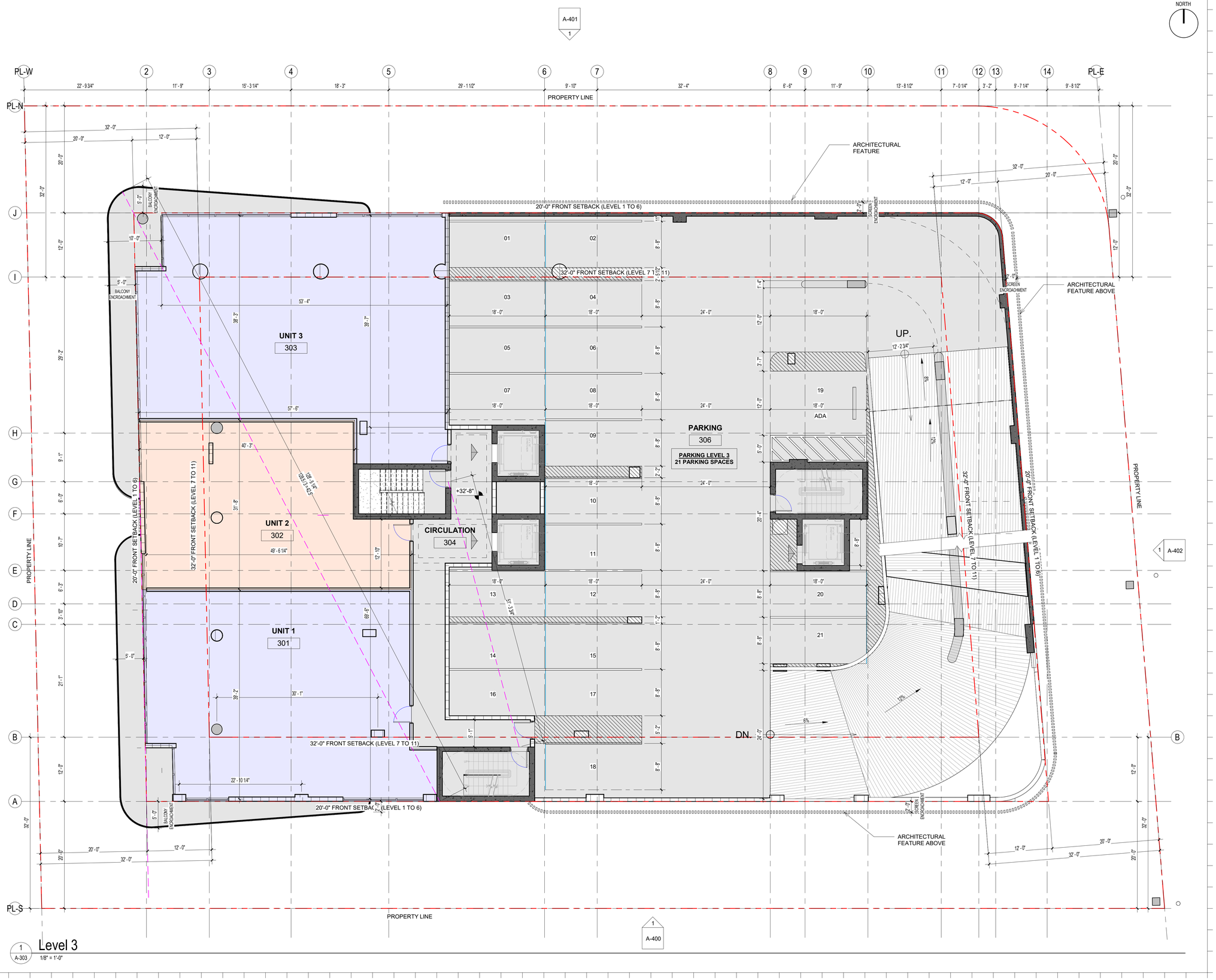
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KOBI KARP

LEVEL 2

Date:	01/23/2026	Sheet No.	A-302
Scale:	1/8" = 1'-0"		
Project:	2583		



Level 3

1/8" = 1'-0"

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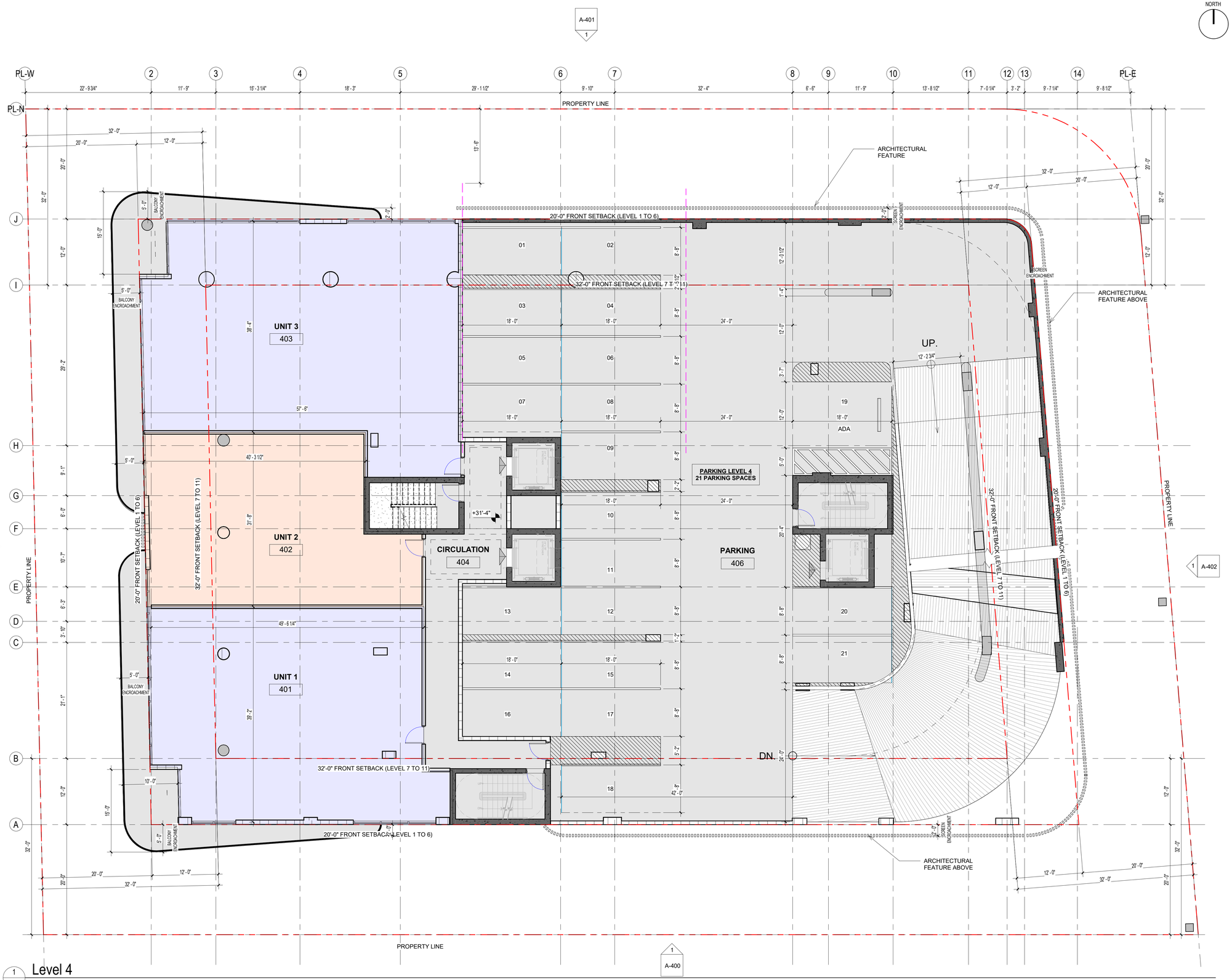
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KOBI KARP

LEVEL 3

Date:	01/23/2026	Sheet No.	A-303
Scale:	1/8" = 1'-0"		
Project:	2583		



1 A-304 **Level 4**

1/8" = 1'-0"

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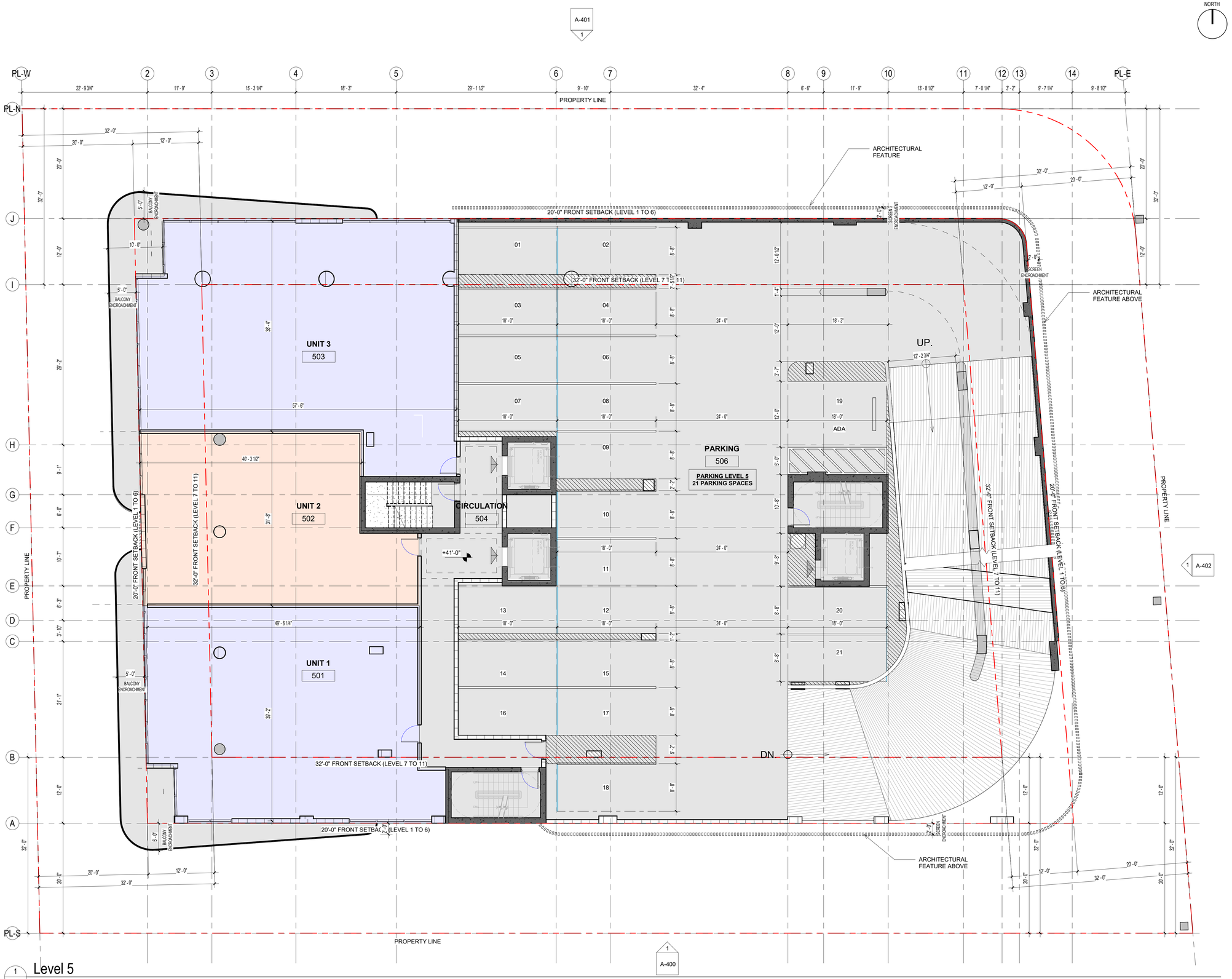
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KOBI KARP

LEVEL 4

Date:	01/23/2026	Sheet No.	A-304
Scale:	1/8" = 1'-0"		
Project:	2583		



1 Level 5
A-305 1/8" = 1'-0"

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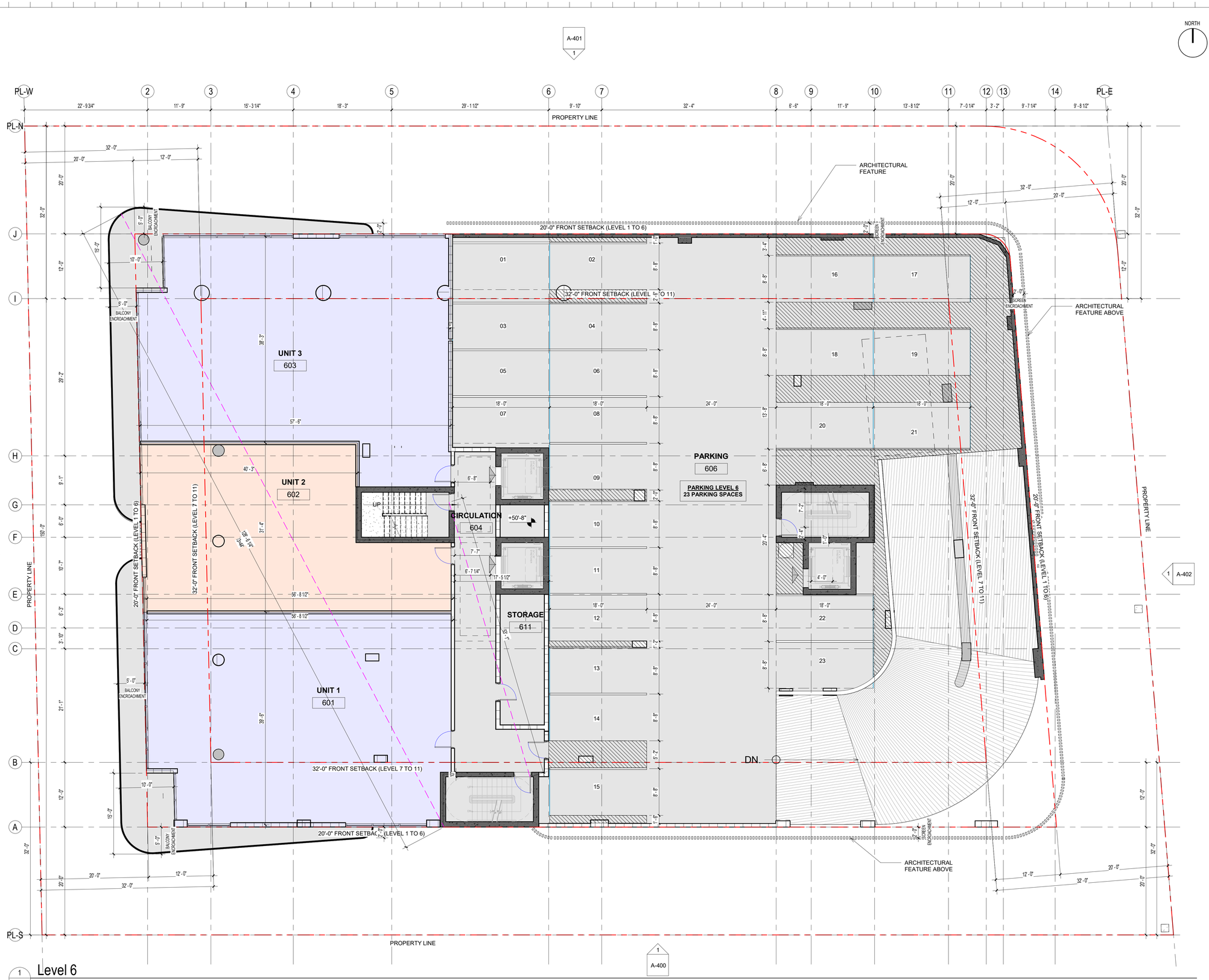
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KOBI KARP

LEVEL 5

Date:	01/23/2026	Sheet No.	A-305
Scale:	1/8" = 1'-0"		
Project:	2583		



1 A-306 Level 6

1/8" = 1'-0"

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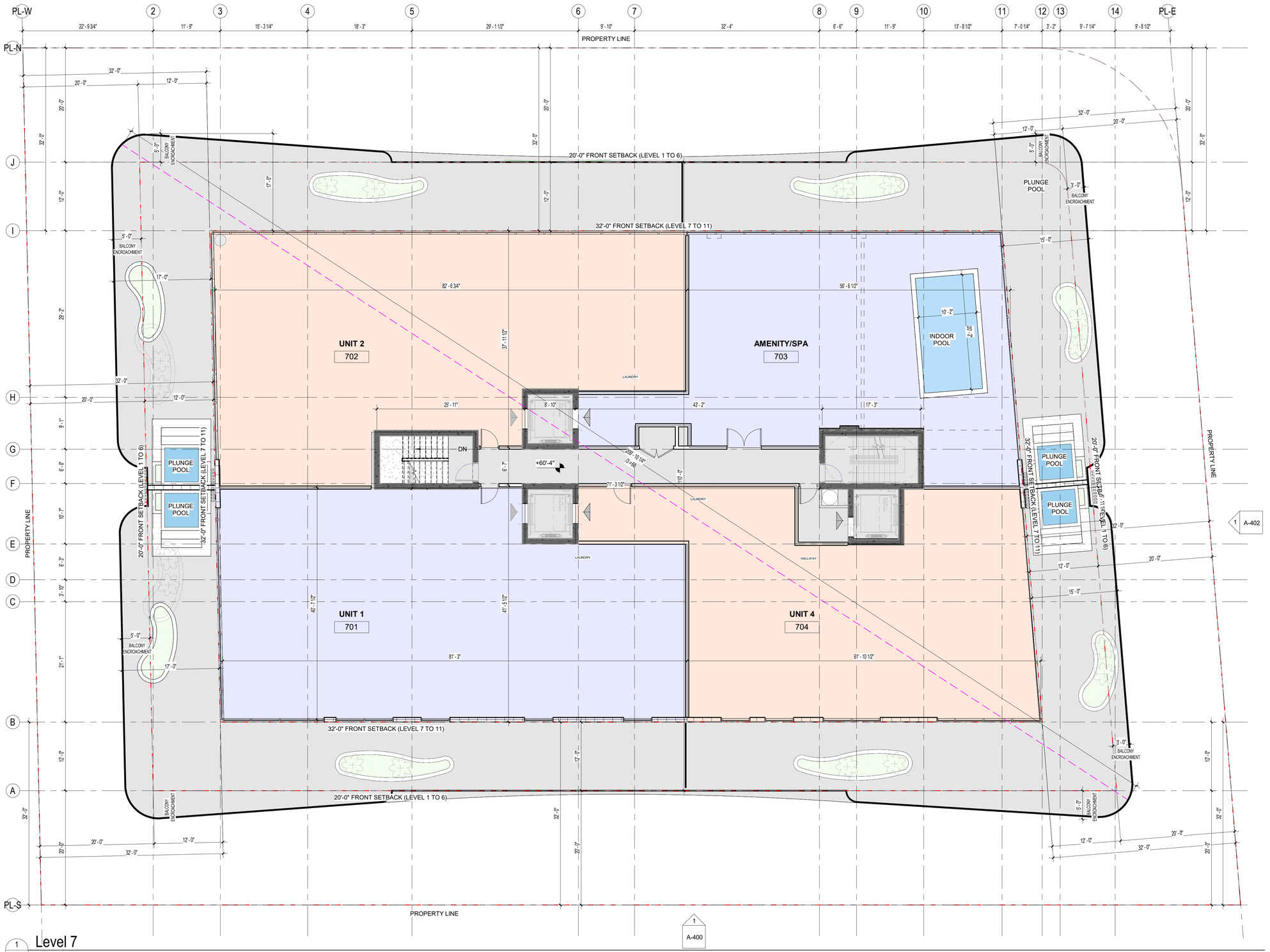
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KOBI KARP

LEVEL 6

Date:	01/23/2026	Sheet No.	A-306
Scale:	1/8" = 1'-0"		
Project:	2583		



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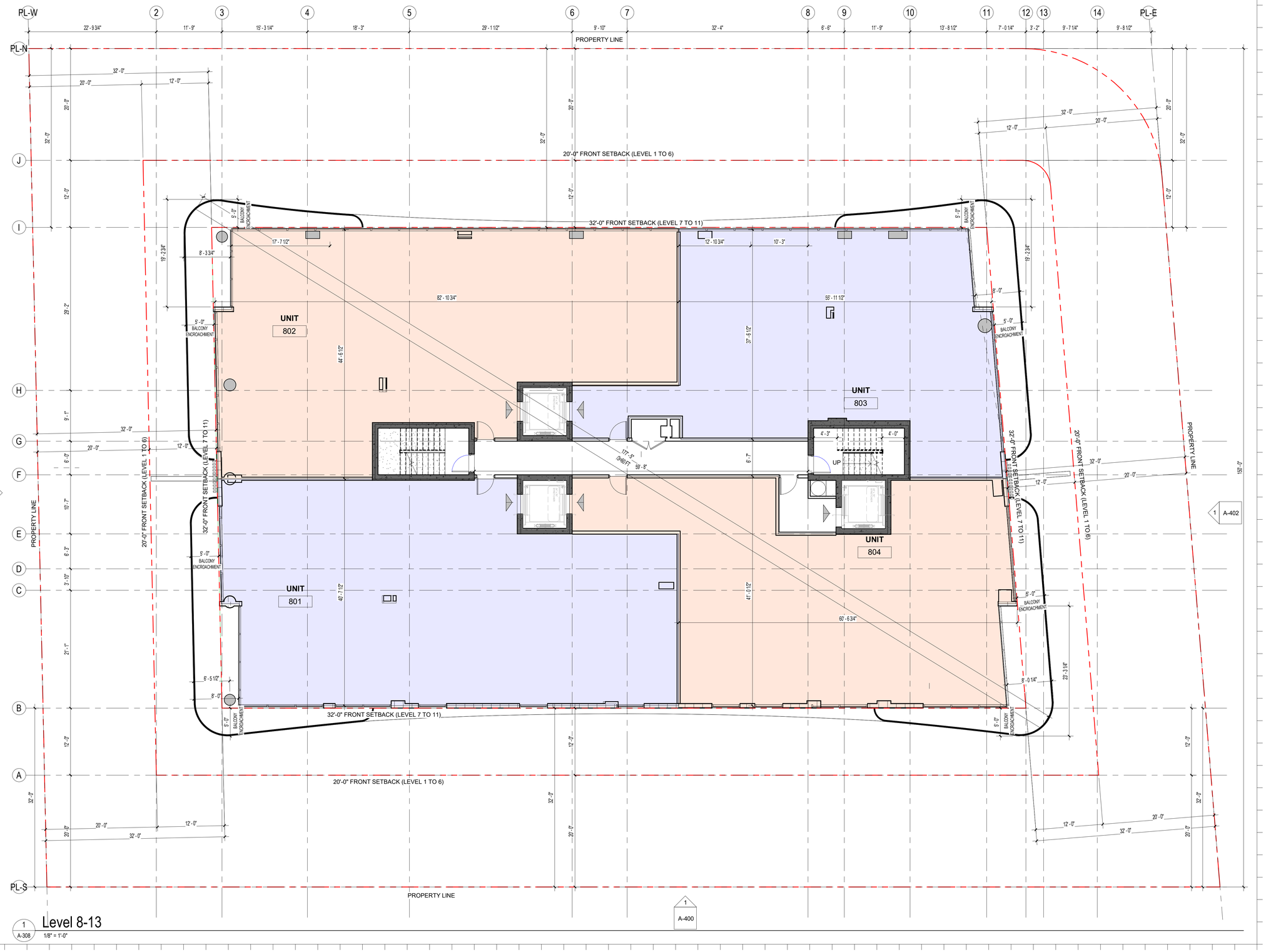
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KOBI KARP

LEVEL 7

Date:	01/23/2026	Sheet No.	A-307
Scale:	1/8" = 1'-0"		
Project:	2583		



1 Level 8-13
1/8" = 1'-0"

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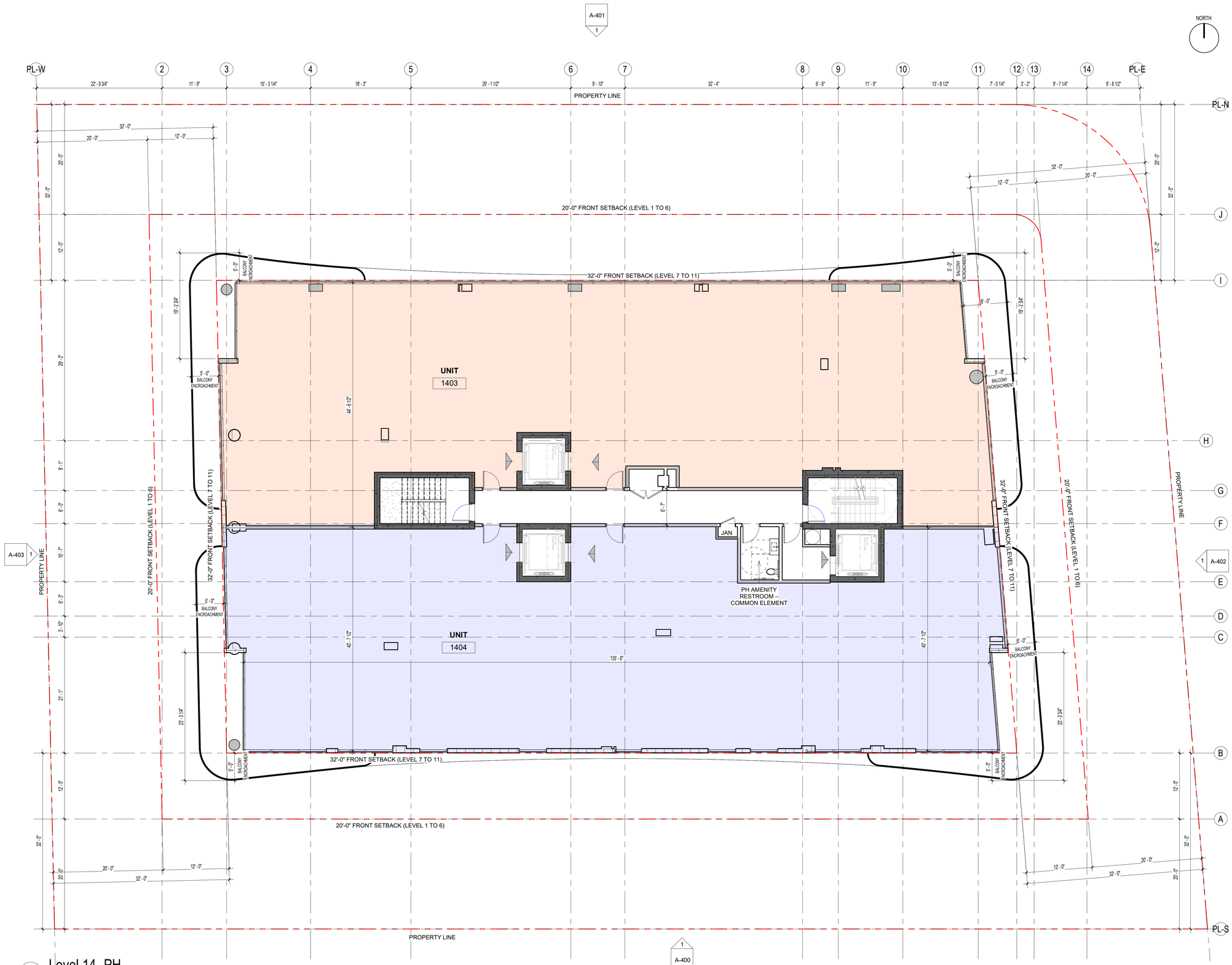
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KOBI KARP

LEVEL 8 TO 13

Date:	01/23/2026	Sheet No.	A-308
Scale:	1/8" = 1'-0"		
Project:	2583		



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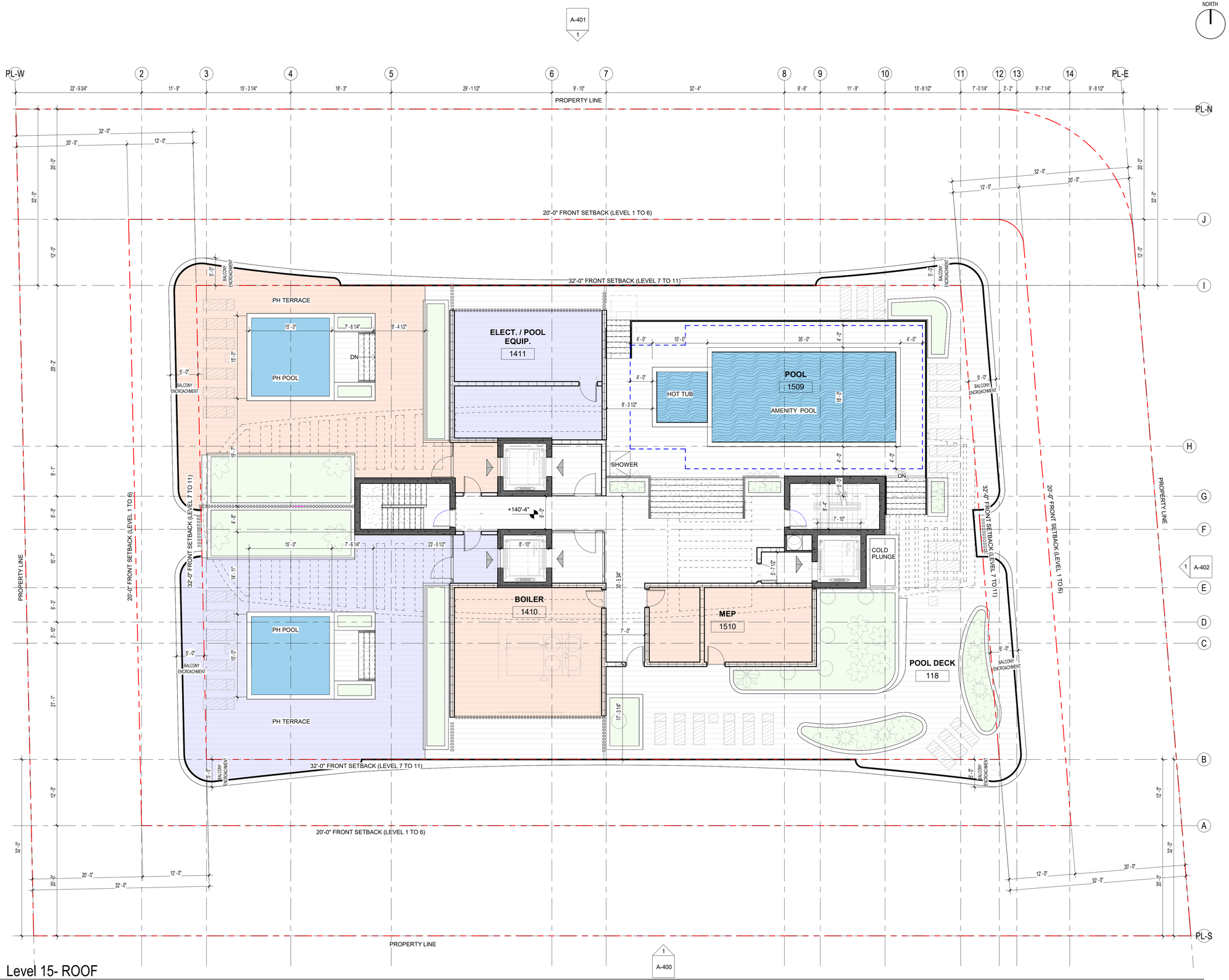
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KOBI KARP

LEVEL 14 PH

Date:	01/23/2026	Sheet No.	A-309
Scale:	1/8" = 1'-0"		
Project:	2583		



1 A-310 Level 15- ROOF
1/8" = 1'-0"

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KOBI KARP

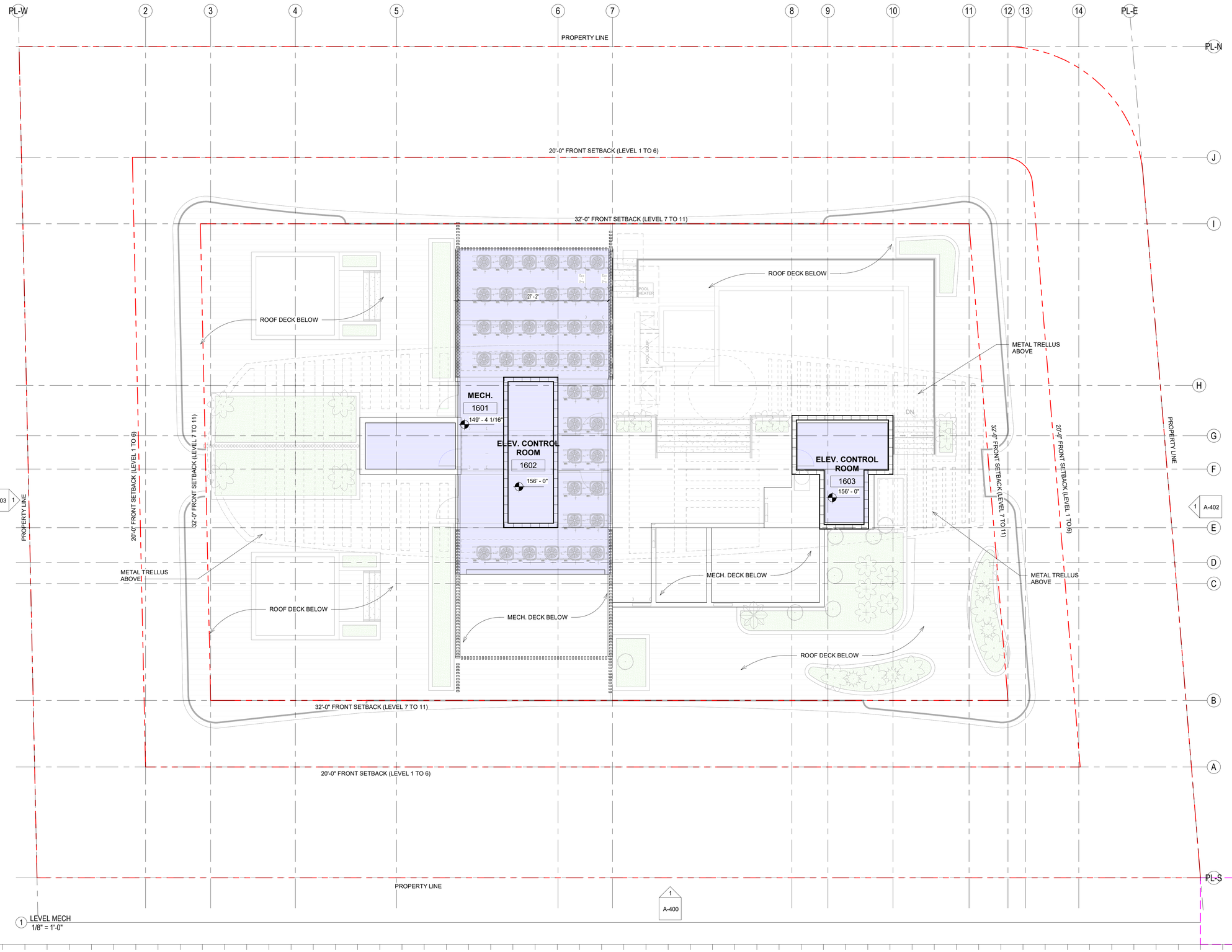
LEVEL 15 - ROOF DECK

Date:	01/23/2026	Sheet No.	A-310
Scale:	1/8" = 1'-0"		
Project:	2583		

GENERAL NOTES

ROOF MOUNTED EQUIPMENT SHALL BE SCREENED WITH MATERIAL THAT CONFORMS WITH THE OVERALL ARCHITECTURE OF THE STRUCTURE AND SHALL SCREEN UP TO AT LEAST 8' HIGHER THAN THE T/O THE HIGHEST EQUIPMENT.

NORTH



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KOBI KARP

MECH. LEVEL

Date:	01/23/2026	Sheet No.
Scale:	As indicated	A-311
Project:	2583	



1 SOUTH ELEVATION - COLOR
3/32" = 1'-0"



A GLAZING COLOR LIGHT GRAY OR SIMILAR



B ALUM. FRAMING CHAMPAGNE BRONZE OR SIM.



C RAILING COLOR CLEAR



D THERMOCROMEX SCORIA COLOR OR SIM. STONE



E ALUM SCREEN, (V SECTION IN PROFILE) 60 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM)(COLOR: SILVER) OR SIMILAR



F EXTERIOR ALUM. DECORATIVE PROFILE COLOR : POWDER COATED WHITE OR STONE FINISH COATING

ELEVATION LEGEND BUILDING MATERIALS

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KOBI KARP

SOUTH ELEVATION - COLOR

Date:	01/23/2026	Sheet No.	A-400.
Scale:	As indicated		
Project:	2583		



1 NORTH ELEVATION COLOR
3/32" = 1'-0"



A GLAZING COLOR LIGHT GRAY OR SIMILAR



B ALUM. FRAMING CHAMPAGNE BRONZE OR SIM.



C RAILING COLOR CLEAR



D THERMOCROMEX SCORIA COLOR OR SIM. STONE



E ALUM SCREEN, (V SECTION IN PROFILE) 60 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM)(COLOR: SILVER) OR SIMILAR



F EXTERIOR ALUM. DECORATIVE PROFILE COLOR : POWDER COATED WHITE OR STONE FINISH COATING

ELEVATION LEGEND BUILDING MATERIALS

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c)

DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

111&109 N Birch Rd. Fort Lauderdale, FL 33304

Owner:
Name SR Holdings Group, LLC
Address Mazalub Real Estate, LLC
Address
Tel: 913.605.0941
Email Uri@flashys.net, roni@srholdingsgroup.com

Landscape:
Name **Architectural Alliance Landscape**
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Address Fort Lauderdale, Florida 33315
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Civil :
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MEP:
Name
Address
Address
Tel:
Email

Structure:
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Address 110 East Broward blvd.
Address Fort Lauderdale, Florida 33301
Tel: 954.568.14.11
Email afathieh@bryntesen.com

Architect:
Name **Kobi Karp**
Address 571 NW 28th Street
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Email kobikarp@kobikarp.com

K O B I
K A R P

NORTH ELEVATION - COLOR

Date:	01/23/2026	Sheet No.	A-401.
Scale:	As indicated		
Project:	2583		



1 EAST ELEVATION - COLOR
3/32" = 1'-0"



A GLAZING COLOR LIGHT GRAY OR SIMILAR



B ALUM. FRAMING CHAMPAGNE BRONZE OR SIM.



C RAILING COLOR CLEAR



D THERMOCROMEX SCORIA COLOR OR SIM. STONE



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KOBI KARP

EAST ELEVATION - COLOR

Date:	01/23/2026	Sheet No.	A-402.
Scale:	As indicated		
Project:	2583		



1 WEST ELEVATION COLOR
3/32" = 1'-0"



A GLAZING COLOR LIGHT GRAY OR SIMILAR



B ALUM. FRAMING CHAMPAGNE BRONZE OR SIM.



C RAILING COLOR CLEAR



D THERMOCROMEX SCORIA COLOR OR SIM. STONE



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F EXTERIOR ALUM. DECORATIVE PROFILE COLOR : POWDER COATED WHITE OR STONE FINISH COATING

ELEVATION LEGEND BUILDING MATERIALS

Rev.	Date	Rev.	Date

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DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

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Name
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Tel:
Email

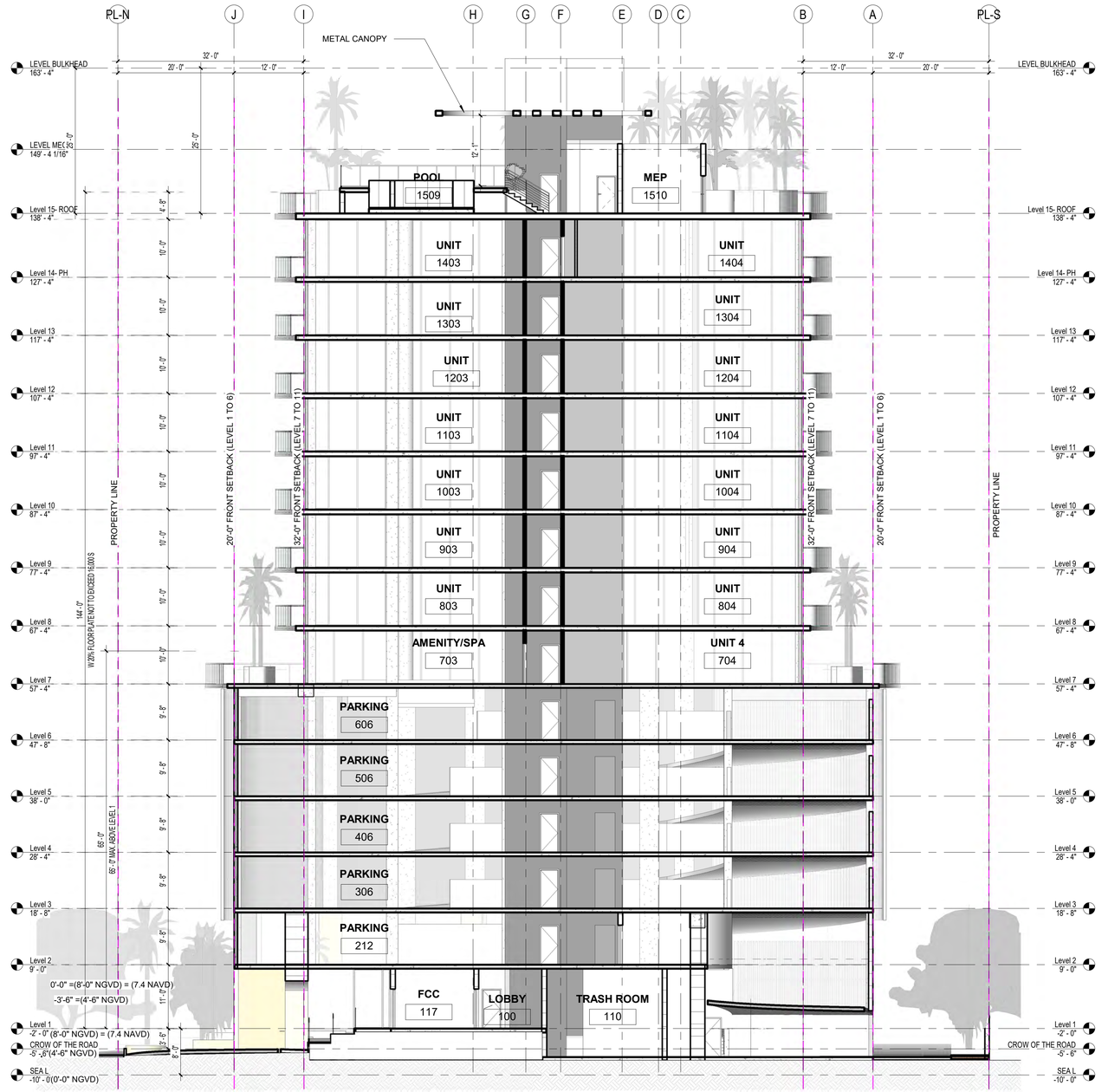
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KOBI KARP

WEST ELEVATION - COLOR

Date:	01/23/2026	Sheet No.
Scale:	As indicated	A-403.
Project:	2583	



1 A-500 SECTION 01

3/32" = 1'-0"

Rev.	Date	Rev.	Date

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DRC PHASE

2538

THE PILLARS CLUB AND RESIDENCES

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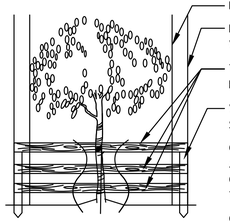
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KOBI KARP

BUILDING SECTION 01

Date:	01/23/2026	Sheet No.	A-500
Scale:	3/32" = 1'-0"		
Project:	2583		



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

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

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

TREE PROTECTION DETAIL



TREE DISPOSITION LEGEND

- TREES/PALMS TO BE REMOVED
- TREES/PALMS TO REMAIN

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-198,L-199 TREE DISPOSITION PLAN.
4. SEE SHEET L-200,L-201,L-202 PLANTING PLAN
5. SEE SHEET L-210 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-211 FOR LANDSCAPE DETAILS AND NOTES
7. SEE SHEET L-300 FOR HYDROZONE PLAN.
8. SEE SHEET L-400 FOR LIGHTING PLAN.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 10'-00"
0' 5' 10' 20' 30'
NORTH

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LC0000237
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JAMES BRIAN EVELL REGISTERED LANDSCAPE ARCHITECT LA 6666597 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description: TREE DISPOSITION

Release Date: 03-06-26

Project Number: 2538

Drawing Number: L-198

Sheet 1 OF 2

PILLAR CLUB- TREE SURVEY

TREE NO	BOTANTICAL NAME	COMMON NAME	CALIPER IN INCHES	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	NATIVE	DISPOSITION
456	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
457	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
458	*Dypsis lutescens*	Areca Palm					NO	REMOVE
459	*Conocarpus erectus sericus*	Silver Buttonwood	12	12	10	30%	YES	REMOVE
460	*Conocarpus erectus sericus*	Silver Buttonwood	5	7	8	15%	YES	REMOVE
461	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
462	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
463	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
466	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
468	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
469	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
470	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
471	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
472	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
473	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
474	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
475	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
476	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
477	*Dypsis lutescens*	Areca Palm					NO	REMOVE
478	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
479	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
480	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
481	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
482	*Dypsis lutescens*	Areca Palm					NO	REMOVE
483	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
484	*Dypsis lutescens*	Areca Palm					NO	REMOVE
485	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
486	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
487	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
488	*Cocos nucifera*	Coconut Palm					NO	REMOVE
489	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
490	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
491	*Dypsis lutescens*	Areca Palm					NO	REMOVE
492	*Dypsis lutescens*	Areca Palm					NO	REMOVE
493	*Dypsis lutescens*	Areca Palm					NO	REMOVE
494	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
495	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
496	*Dypsis lutescens*	Areca Palm					NO	REMOVE
497	*Dypsis lutescens*	Areca Palm					NO	REMOVE
498	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
499	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
500	*Dypsis lutescens*	Areca Palm					NO	REMOVE
501	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
502	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
503	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
504	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
505	*Dypsis lutescens*	Areca Palm					NO	REMOVE
506	*Dypsis lutescens*	Areca Palm					NO	REMOVE
507	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
508	*Dypsis lutescens*	Areca Palm					NO	REMOVE
509	*Dypsis lutescens*	Areca Palm					NO	REMOVE
510	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
511	*Dypsis lutescens*	Areca Palm					NO	REMOVE
512	*Dypsis lutescens*	Areca Palm					NO	REMOVE
513	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
514	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
515	*UNKNOWN*	TREE	2	5	6	TOO SMALL	NO	REMOVE
516	*Phoenix roebelenii*	Roebelenii Palm					NO	REMOVE
519	*Phoenix roebelenii*	Roebelenii Palm					NO	REMOVE
520	*Phoenix roebelenii*	Roebelenii Palm					NO	REMOVE
521	*Sabal palmetto*	Cabbage Palm	12	18'	12	40%	YES	REMOVE
522	*Sabal palmetto*	Cabbage Palm	12	18'	12	35%	YES	REMOVE
524	*Phoenix roebelenii*	Roebelenii Palm					NO	REMOVE
525	*Dypsis lutescens*	Areca Palm					NO	REMOVE
526	*Dypsis lutescens*	Areca Palm					NO	REMOVE
527	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
528	*Sabal palmetto*	Cabbage Palm	12	22'	12'	40%	YES	REMOVE
529	*Dypsis lutescens*	Areca Palm					NO	REMOVE
530	*Bismarckia nobilis*	Bismark Palm	6	4' CT	8	35%	NO	REMOVE
531	*Phoenix dactylifera*	Medjool Date Palm	24	22' CT	22	58%	NO	REMOVE
532	*Dypsis lutescens*	Areca Palm					NO	REMOVE
533	*Dypsis lutescens*	Areca Palm					NO	REMOVE
534	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
536	*Sabal palmetto*	Cabbage Palm					YES	REMOVE
537	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
538	*Dypsis lutescens*	Areca Palm					NO	REMOVE
539	*Dypsis lutescens*	Areca Palm					NO	REMOVE
546	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
547	*Dypsis lutescens*	Areca Palm					NO	REMOVE
548	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
549	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
551	*Adonidia merrillii*	Christmas Palm					NO	REMOVE
552	*Dypsis lutescens*	Areca Palm					NO	REMOVE
847	*Dypsis lutescens*	Areca Palm					NO	REMOVE
848	*Dypsis lutescens*	Areca Palm					NO	REMOVE
849	*Strelitzia reginae*	Bird of Paradise					NO	REMOVE
850	*Sabal palmetto*	Cabbage Palm	12	12'	10	40%	NO	REMOVE
851	*Dypsis lutescens*	Areca Palm					NO	REMOVE
852	*Strelitzia reginae*	Bird of Paradise					NO	REMOVE
853	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
854	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
855	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
856	*Dypsis lutescens*	Areca Palm					NO	REMOVE
858	*Dypsis lutescens*	Areca Palm					NO	REMOVE
922	*Dypsis lutescens*	Areca Palm					NO	REMOVE
923	*Dypsis lutescens*	Areca Palm					NO	REMOVE
937	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
943	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
944	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
945	*Dypsis lutescens*	Areca Palm					NO	REMOVE
946	*Dypsis lutescens*	Areca Palm					NO	REMOVE
947	*Sabal palmetto*	Cabbage Palm	10	16'	10	45%	YES	REMOVE
977	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
978	*Dypsis lutescens*	Areca Palm					NO	REMOVE
979	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
980	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
981	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
982	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
983	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
984	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
986	*Dypsis lutescens*	Areca Palm					NO	REMOVE
987	*Dypsis lutescens*	Areca Palm					NO	REMOVE
988	*Dypsis lutescens*	Areca Palm					NO	REMOVE
989	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
990	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
991	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
992	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
993	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
994	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
995	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
996	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
997	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
998	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
999	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1000	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
1001	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1002	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
1057	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1060	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1061	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE
1062	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1063	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1064	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1065	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1066	*Dypsis lutescens*	Areca Palm					NO	REMOVE
1067	*Ptychosperma elegans*	Solitaire Palm					NO	REMOVE

MITIGATION
4.35" Inches Required to be Mitigated on Site
10" Inches Cat. A Trees Provided on Site. (2) 5" Live Oaks

PALM MITIGATION
REMOVED - (5) SABALS PALMS, (1) MEDJOOL DATE PALM — TOTAL 22 CT FOOT REMOVED
PROVIDED - (4) PHOENIX PALMS — TOTAL 56 CT FOOT PROVIDED
FINAL MITIGATION - 0 CT FOOT TO BE MITIGATED
0 X $30 = *$00.00* TO BE PAID TO THE TREE TRUST FUND

THE PILLARS CLUB AND RESIDENCES		
	REQUIRED	PROVIDED
1. INCHES REQUIRED TO BE MITIGATED.	4.35	10
2. PALM TREES REQUIRED TO BE MITIGATED ON 1:1 BASIS	5	9
3. PALM TREES REQUIRED TO BE MITIGATED (COCOS,ROYALS, AND PHOENIX)	1	4

TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	
1. TREE MITIGATION COST PROVIDED) X $65.00= AMOUNT DEPOSITED TO TREE CANOPY TRUST	$0
2. PALM MITIGATION COST (EXCLUDES COCOS,ROYALS, AND PHOENIX (MINIMUM 8' CT X $180)= AMOUNT DEPOSITED TO TREE CANOPY TRUST	$0
3. PALM MITIGATION COST FOR COCOS,ROYALS, AND PHOENIX TRUST)	$0
TOTAL TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	$0.00

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REGISTERED LANDSCAPE ARCHITECT BRIAN EUELL LA 6666597 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description: TREE DISPOSITION

Release Date: 03-06-26

Project Number: 2538

Drawing Number: L-199

Sheet 2 OF 2

SHADED AREAS DENOTE EXTENT OF STRUCTURAL SOILS, SEE DETAILS ON SHEET L-211

SEBASTIAN STREET

LIGHT POST TYP.

PROPOSED UTILITIES

10' X 10' SIGHT TRIANGLE

25' X 25' SIGHT TRIANGLE

EXISTING SEAWALL (NOT PART OF THE PERMIT)

LOWER DECK OUTDOOR AMENITY

BBQ

UPPER DECK COVER OUTDOOR AMENITY

HOT TUB

PRIVATE TERRACE

PRIVATE POOL

2ND LEVEL ABOVE

ADA RAMP

LOBBY

FCC

MAIL

STAIR #1

STAIR #2

STAIR #3

TRASH ROOM

GENERATOR

LOADING LOBBY

EMERG. S.G

FPL

RESTROOM

BIKE STG.

ELECT.

DOMES. PUMP

FIRE PUMP

SERVICE

SWITCH GEAR ROOM

FITNESS AREA AMENITY

LIFT

39'-6"

CANOPY ABOVE

0' SIDEWALK EASEMENT

10.7' SIDEWALK EASEMENT

ROOT BARRIER TYP.

EXISTING UTILITIES

16'-0"

5'-7"

24'-0"

20'-0"

7'-5"

NORTH BIRCH ROAD

NEW RIVER SOUND (RIGHT OF WAY WIDTH VARIES)

EXISTING DOCK (NOT PART OF THE PERMIT)

6 FT. PERIMETER PRIVACY FENCE

SERVICE DRIVEWAY

GATE

10'X15' WATER EASEMENT

ROOT BARRIER TYP.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-198,L-199 TREE DISPOSITION PLAN.
4. SEE SHEET L-200,L-201,L-202 PLANTING PLAN
5. SEE SHEET L-210 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-211 FOR LANDSCAPE DETAILS AND NOTES
7. SEE SHEET L-300 FOR HYDROZONE PLAN.
8. SEE SHEET L-400 FOR LIGHTING PLAN.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

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SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

AAL Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC0000237
TEL: 954-764-8858 EMAIL: BEiell@archaii.net

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EIELL LA 6668897 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description
GROUND LEVEL PLANTING PLAN

Release Date
03-06-26

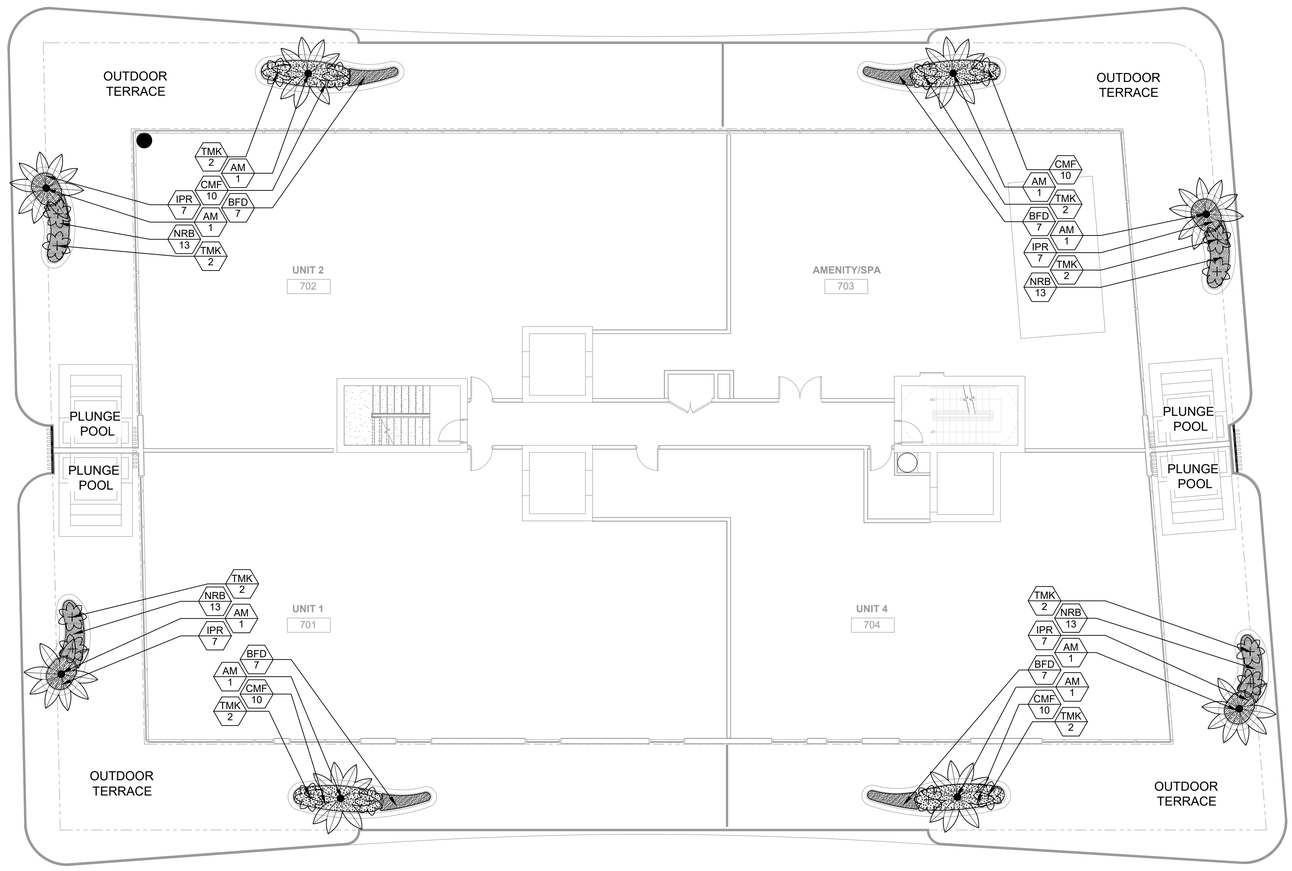
Project Number
2538

Drawing Number
L-200

Sheet 1 OF 5

PLANT SCHEDULE POOL DECK

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PALM TREES									
AM	8	ADONIDIA MERRILLII	ADONIDIA PALM	FG/B&B		6` G.W. MATCHED	NO	HIGH	
PALMS & CYCADS									
TMK	16	THRINAX MORRISII	KEY THATCH PALM	-	SPECIMEN	4` OA	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CMF	40	CARMONA MICROPHYLLA	FUKIEN TEA	-		12" HT. X 16" SPR.	NO	HIGH	24" o.c.
GROUND COVERS									
BFD	28	BULBINE FRUTESCENS	STALKED BULBINE	12" HT X 12" SPR @			NO	HIGH	16" o.c.
IPR	28	IXORA X `PETITE TAIWAN RED`	DWARF RED TAIWAN IXORA	-		10" HT. X 10" SPR.	NO	MEDIUM	18" o.c.
NRB	52	NEOREGELIA X 'ROYAL BURGUNDY'	ROYAL BURGUNDY BROMELIAD	-		10" HT. X 10" SPR.	NO	HIGH	16" o.c.



NOTES:

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2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-198,L-199 TREE DISPOSITION PLAN.
4. SEE SHEET L-200,L-201,L-202 PLANTING PLAN
5. SEE SHEET L-210 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-211 FOR LANDSCAPE DETAILS AND NOTES
7. SEE SHEET L-300 FOR HYDROZONE PLAN.
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REGISTERED LANDSCAPE ARCHITECT BRIAN EISELL LA 6666697 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description
7TH LEVEL PLANTING PLAN

Release Date
03-06-26

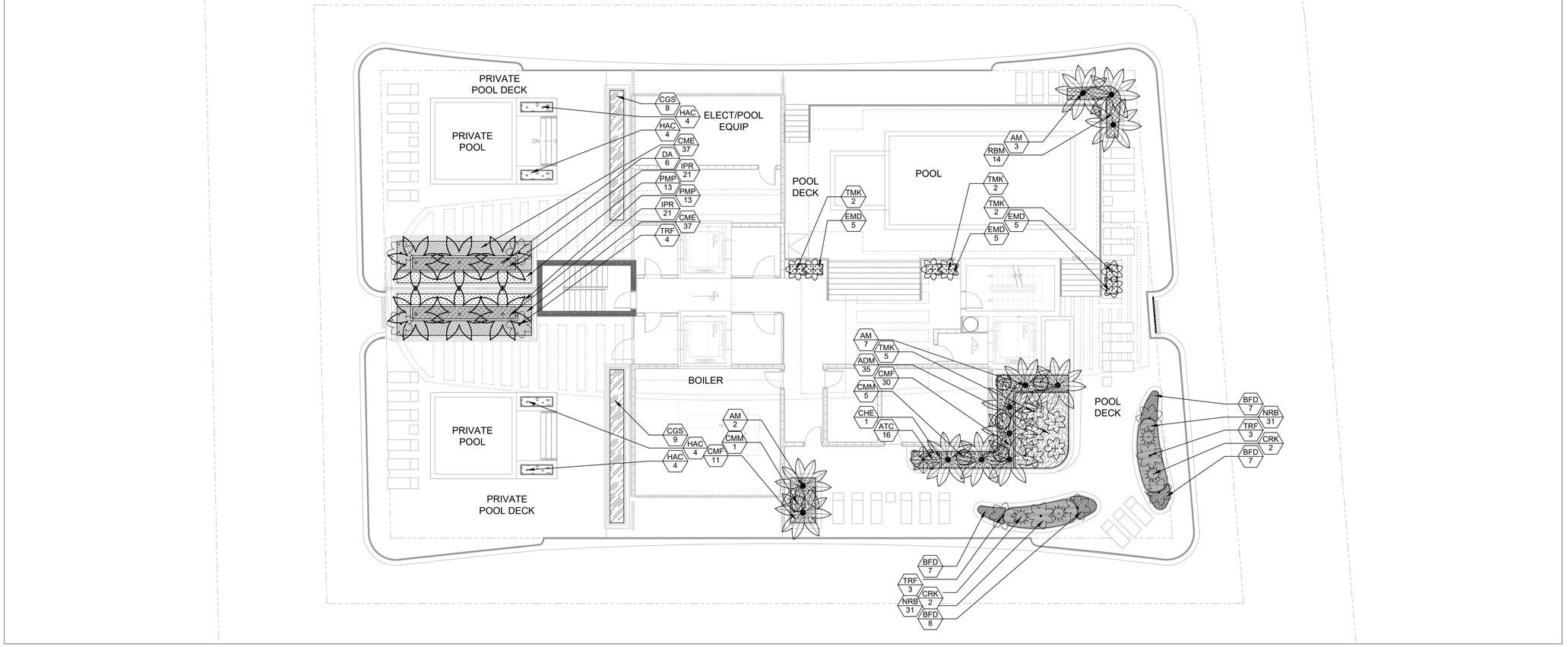
Project Number
2538

Drawing Number
L-201

Sheet 2 OF 5

PLANT SCHEDULE PENTHOUSE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PALM TREES									
AM	12	ADONIDIA MERRILLII	ADONIDIA PALM	FG/B&B		6` G.W. MATCHED	NO	HIGH	
DA	6	DICTYOSPERMA ALBUM	PRINCESS PALM	FG/B&B		8`-10` OA, HEAVY	NO	HIGH	
PALMS & CYCADS									
CHE	1	CHAMAEROPS HUMILIS CERIFERA `SILVER SELECT`	SILVER MEDITERRANEAN FAN PALM	-		4` OA., MULTI-CANE	NO	HIGH	
CRK	4	CYCAS REVOLUTA	SAGO PALM	25 GALLON POT PLACED IN LANDSCAPE		30" O.A., SPECIMEN	NO	HIGH	
TMK	11	THRINAX MORRISII	KEY THATCH PALM	-	SPECIMEN	4` OA	YES	HIGH	
TRF	10	THRINAX RADIATA	FLORIDA THATCH PALM	-		6`+ OA., SPECIMEN	YES	HIGH	
ACCENT SHRUB									
CMM	6	CODIAEUM VARIEGATUM `MAGNIFICENT`	MAGNIFICENT CROTON	-		36" OA., AS SHOWN	NO	MEDIUM	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CMF	41	CARMONA MICROPHYLLA	FUKIEN TEA	-		12" HT. X 16" SPR.	NO	HIGH	24" o.c.
CGS	17	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		36" HT. X 36" SPR.	YES	HIGH	36" o.c.
PMP	26	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	-		48" HT. X 12" SPR	NO	MEDIUM	24" o.c.
GROUND COVERS									
ATC	16	ACALYPHA PENDULA	TRAILING CHENILLE	-		6"HT X 12"SPR @	NO	MEDIUM	12" o.c.
ADM	35	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	-		18"HT X 18"SPR @	NO	MEDIUM	24" o.c.
BFD	29	BULBINE FRUTESCENS	STALKED BULBINE	12" HT X 12" SPR @			NO	HIGH	16" o.c.
CME	74	CARISSA MACROCARPA `EMERALD BLANKET`	EMERALD BLANKET CARISSA	-		4" HT. X 12" SPR.	NO	HIGH	18" o.c.
EMD	15	EUPHORBIA MILII `SPLENDENS`	DWARF CROWN OF THORNS	-		6" HT. X 12" SPR.	NO	HIGH	18" o.c.
HAC	16	HELICONIA ANDROMEDA 'CHALCIANIA'	DWARF ORANGE HELICONIA	-		12" HT. X 12" SPR.	NO	HIGH	20" o.c.
IPR	42	IXORA X `PETITE TAIWAN RED`	DWARF RED TAIWAN IXORA	-		10" HT. X 10" SPR.	NO	MEDIUM	18" o.c.
NRB	62	NEOREGELIA X 'ROYAL `BURGUNDY"	ROYAL BURGUNDY BROMELIAD	-		10" HT. X 10" SPR.	NO	HIGH	16" o.c.
RBM	14	RUELLIA BRITTONIANA	MEXICAN PETUNIA	-		12" HT. X 12" SPR.	NO	HIGH	20" o.c.



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REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EIELL LA 6668697 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description
PENT HOUSE PLANTING PLAN

Release Date
03-06-26

Project Number
2538

Drawing Number
L-202

Sheet 3 OF 5

LANDSCAPE CALCULATIONS
PILLARS CLUB
LAND USE: C-REGONIAL ACTIVITY CENTER
ZONING: IOA

SITE AREA	0.704 AC	30,687 SF
	REQUIRED	**PROVIDED**
TOTAL PERVIOUS AREA PROPOSED (25%)	N/A	3,933 SF
TOTAL VUA		6,213 SF
LANDSCAPE VUA AREA (20% OF VUA)	1,242.6 SF	1,200 SF
PERIMETER VUA		1,200 SF
INTERIOR VUA (30 SF EACH SPACE) - NO SPACES		N/A
	REQUIRED	**PROVIDED**
VEHICULAR USE AREA (1 TREE PER 1,000 SF)		
TREES (1 TREE PER 1,000 SF OF VUA)	6.2	6 TREES 2 PALMS
TOTAL VUA (SF)/ 1,000 SF= TOTAL TREES REQUIRED (6.2)		
25% SHADE TREES WITH A 3" MIN DBH	2	3
25% SHADE TREES WITH A 2" MIN DBH	0	0
20% FLOWERING TREES	1	3
20% PALM SPECIES	1	2
10% OPTIONAL SPECIES	1	0
SHRUBS (12 SHRUBS PER 1,000 SF OF VUA)	75 SHRUBS	75+SHRUBS
NET LOT AREA (1 TREE PER 1,000 SF)		
2,733 SF / 1,000 SF = 2.733 TREES	3 TREES	3+ TREES
SHRUBS (12 SHRUBS PER 1,000 SF)		
3,699 SF / 1,000 SF) X 12	33 SHURBS	3+ SHRUBS
STREET TREES		
1 TREE PER 20 LF		
TOTAL STREET TREES: 120 LF/ 20 LF= 6	6 TREES	5 TREES 1 PALM
50% of Street Trees shall be trees		83% TREES
TOTAL TREES	16 TREES	15+ Trees & 3+ Palms
NATIVE TREES		
40% TREES MUST BE NATIVE (16 TREES X 40% = 6.4)	6 TREES	11 TREES
SOD		
50% MAX. SOD FOR PERVIOUS AREA - ON SITE		
3,933 SF Total Pervious / 50% =1,966.5 SF Max.	50% - 1,966.5 SF	34% - 1,680 SF
Only providing sod within Street ROW's nothing On-Site		

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.

MITIGATION
4.35" Inches Required to be Mitigated on Site
10" Inches Cat. A Trees Provided on Site. (2) 5" Live Oaks

PALM MITIGATION
REMOVED - (5) SABALS PALMS, (1) MEDJOOL DATE PALM — TOTAL 22 CT FOOT REMOVED
PROVIDED - (4) PHOENIX PALMS — TOTAL 56 CT FOOT PROVIDED
FINAL MITIGATION - 0 CT FOOT TO BE MITIGATED
0 X $30 = *$00.00* TO BE PAID TO THE TREE TRUST FUND

THE PILLARS CLUB AND RESIDENCES		
	REQUIRED	PROVIDED
1. INCHES REQUIRED TO BE MITIGATED.	4.35	10
2. PALM TREES REQUIRED TO BE MITIGATED ON 1:1 BASIS	5	9
3. PALM TREES REQUIRED TO BE MITIGATED (COCOS,ROYALS, AND PHOENIX)	1	4

TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	
1. TREE MITIGATION COST	$0
PROVIDED) X $65.00= AMOUNT DEPOSITED TO TREE CANOPY TRUST	
2. PALM MITIGATION COST (EXCLUDES COCOS,ROYALS, AND PHOENIX	$0
(MINIMUM 8' CT X $180)= AMOUNT DEPOSITED TO TREE CANOPY TRUST	
3. PALM MITIGATION COST FOR COCOS,ROYALS, AND PHOENIX	$0
TRUST)	
TOTAL TO BE DESPOSITED INTO TREE CANOPY TRUST FUND	**$0.00**

PLANT SCHEDULE GROUND LEVEL PLANTING

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
TREES									
CU	2	COCCOLOBA UVIFERA	SEA GRAPE	FG/B&B	2.5"CAL	14' HT X 6' SPR , 7' CT	NO	HIGH	
CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	B&B FIELD GROWN	2.5"CAL	14` HT. X 5` SPR, 5` CT., FULL CANOPY	YES	HIGH	
CE2	5	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	FG/B&B	2"CAL	14' HT X 6' SPR , 7' CT	YES	HIGH	
ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	25 GAL	2"CAL	8` OA. FULL TO BASE., CONE	NO	HIGH	
IV	1	ILEX VOMITORIA	YAUPON HOLLY	B&B FIELD GROWN	2.5"CAL	14` HT. X 5` SPR, 5` CT., FULL CANOPY	YES	HIGH	
QV	2	QUERCUS VIRGINIANA	LIVE OAK	B&B FIELD GROWN	5" CAL.	16`-18` H. X 8` SPR., 8` CT.	YES	HIGH	
FLOWERING TREES									
LN	3	LAGERSTROEMIA INDICA `NATCHEZ`	WHITE CRAPE MYRTLE	B&B FIELD GROWN	2.5"CAL	14` HT. X 5` SPR, 5` CT., FULL CANOPY	NO	HIGH	
PALM TREES									
AM	8	ADONIDIA MERRILLII	ADONIDIA PALM	FG/B&B		6` G.W. MATCHED	NO	HIGH	
PD	4	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	B&B FIELD GROWN	10"-12" CAL	14` CT MIN., 22` OA. HT.	NO	HIGH	
TR	9	THRINAX RADIATA	FLORIDA THATCH PALM	25 GAL		7` O.A. HT.	YES	HIGH	
VM	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	B&B FIELD GROWN	3"CAL	16-18` OA. HT., SINGLE STRAIGHT LEADER	NO	HIGH	
SHRUBS									
CS4	30	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	25 GAL		6` OA	NO	HIGH	
ICS	3	ILEX CRENATA `SKY PENCIL`	SKY PENCIL JAPANESE HOLLY	7 GAL		5` OA., CONE. FULL TO BASE	YES	HIGH	
IVB	3	ILEX VOMITORIA `SCHILLINGS DWARF`	DWARF SCHILLINGS HOLLY	7 GAL		24" GLOBES - MATCHED	YES	HIGH	
PM4	27	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	-		4` OA	NO	MEDIUM	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CMF	19	CARMONA MICROPHYLLA	FUKIEN TEA	-		12" HT. X 16" SPR.	NO	HIGH	24" o.c.
CIR	46	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	3 GAL.,		24"HT X 24"SPR	YES	MEDIUM	24" o.c.
CGS	35	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		36" HT. X 36" SPR.	YES	HIGH	36" o.c.
PMP	42	PODOCARPUS MACROPHYLLUS .	PODOCARPUS	-		48" HT. X 12" SPR	NO	MEDIUM	24" o.c.
SAT	18	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	3 GAL., @		24"HT X 24"SPR	NO	HIGH	24" o.c.
TJC	6	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE`	CONFEDERATE JASMINE	3 GAL. TRELLIS @		36" HT.	NO	HIGH	24" o.c.
PERIMETER BUFFER SHRUBS									
CPB	42	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		36"HT X 36"SPR	YES	HIGH	36" o.c.
GROUND COVERS									
ADM	7	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	-		18"HT X 18"SPR @	NO	MEDIUM	24" o.c.
CIH	120	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12"H X 16" SPR	YES	HIGH	24" o.c.
DTB	15	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.,		18" HT X 18" SPR	NO	MEDIUM	24" o.c.
FMG	112	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.,		14" HT X 16" SPR	NO	HIGH	18" o.c.
IVD	228	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL.,		12"HT X 12"SPR	YES	HIGH	18" o.c.
IPR	81	IXORA X `PETITE TAIWAN RED`	DWARF RED TAIWAN IXORA	-		10" HT. X 10" SPR.	NO	MEDIUM	18" o.c.
JVW	5	JASMINUM VOLUBILE	WAX JASMINE	3 GAL.,		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
PRC	10	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	18" HT X 18" SPR @	NO	MEDIUM			24" o.c.

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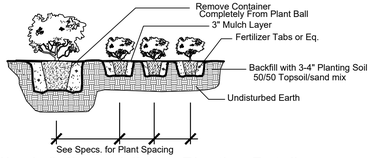
Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

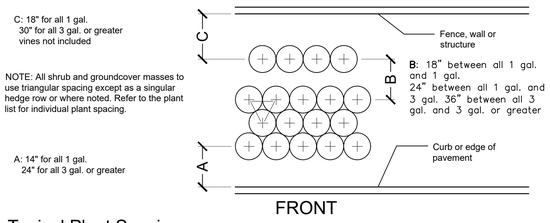
FORT LAUDERDALE, FLORIDA

Sheet Description: PLANTING SCHEDULE
Release Date: 03-06-26
Project Number: 2538
Drawing Number: L-210
Sheet 4 OF 5



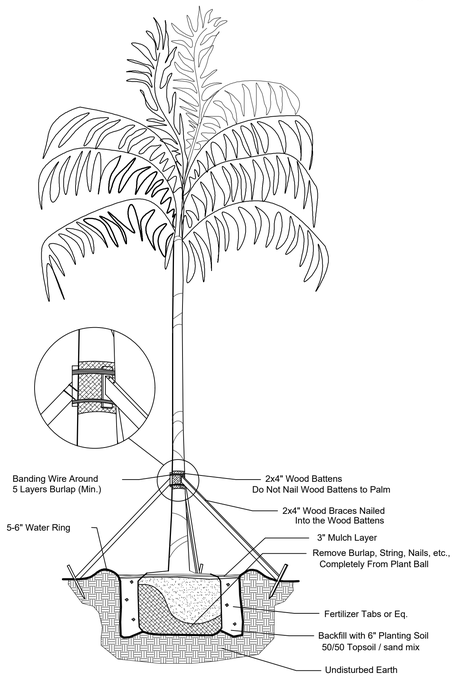
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

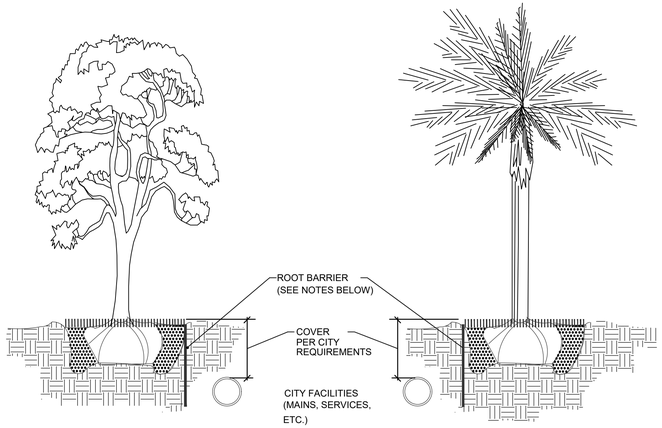
NTS



Palm Planting Detail

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

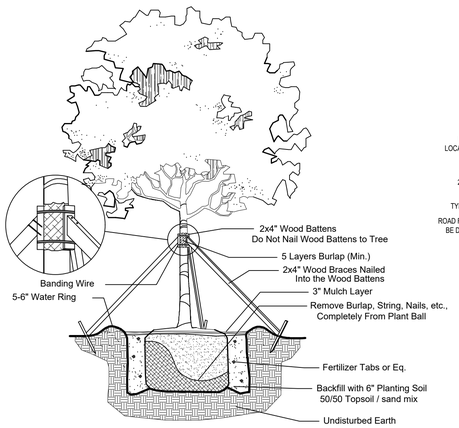


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

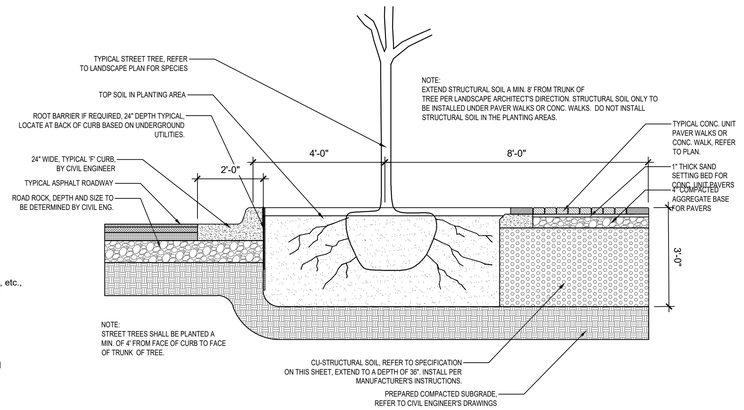
Typical Root Barrier Detail

NTS



Large Tree Planting Detail

NTS



CU-STRUCTURAL SOIL DETAIL

NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%

C. Chemical analysis: Meet, or be amended to meet the following criteria:

1. pH between 5.5 to 6.5
2. Percent organic matter 2% - 5% by dry weight
3. Adequate nutrient levels
4. Soluble salt less than 1.0 mmho/cm
5. Cation Exchange Capacity (CEC) greater than 10
6. Carbon/Nitrogen ratio less than 33:1

D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amereq's licensed producer.

2.3 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.

B. Sulfur used to lower pH shall be a ferrous sulfate formulation.

C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.

B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.

B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.

C. Minimum 90% with two or more fractured faces.

D. Results of Aggregate Soundness Loss test shall not exceed 18%.

E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amereq, Inc. 800-832-8788.

2.7 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

2.8 CU-STRUCTURAL SOIL®

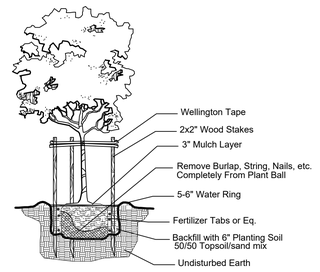
A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amereq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 – 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO T-99 optimum moisture

CU-STRUCTURAL SOIL SPECIFICATIONS

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.



Small Tree Planting Detail

NTS

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-198,L-199 TREE DISPOSITION PLAN.
4. SEE SHEET L-200,L-201,L-202 PLANTING PLAN
5. SEE SHEET L-210 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-211 FOR LANDSCAPE DETAILS AND NOTES
7. SEE SHEET L-300 FOR HYDROZONE PLAN.
8. SEE SHEET L-400 FOR LIGHTING PLAN.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LC0000237
TEL: 954-764-8858 EMAIL: BEiell@archaii.net

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EIELL LA 6666897 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

Sheet Description: PLANTING NOTES AND DETAILS

Release Date: 03-06-26

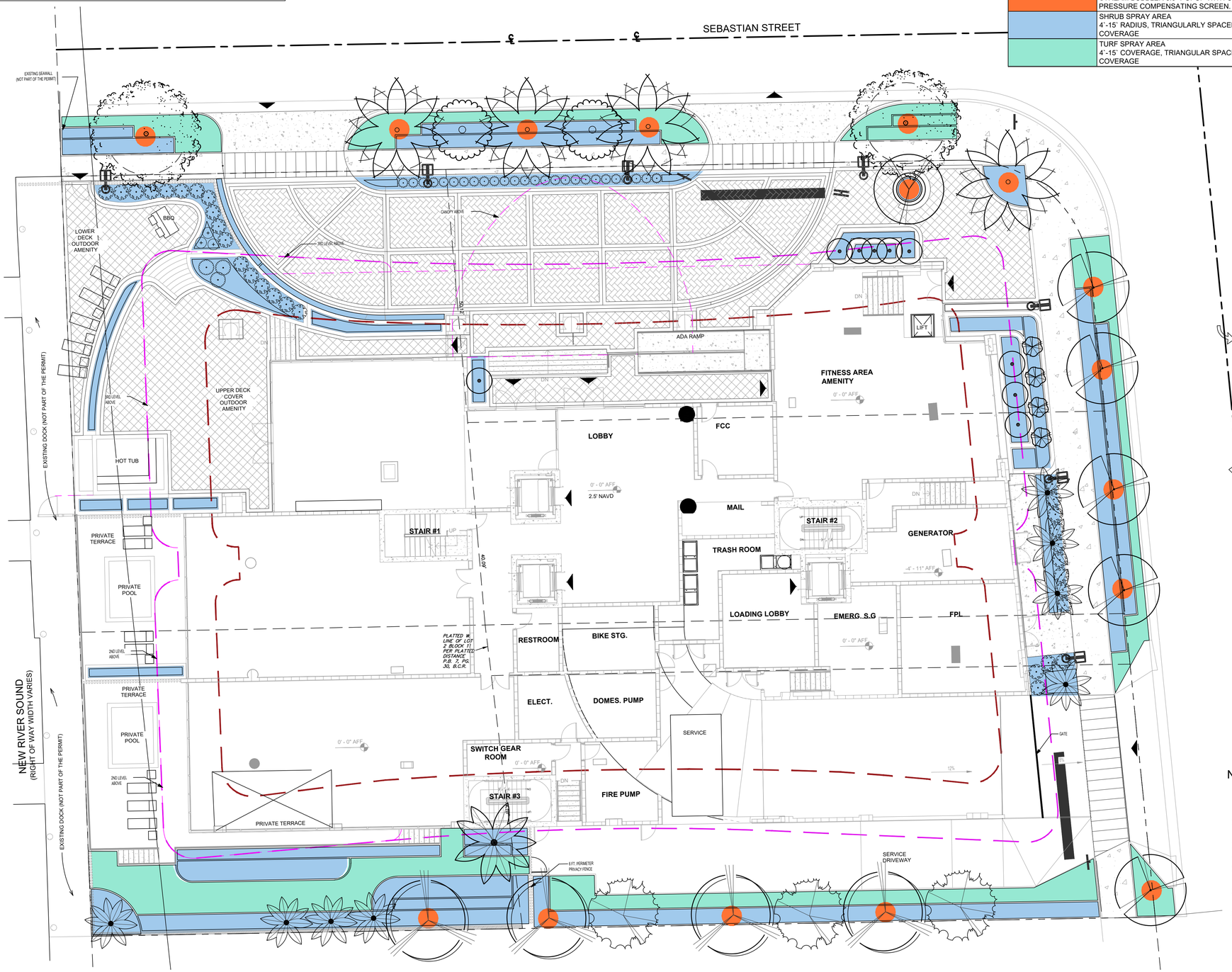
Project Number: 2538

Drawing Number: L-211

Sheet 5 OF 5

HYDROZONE EXHIBIT 5017 SF OF IRRIGATED AREA

SYMBOL	DESCRIPTION	QTY	WATER USAGE	% OF IRRIGATED AREA
	BUBBLER STREAM BUBBLER 6.0" POPUP WITH CHECK VALVE, PRESSURE COMPENSATING SCREEN.	197.0 SF	HIGH	4%
	SHRUB SPRAY AREA 4'-15' RADIUS, TRIANGULARLY SPACED, HEAD TO HEAD COVERAGE	3,101 SF	LOW	62%
	TURF SPRAY AREA 4'-15' COVERAGE, TRIANGULAR SPACING, HEAD TO HEAD COVERAGE	1,719 SF	MODERATE	34%



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8. SEE SHEET L-400 FOR LIGHTING PLAN.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 10'-00"
0' 5' 10' 20' 30'
NORTH

AAL Architectural Alliance Landscape
633 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-8858 EMAIL: BEuell@archall.net

JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

THE PILLARS CLUB AND RESIDENCES

FORT LAUDERDALE, FLORIDA

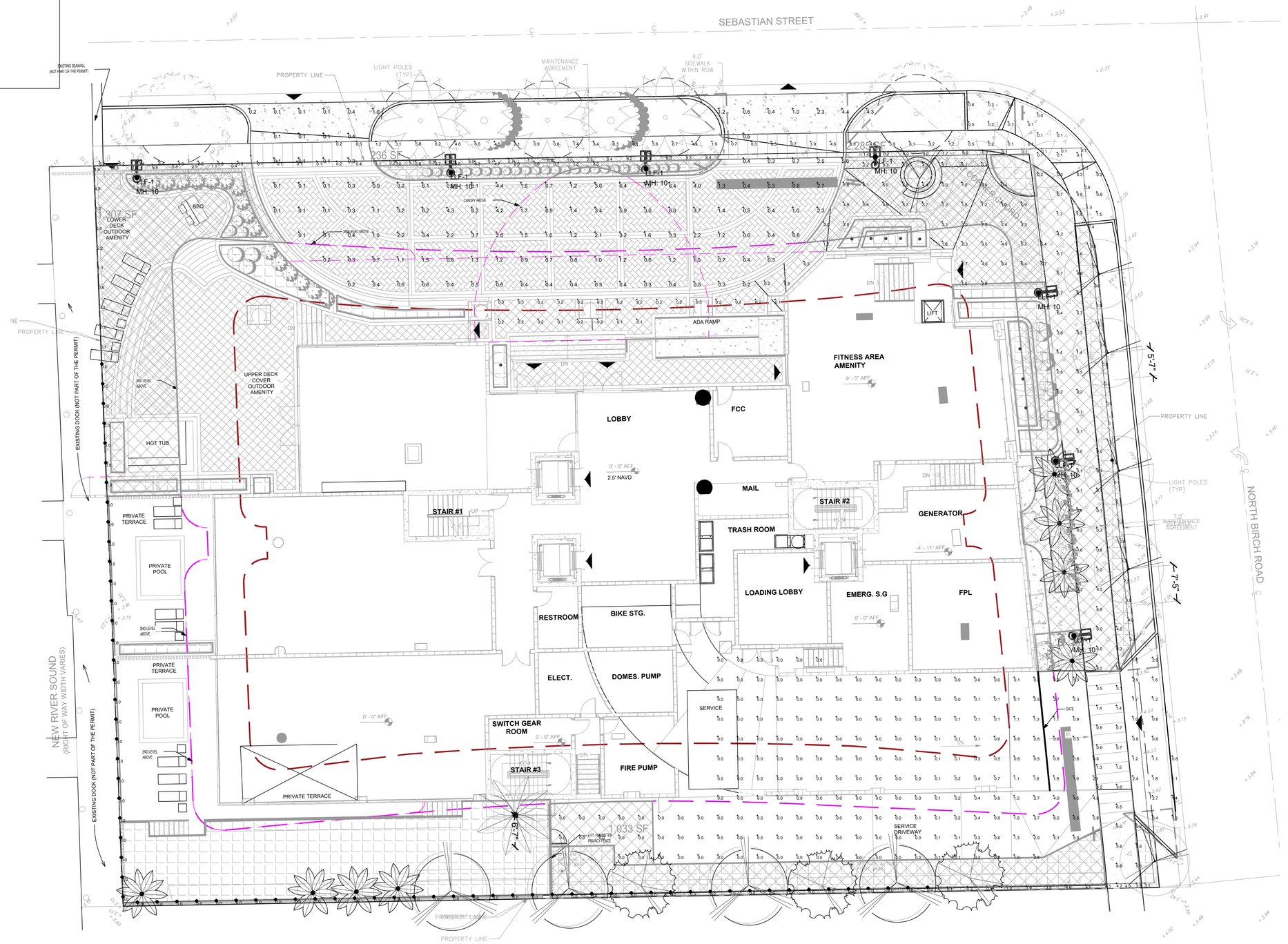
Sheet Description: HYDROZONE EXHIBIT

Release Date: 03-06-26

Project Number: 2538

Drawing Number: L-300

Sheet 1 of 1



NOTES:

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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
⊙	7	LLF-1	Single	4698	0.900	42	294	115-2082	WE-EF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc. Plane Height
EAST SIDEWALK	Illuminance	Fc	2.5	6.9	0.0	N.A.	N.A.	4	0
EAST SIDEWALK EASEMENT	Illuminance	Fc	3.0	6.8	0.2	15.1	34.0	4	0
NORTH DRIVE PATH	Illuminance	Fc	1.5	6.4	0.1	15.0	64.0	5	0
NORTH ENTRANCE WALKPATH	Illuminance	Fc	0.2	0.3	0.1	2.0	3.0	4	0
NORTH SIDEWALK	Illuminance	Fc	2.6	6.7	0.1	25.7	67.0	4	0
PROPERTY LINE	Illuminance	Fc	1.3	6.3	0.0	N.A.	N.A.	N.A.	N.A.
SERVICE DRIVEPATH	Illuminance	Fc	0.6	6.5	0.0	N.A.	N.A.	4	0

SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

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TEL: 954-764-8858 EMAIL: BEuell@archal.net

JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates

THE PILLARS CLUB AND RESIDENCES

SUBMITTAL SET

FORT LAUDERDALE, FLORIDA

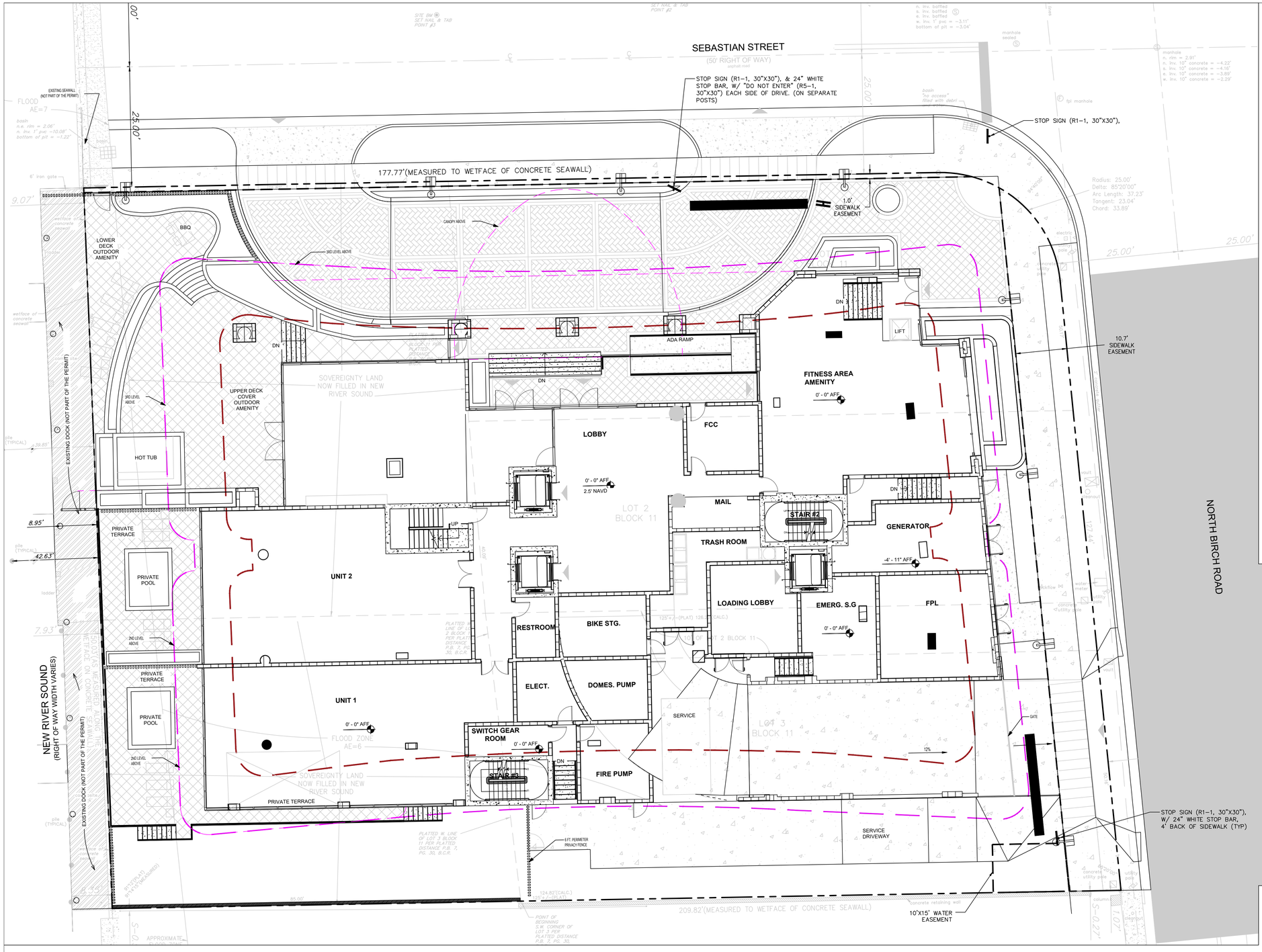
Sheet Description: LANDSCAPE LIGHTING

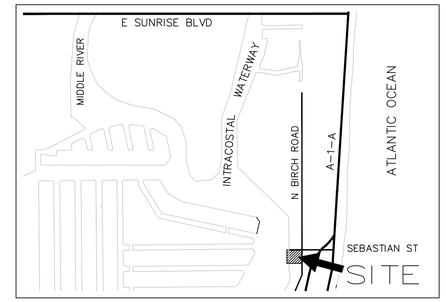
Release Date: 03-06-26

Project Number: 2538

Drawing Number: L-400

Sheet 1 of 1





LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- 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

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.

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VERTICAL DATUM CONVERSION

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

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

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

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

Sheet Title: PAVEMENT MARKING & SIGNAGE PLAN

Job Title: THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

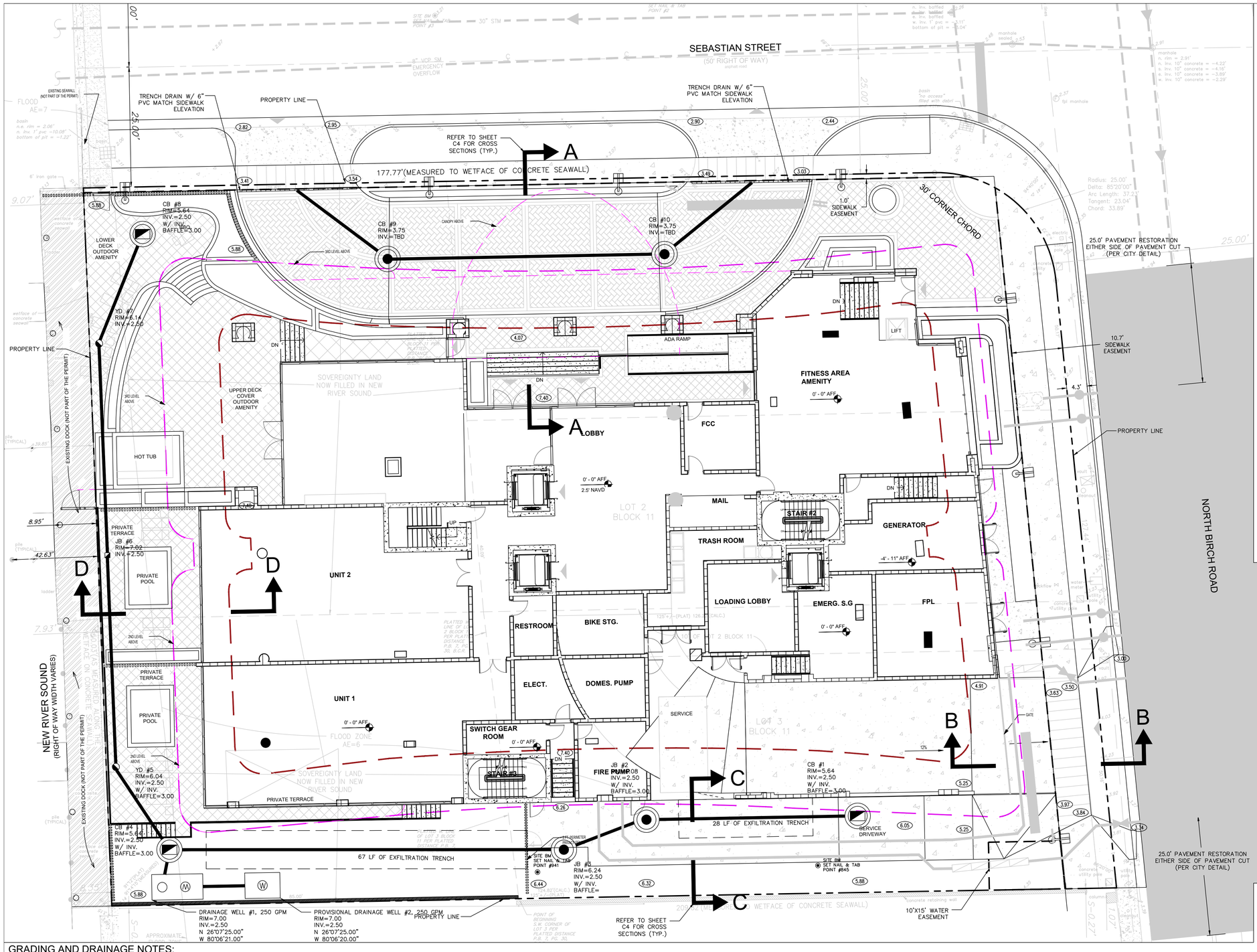
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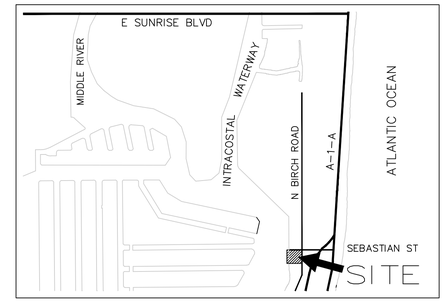
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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=10'	Date 03/12/26
Job No. 25-1915.00	Plot Date 03/12/26
Drawn by BMK	Sheet No. C1
Proj. Mgr. SROD	
Appr. by BMK	– of 1





LOCATION MAP
NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- ±5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WM 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
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- EDGE OF PROPOSED PAVEMENT (ASPHALT)
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- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLOOD ZONE "AE" ELEV (6.0 & 7.0) NAVD
ON FIRM MAP #12011C0576 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. (7.50) NAVD

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

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

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

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

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

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 ACCURATE LAND SURVEYORS, INC. DATED NOVEMBER 5TH, 2025.
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.

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241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
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EB# 6578

Sheet Title: CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title: THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

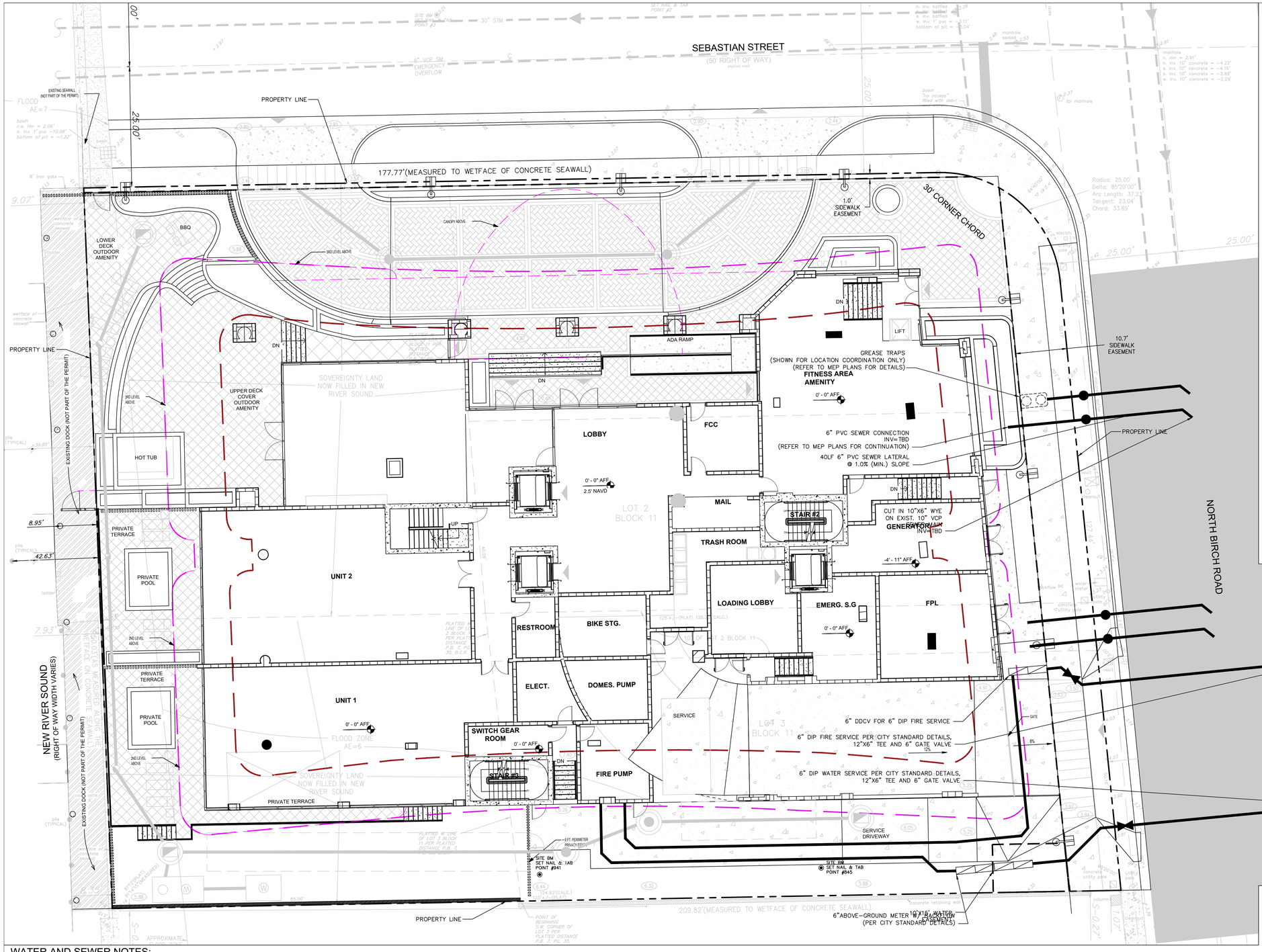
Revisions

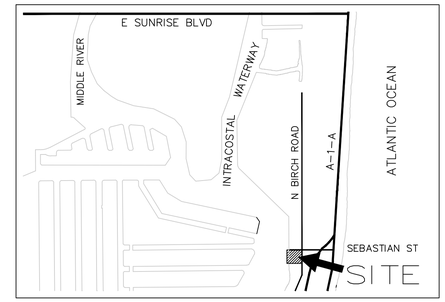
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Phase: DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 03/12/26
Job No. 25-1915.00	Plot Date 03/12/26
Drawn by BMK	Sheet No. C2
Proj. Mgr. SROD	
Appr. by BMK	– of 1





LOCATION MAP
NTS

NORTH

LEGEND:

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- PROPOSED PLUG
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- WATER METER
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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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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

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

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

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

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.

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EB# 6578

Sheet Title
CONCEPTUAL
WATER & SEWER PLAN

Job Title
THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

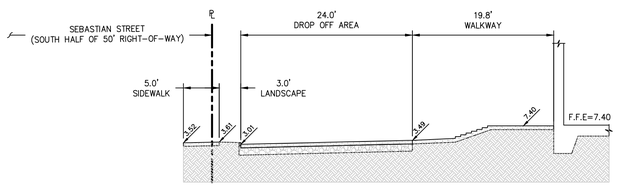
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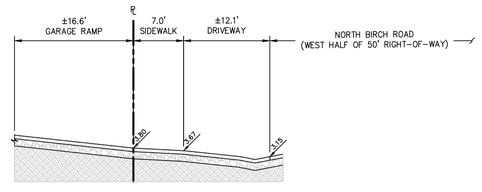
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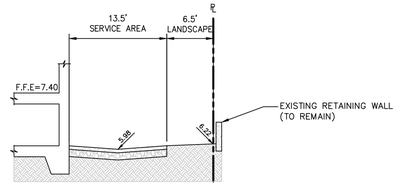
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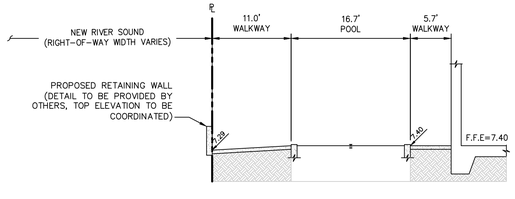
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SECTION B–B
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SECTION C–C
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SECTION D–D
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Sheet Title
CONCEPTUAL
CROSS SECTIONS

Job Title
THE PILLAR'S CLUB &
RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

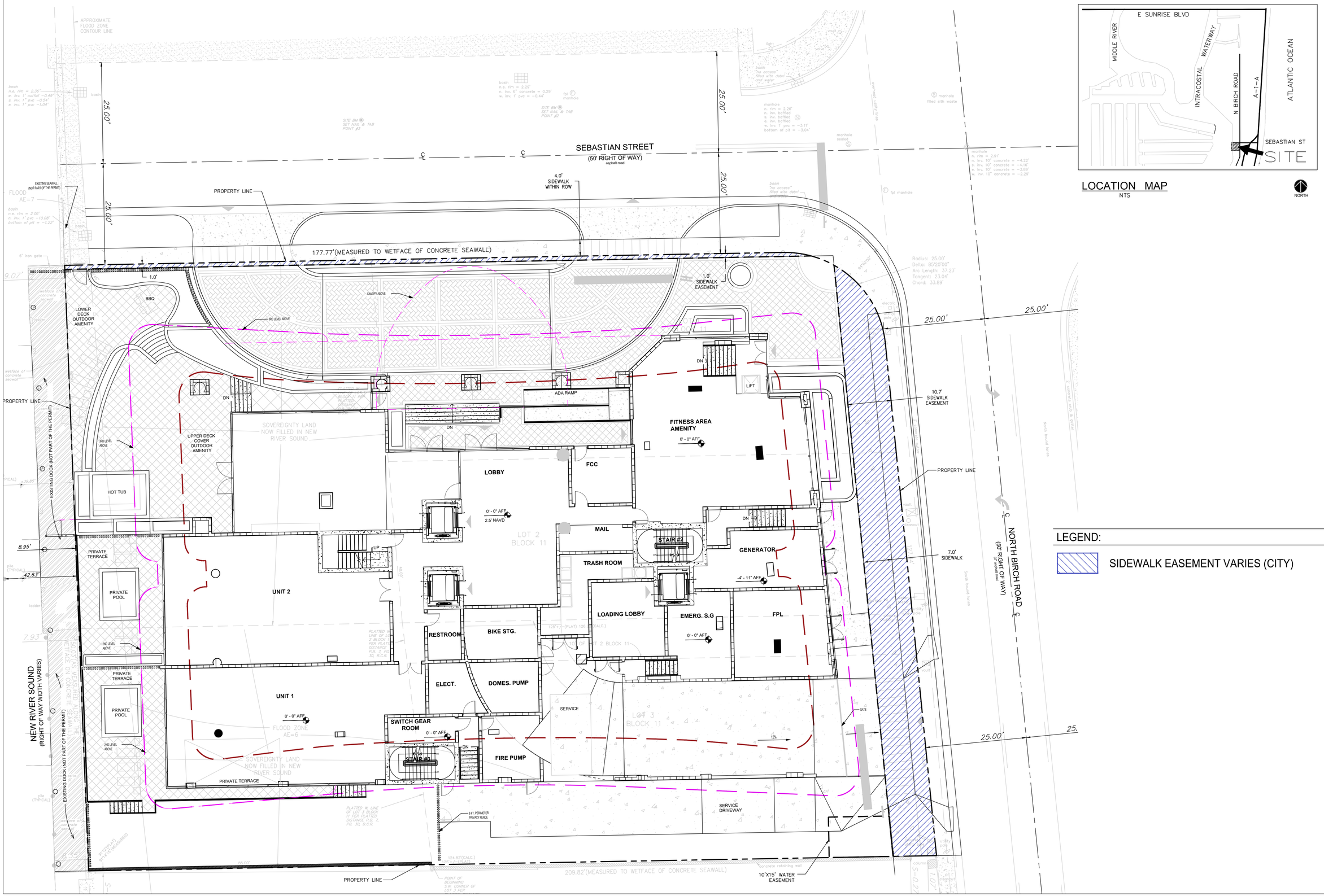
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LOCATION MAP

NTS

NORTH

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Sheet Title

SIDEWALK EASEMENT EXHIBIT

Job Title

THE PILLAR'S CLUB & RESIDENCES

109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

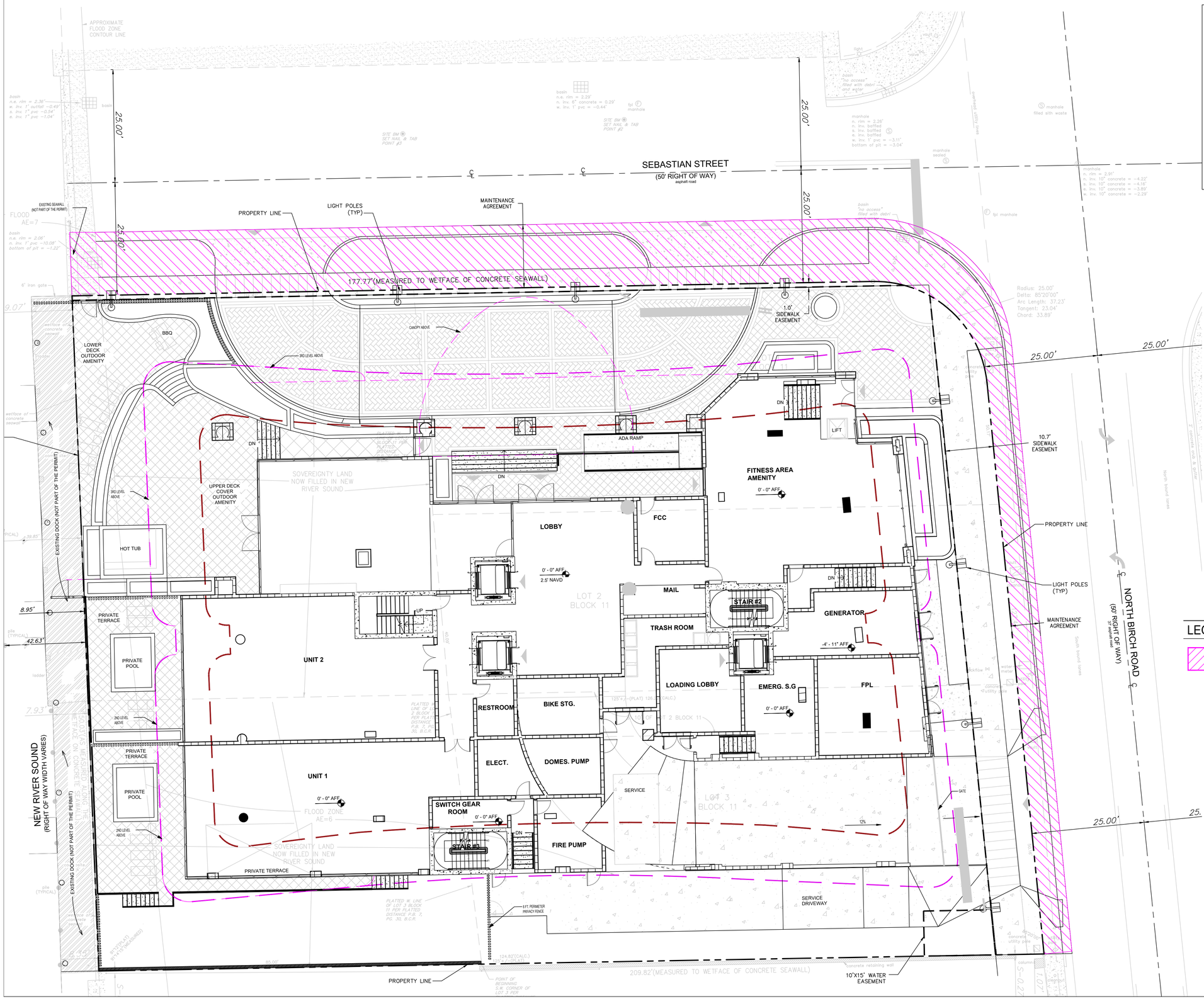
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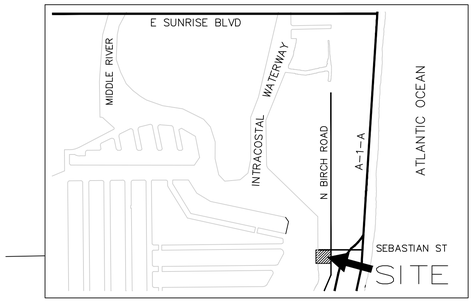
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LOCATION MAP
NTS

NORTH

LEGEND:

MAINTENANCE AGREEMENT AREA (CITY)

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Sheet Title
MAINTENANCE AGREEMENT EXHIBIT

Job Title
THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

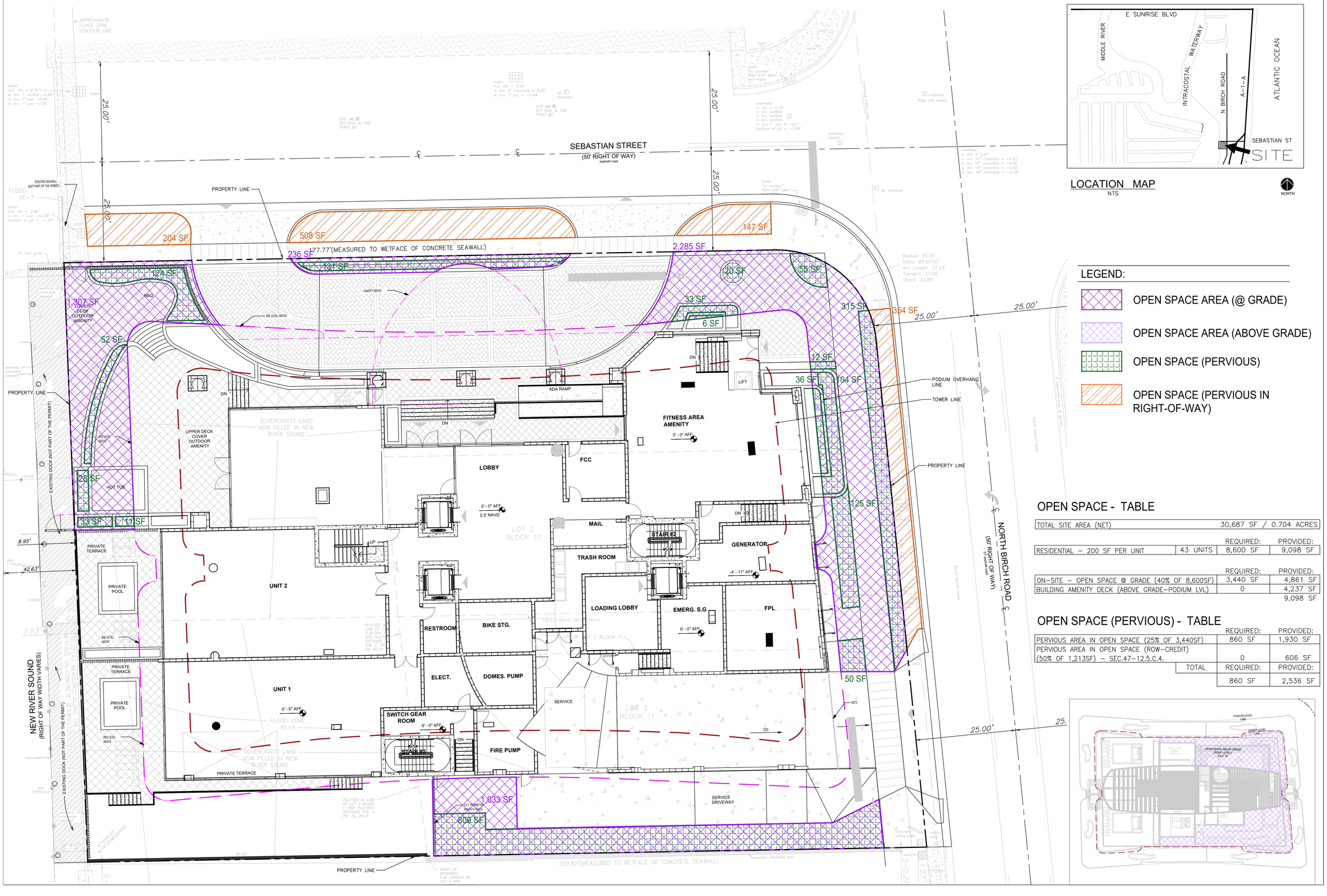
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LOCATION MAP
NTS

NORTH

LEGEND:

- OPEN SPACE AREA (@ GRADE)
- OPEN SPACE AREA (ABOVE GRADE)
- OPEN SPACE (PERVIOUS)
- OPEN SPACE (PERVIOUS IN RIGHT-OF-WAY)

OPEN SPACE - TABLE

TOTAL SITE AREA (NET)			30,687 SF / 0.704 ACRES
		REQUIRED:	PROVIDED:
RESIDENTIAL – 200 SF PER UNIT	43 UNITS	8,600 SF	9,098 SF
		REQUIRED:	PROVIDED:
ON-SITE – OPEN SPACE @ GRADE (40% OF 8,600SF)		3,440 SF	4,861 SF
BUILDING AMENITY DECK (ABOVE GRADE-PODIUM LVL)		0	4,237 SF
			9,098 SF

OPEN SPACE (PERVIOUS) - TABLE

		REQUIRED:	PROVIDED:
PERVIOUS AREA IN OPEN SPACE (25% OF 3,440SF)		860 SF	1,930 SF
PERVIOUS AREA IN OPEN SPACE (ROW-CREDIT) (50% OF 1,213SF) – SEC.47-12.5.C.4.		0	606 SF
	TOTAL	REQUIRED:	PROVIDED:
		860 SF	2,536 SF

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Sheet Title: OPEN SPACE EXHIBIT

Job Title: THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

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Phase: DRC DOCUMENTS

SEAL

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Job No. 25-1915.00	Plot Date 03/12/26
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Appr. by BMK	– of 1

APPLICANTS: THE PILLARS CLUB & RESIDENCES, LLC/ GEORGIA L. BEDFORD REVOCABLE TRUST

PROJECT: THE PILLAR'S CLUB & RESIDENCES

PROJECT ADDRESS: 109-111 N. BIRCH ROAD

APPLICATION FOR SITE PLAN LEVEL II REVIEW

Project and ULDR Narratives

March 13, 2026

Prepared By:

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Fort Lauderdale, FL 33304
Ph: 954-779-1101
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I. General Project Narrative

a. General information. The Pillars Club and Residences, LLC and Georgia L. Bedford Revocable Trust are the owners of properties located at 109 N. Birch Road and 111 N. Birch Road, Fort Lauderdale, Florida 33304 (the "Property"). The Property is generally located west of N. Birch Road, east of the Intracoastal Waterway, north of Castillo Stret, and south of Sebastian Street. It comprises approximately 0.704 acres. An aerial of the Property, outlined in yellow, is below.

The proposed project consists of a multifamily residential building containing 43 units (the "Project"). Pursuant to Section 47-12.6 of the City of Fort Lauderdale's Unified Land Development Regulations ("ULDR"), this application is submitted for Site Plan Level II review and is subject to City Commission approval pursuant to ULDR Section 47-12.5.F.



b. Land use and zoning. The Property is designated Fort Lauderdale Central Beach Activity Center on the Broward County Land Use Plan Map, and Central Beach Regional Activity Center on the City of Fort Lauderdale Future Land Use Map. It is zoned Intracoastal Overlook Area ("IOA").

c. Plat. A majority of the Property is subject to the Lauder Del Mar plat, recorded in Plat Book 7, Page 30 of the Public Records of Broward County, Florida. Re-platting would not be required pursuant to Broward County Administrative Rules Document, Section 4.4(B), as the Property is less than ten (10) acres in size, the majority of which has been specifically delineated on a plat recorded before June 4, 1953.

d. Project information. The Project is a 15-story multifamily residential building containing 43 dwelling units and a 92-space integrated parking garage. The ground floor contains the lobby, amenity areas, and building support functions, including back-of-house areas, mechanical rooms, trash room, and mail and package room. Amenity areas are located at the northwest and northeast corners of the ground level. The northwest amenity area includes both indoor and outdoor space, with the outdoor portion designed as a multi-tiered terrace that steps down towards the Intracoastal Waterway and includes a spa, summer kitchen, seating, and lounge areas. The northeast amenity area contains the building's fitness center and includes an outdoor terrace buffered from the adjacent sidewalk and North Birch Road by decorative landscape planters. The ground level also includes the lower levels of 2 residential units that extend across 2 stories and include private outdoor terraces and pools overlooking the Intracoastal Waterway.



Level 2 includes the first level of the Project's parking garage on the east side of the building and residential units on the west side. Levels 3 through 6 feature a consistent floor plan with structured parking on the east side and 3 residential units per floor on the west side. Levels 1 through 6 together form the building's podium. The entire west façade, facing the Intracoastal Waterway, is lined with residential units.

Level 7 represents the top of the podium, where the residential tower steps back from the base. Each Level 7 unit includes over 1,600 square feet of outdoor terrace space and a private plunge pool. The northeast portion of Level 7 contains additional indoor amenity space and outdoor amenity space featuring a communal terrace and pool.

Levels 8 through 13 each contain 4 residential units per floor, with private balcony space provided for each unit. Level 14 is the Project's penthouse level, which provides 2 residential units. The penthouse units have their own private balconies on both the east and west sides of the building. Vehicular access to the Project is provided at 2 points: the residential parking garage entrance along North Birch Road and a covered driveway along Sebastian Street which serves as a drop-off area and the pedestrian entrance into the building.

e. Architectural design and style. The Project is designed in a contemporary architectural style that incorporates extensive glazing, articulated façades, and variations in material and massing. These elements break up the overall scale of the building and create visual movement along the façades. Levels 1 and 2 of the building's podium incorporate stone walls with decorative archways in select locations to mark vehicular and pedestrian access points. The stone material is also incorporated in portions of the residential tower and used for rooftop mechanical equipment screening to maintain consistency across the building.



Residential units extend across the building's west façade, as viewed from the Intracoastal Waterway, with a recessed vertical architectural element located near the center that visually separates the building into 2 distinct sections. Residential units also wrap portions of the podium's north and south façades before transitioning into the parking garage screening. The parking garage screening extends across the podium's east façade and partially wraps the north and south façades. The screening will consist of vertical aluminum fins in a decorative coating such as powder-coated white or a wood-tone finish. The fins vary in depth and curvature to create a wave-like pattern that provides visual movement.

The residential tower features continuous balcony bands with clear glass railings that wrap the building's corners. Along the north and south façades, portions of the balconies project outward while other portions recess inward toward the center before extending outward again. This variation in balcony depth provides articulation across the elevations and reduces the appearance of a flat surface. The top of the podium (Level 7) and rooftop level incorporate landscaping for additional shading and screening. Mechanical equipment located at the rooftop is screened using materials consistent with the principal structure. An open metal canopy structure extends across portions of the rooftop level to provide additional shade for the outdoor areas while also creating a defined architectural termination for the building.



II. Adequacy Requirements – ULDR Section 47-25.2

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 proposed at 14 stories/144' in height and is not expected to interfere with the City's communication network.

C. *Drainage facilities*. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: The Project will comply with the City's stormwater management requirements. The drainage system will be designed in accordance with City and South Florida Water Management District (SFWMD) standards. Drainage calculations have been included with this submittal.

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: The Project is not located on any known environmentally sensitive lands and will comply with all applicable federal, state, regional, and local environmental regulations, including the above-mentioned Ordinances. There are no anticipated adverse environmental impacts from the development.

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

RESPONSE: Fire protection service for the Project will be provided in accordance with the Florida Building Code, South Florida Fire Code, and other applicable fire and safety

standards. Adequate water supply fire hydrants and access for fire apparatus will be included to ensure compliance with all fire protection requirements.

F. *Parks and open space.*

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

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

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: The Project will incorporate CPTED standards and principles to enhance safety and security.

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.

RESPONSE: The Applicant received a Water & Wastewater Capacity Letter, dated February 11, 2026, confirming there was adequate capacity to support the Project and that no improvements are required. The letter was based on a 40-unit development, and the Project has since been revised to include 43 units. The Applicant is coordinating with J.D. Fernandez of the City's Public Works Department to have the capacity letter updated accordingly.

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: The Property will be connected to the City of Fort Lauderdale's potable water system. The Applicant received a Water & Wastewater Capacity Letter, dated February 11, 2026, confirming there was adequate capacity to support the Project and that no improvements are required. The letter was based on a 40-unit development, and the Project has since been revised to include 43 units. The Applicant is coordinating with J.D. Fernandez of the City's Public Works Department to have the capacity letter updated accordingly.

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: The Property will be served by the City of Fort Lauderdale's sanitary sewer system, which is tied into the City's wastewater treatment facility. The Applicant received a Water & Wastewater Capacity Letter, dated February 11, 2026, confirming there was adequate capacity to support the Project and that no improvements are required. The letter was based on a 40-unit development, and the Project has since been revised to include 43 units. The Applicant is coordinating with J.D. Fernandez of the City's Public Works Department to have the capacity letter updated accordingly.

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

RESPONSE: Applicant will request a SCAD and provide it to the City upon receipt.

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: The Applicant will obtain a letter of solid waste compliance and confirmation of adequate capacity.

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

RESPONSE: The Project's stormwater management system will be designed in accordance with the Florida Building Code, City engineering standards, and accepted engineering practices to ensure that stormwater runoff does not adversely affect the surrounding area.

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: A Traffic Statement prepared by J. Suzanne Danielsen, P.E. and dated March 10, 2026, has been included with this submittal.

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.

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: Acknowledged.

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: The Property does not abut a primary arterial street per the Broward County Trafficways Plan map.

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

RESPONSE: Acknowledged.

9. *Street trees*. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: The Project provides street trees in compliance with the City's requirements.

N. *Wastewater.*

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: The Applicant received a Water & Wastewater Capacity Letter, dated February 11, 2026, confirming there was adequate capacity to support the Project and that no improvements are required. The letter was based on a 40-unit development, and the Project has since been revised to include 43 units. The Applicant is coordinating with J.D. Fernandez of the City's Public Works Department to have the capacity letter updated accordingly.

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.

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: Neither the existing structures nor the site have been identified as having archaeological or historical significance.

Q. *Hurricane evacuation*. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane 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: A letter from the Broward County Emergency Management Division will be requested.

III. Neighborhood Compatibility Requirements – ULDR Section 47-25.3

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

RESPONSE: Responses to the Adequacy requirements are addressed above.

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: Building permits will require the services of an Engineer certified in the State of Florida, which at that time, will ensure that the Project will not exceed the

maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by the Code of Broward County.

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 Property does not abut residential property as defined by the ULDR[1].

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,

[1] *Residential property*: Property which is zoned RS-4.4, RS-8, RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25, RMH-60 or MHP and which is used for a residential use or which is vacant (ULDR Sec. 47-35.1.-Definitions).

d. Uniform cornice heights,

e. Awnings.

2. Form and Mass

a. Building mass changes including projection and recession,

b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

RESPONSE: N/A. The Property does not abut residential property as defined by the ULDR and the Project is not a nonresidential building.

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

RESPONSE: The Project's loading and service facilities are integrated within the building. Access is provided via a dedicated service driveway along N. Birch Road. An existing wall along the southern property line is set to remain and landscaping will be added to further enhance screening of loading/service activities.

iii. *Screening of rooftop mechanical equipment*. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

RESPONSE: The Project provides screening at least six (6) inches above all rooftop mechanical equipment using materials that match the principal structure.

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 a residential use.

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.

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

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

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

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

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

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

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

RESPONSE: N/A, the Property is not contiguous to residential property as defined by the ULDR.

v. Application to existing uses.

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: The Project is located within an established waterfront corridor characterized by multifamily residential and mixed-use development. Surrounding properties include high rise residential buildings to the north, south, and east, North Birch Road to the east, and the Intracoastal Waterway to the west. A recently constructed mixed-use high-rise development is located to the northeast, reflecting an ongoing reinvestment and redevelopment in the area. The Project does not abut any single-family residential neighborhoods.

The Project has been oriented to minimize potential impacts related to scale, traffic, and visual appearance. A defined podium at the lower levels establishes a consistent street wall, with residential floors stepping back above as a single mass to reduce the scale of the building.

All parking is provided internally within a screened garage, eliminating surface parking adjacent to neighboring properties. Vehicular access is limited to North Birch Road and Sebastian Street.

The Project incorporates buffering and landscaping to further mitigate potential adverse impacts. An existing wall along the southern property line is set to remain and will be supplemented with landscape buffering to provide additional separation from the adjacent residential building. Street trees, ground cover, and landscaped planters are provided along North Birch Road and the driveway areas to soften the building edge, screen garage levels, and enhance the pedestrian environment.

Given the residential nature of the building and the mechanical equipment's location on the roof level, no adverse impacts related to noise or odors are anticipated.

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: The Project is located within the Central Beach area and is subject to the Central Beach Master Plan. The recommendations of the Master Plan have been considered in the design of the Project, including those related to streetscape design, landscaping, architectural features, building placement, and scale. Many of these recommendations have been incorporated into the City's ULDR, which implements the Central Beach Master Plan.

The Project includes on-site design features that mitigate potential impacts to surrounding properties and public rights-of-way. These include the placement and orientation of the building along North Birch Road, integrated and screened parking, controlled vehicular access limited to North Birch Road and Sebastian Street, landscaped setbacks, and the retention of an existing wall with added landscape buffering along the southern property line.

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

RESPONSE: The Project is located in a CBA zoning district (IOA).

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

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

i. Protect the investment of public funds in public corridor improvements.

ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.
iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

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

b) *Bulk Controls*:

Density:

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

RESPONSE: The maximum permitted density by right in the IOA zoning district is 70 dwelling units per acre. The Project proposes a residential density of 61 dwelling units per acre.

Floor Area Ratio:

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

RESPONSE: There is no F.A.R. requirement in the IOA zoning district.

Maximum Height:

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

RESPONSE: Pursuant to ULDR Sec. 47-12.5.F, a beach development permit may be issued for a development with a height exceeding 120 feet by up to twenty percent (20%) but not exceeding 144 feet, provided the structure has a maximum floorplate of 16,000 square feet and the permit be subject to City Commission approval. The Project is proposed at a height of 144 feet, provides a floorplate of 13,273 square feet, and is being submitted as a Site Plan Level II application subject to City Commission approval.

Yards:

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

level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

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

RESPONSE: The Project meets or exceeds the IOA zoning district's building yard requirements.

c) *Massing Guidelines:*

Overall Height:

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

RESPONSE: The Project provides variation in overall height through the use of a podium and stepped-back residential tower.

Vertical Plane Moderation:

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

RESPONSE: The Project provides horizontal moderation of the building's vertical surfaces through the use of projecting and recessing balconies that extend across the residential tower's north and south façades. Additional moderation is provided by the step back between the podium and the residential tower.

Cornice Height:

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

RESPONSE: The Project incorporates a defined base at Levels 1 and 2 through the use of a stone wall that creates a consistent horizontal architectural expression along a majority of the building's façades. This base extends beyond twenty (20) feet along each façade and establishes a clear transition in massing before the residential balconies or garage screening material begin above.

Façade Treatment:

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

RESPONSE: The Project enhances the pedestrian environment through the use of a defined architectural base at Levels 1 and 2 consisting of stone walls and decorative archways. The stone base transitions to either glazing, residential balconies, or garage screening above which further articulate the building's lower levels.

Overstreet Connections:

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

RESPONSE: N/A. The Project does not propose any over street connections.

d) *Street Level Guidelines:*

Active Use:

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

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

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

RESPONSE: The Project does not front northbound A1A. However, the first floor provides pedestrian access and incorporates an expanded landscaped corner condition at the intersection of Sebastian Street and N. Birch Road that provides open space for pedestrian activity. The entrance and exit to the structured parking facility is located on the building's east façade along N. Birch Road and is integrated into an architecturally articulated façade that transitions in material as it extends upward. The Project consists solely of multifamily residential use (and associated accessory uses such as amenity spaces); therefore, no retail space is proposed.

Fenestration:

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

RESPONSE: The Project does not front A1A; however, the first floor provides pedestrian access along Sebastian Street and incorporates glazing, entry features, and architectural detailing that contribute to an active streetscape. Windows and entry elements are integrated into the building façade and are recessed within the stone base and archway features, providing depth and variation along the street frontages.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the

proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

RESPONSE: N/A. The Project does not border northbound A1A or Las Olas Boulevard.

Trash/Loading Facilities:

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

RESPONSE: The Project's trash and loading facilities are integrated within the southern portion of the building. These facilities are set back off of N. Birch Road and are accessed via a dedicated private driveway so that resident and guest vehicular traffic is not impacted. An existing wall along the southern property line will remain, and additional landscaping is proposed to further screen trash and loading activities.

e) *Other Guidelines:*

Energy Conservation:

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

RESPONSE: The Project's architectural design incorporates features that support cooling and energy efficiency. Residential balconies provide shading, and the building's light-colored exterior materials help reduce heat absorption. The building's orientation, inclusion of open balcony space, and landscaping at multiple levels all allow for natural airflow around the residential units and outdoor amenity areas.

Building Separation:

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

RESPONSE: The Project incorporates variation in building massing through a defined podium and a stepped-back residential tower. The tower is set back approximately 30' from the property line. The building is also oriented to take advantage of views with residential units and amenity areas facing either the Intracoastal Waterway to the west or the Atlantic Ocean to the east.

Rooftop Design:

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

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

RESPONSE: The Project's rooftop level incorporates a variety of outdoor amenity features including landscaping, pools, seating, and lounge areas. Mechanical equipment is screened using materials that match those used for the principal structure. An open metal architectural canopy extends across portions of the rooftop level, providing additional shading while also providing a defined termination for the building. The railing used for residential balconies is also provided at the rooftop level so that the rooftop terrace blends with the building's lower residential component.

f) *Vehicular Circulation:*

Ingress/Egress:

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned

Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from side streets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

RESPONSE: The Project provides direct vehicle access to the integrated parking garage along N. Birch Road. Additional vehicle access is provided along Sebastian Street through a covered drop-off driveway that allows vehicles to enter the site, circulate underneath the overhang, and exit at a separate location. The exit point is positioned to allow vehicles to leave the Property and turn directly onto N. Birch Road.

Arrival/Drop-off Areas:

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

RESPONSE: The Project's arrival/drop-off area is located along Sebastian Street, which functions as a side street to the Property. The covered drop-off area provides approximately 24 feet of driveway width and accommodates adequate space for stacking, loading, and unloading. Stacking requirements are met for both the Sebastian Street drop-off area and the N. Birch Road parking garage access point. The primary pedestrian entrance to the building is located along the north side of the Project, while loading and service areas are located along the south side.

Other:

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

RESPONSE: The Property is located within walking distance of Broward County bus routes operating along A1A and a nearby water taxi stop, both located approximately 0.2 miles from the site and accessible via sidewalks. Fire access and emergency vehicle circulation will be provided in accordance with applicable requirements. The Project's loading and service areas are integrated within the building and accessed via a dedicated

driveway, allowing service vehicles to enter and exit the Property without blocking vehicular or pedestrian circulation.

g) *Pedestrian Circulation:*

Urban Open Spaces/Plazas:

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

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

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

RESPONSE: The Project exceeds applicable open space requirements (8,600 sf required / 9,098 sf provided) and incorporates several outdoor areas that contribute to pedestrian activity and visual openness along the streetscape. The primary pedestrian-oriented open space is located at the corner of Sebastian Street and N. Birch Road, where landscaping and pavers create an expanded corner condition that accommodates pedestrian circulation and gathering. Additional outdoor amenity space is located along the west side of the building overlooking the Intracoastal Waterway, providing seating, landscaping, and recreation areas for residents and guests.

Pedestrian Corridors:

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

RESPONSE: The Project supports pedestrian facilities and provides direct access to the Intracoastal Waterway. A primary pedestrian entry is located along the northern portion of the building and connects to the public sidewalk network. The expanded open space at the corner of Sebastian Street and N. Birch Road enhances pedestrian movement and gathering space.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

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

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

RESPONSE: The Project provides 92 parking spaces, which satisfies the 92-space parking requirement pursuant to Section 47-20. The parking facilities are integrated within the building podium and are decoratively screened with vertical aluminum fins along the façade, in addition to landscaping along the streetscape.

h) *Perimeter Treatments:*

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened

by planting and/or low walls wherever it cannot be concealed within the building volume.

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

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

RESPONSE: Trash, loading, and equipment storage facilities are integrated within the building. Additional screening is provided through the existing wall along the southern property line, as well as the Project's proposed landscaping additions along the wall. Rooftop mechanical equipment will be adequately screened using materials that match the materials used for the principal structure, as well as through rooftop level landscaping. The Project does not propose any grade level parking lots.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

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

RESPONSE: The Project's public and private paving systems will comply with the above requirements.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise

mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

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

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

RESPONSE: The Project's landscaping will be consistent with the proposed use, adjacent development, and comply with applicable code requirements.

i) *Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

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

RESPONSE: The Project's site furnishings will be consistent with the proposed use, adjacent development, and comply with applicable code requirements.

j) *Signage:*

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

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

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

RESPONSE: Building signage, if included, will be consistent with the proposed use, adjacent development, and comply with applicable code requirements.

k) *Lighting:*

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

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

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

RESPONSE: Project lighting will be consistent with the proposed use, adjacent development, and comply with applicable code requirements.

l) *Utilities:*

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

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

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

RESPONSE: Project utilities will be consistent with the proposed use, adjacent development, and comply with applicable code requirements.

m) *Site Plan Objectives:*

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

development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

RESPONSE: Acknowledged.

n) *Usable Outdoor Spaces:*

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

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.
The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

RESPONSE: The Project provides usable outdoor recreation space to accommodate active and passive activity. The ground level features an outdoor amenity space overlooking the Intracoastal Waterway that will feature a hot tub, summer kitchen, seating, and lounge areas. Level 7 and the rooftop level similarly offer outdoor amenity areas featuring pools, landscaping, seating, and lounge areas.

Pedestrian Accessible Spaces:

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

RESPONSE: The Project is not a hotel or commercial development. However, direct access to adjoining public sidewalks is provided in order to stimulate pedestrian activity.

o) *Defensible Space:*

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

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

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

Provide foundation/entry plantings to the development.

All sites should exhibit lush tropical landscaping.

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

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

RESPONSE: The Project will adhere to CPTED principles and includes landscaping in conformance with the recommendations listed above.

IV. Central Beach District Requirements and Limitations – ULDR Sec. 47-12.5

A. *Residential Use Requirements* (intentionally omitted as the Project does not request an increase in the maximum density)

B. *Design Compatibility and Community Character Scala – PRD and ABA district* (intentionally omitted as not applicable)

C. *Open Space.* Open space, for the purposes of this section, shall include all areas on the development site not covered by structures, other than covered arcades, or not covered by vehicular use area. Open spaces can include, but are not limited to public plazas and pocket parks. Covered, double-story arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five (25) percent of the required open space at grade shall be in pervious landscaped area. At least forty (40) percent of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for the purposes of this requirement, may include, but not limited to open planting beds, porous paving systems, sand-set pavers, or any combination thereof. The total amount of open space required shall be calculated based on the size and density of the development, as follows:

1. Open Space for Residential Uses. For any residential development in the Central Beach districts, open space shall be required as follows:

    a. A minimum of two hundred (200) square feet of open space shall be required for each dwelling unit in a development consisting of fifty (50) residential units or less;

    b. One hundred fifty (150) square feet of open space shall be required for each dwelling unit in a development consisting of between fifty-one (51) and one hundred fifty (150) residential units. In no case shall the minimum open space provided pursuant to this subsection be less than ten thousand (10,000) square feet;

    c. One hundred (100) square feet of open space shall be required for each dwelling unit in a development consisting of more than one hundred fifty (150) residential units. In no

case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.

RESPONSE: The Project will comply with the requirements of subsection (a) as it contains less than 50 dwelling units. Please refer to the chart below.

	Required	Provided
Open Space	8,600 sf (200 square feet x 43 units)	**9,098 sf**
Open Space at Grade	3,440 sf (40% of required open space)	**4,861 sf**
Pervious Landscape Area at Grade	860 sf (25% of required open space at grade)	**2,536 sf**

2. Open space for nonresidential uses. Twenty (20) percent of the gross lot area of any development in the Central Beach districts that does not include residential uses shall be open space. No more than fifty (50) percent of the open space may be provided above grade.

   RESPONSE: N/A. The Project is a residential use.

3. Open space for Mixed-use Development. Any mixed-use development in the Central Beach districts is required to provide open space in accordance with the provisions of either subsection 47-12.5.C.1 for open space for residential uses or Subsection 47-12.5.C.2 open space for nonresidential uses, whichever provides the greater square feet of open space.

   RESPONSE: N/A. The Project is not a mixed-use development.

4. Open Space General. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-12.5.C for landscaping improvements proposed in the right-of-way may be applied subject to approval by the agency with jurisdiction over the subject right-of-way.

   RESPONSE: Acknowledged.

D. *Central Beach Streetscape Design*. Streetscape may be required to mitigate, avoid or minimize the impacts caused by the development to surrounding public spaces in a manner that is roughly proportionate to the actual impact of the development. All streetscape improvements shall consider the incorporation of travel lanes, on-street parking, landscape strips, and sidewalks. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees Placement of on-street parking shall be subject to City Engineer review and approval.

   Development shall meet the following streetscape design requirements:

1. Streetscape improvements. Streetscape improvements are required to be designed and installed as part of the development of a development site abutting that portion of the right-of-way that is impacted by the proposed development site.

   RESPONSE: Streetscape improvements are incorporated along portions of the public right-of-way adjacent to the development site. Along North Birch Road, the Project includes streetscape improvements consisting of a 7-foot-wide sidewalk, street trees, and the addition of landscape elements such as silver buttonwoods, palms, shrubs, and

ground cover, all within an 8-foot-wide landscape area between the sidewalk and street. A plaza-like gathering area is provided at the corner of Sebastian Street and North Birch Road to accommodate pedestrian activity and circulation. A date palm marks this intersection, reinforcing the corner condition.

Streetscape improvements continue along Sebastian Street and include the addition of royal palms, shrubs, ground cover, and buttonwoods within a 7.5 to 8-foot-wide landscape area. A 5-foot-wide sidewalk is provided along Sebastian Street, as well. Collectively, these improvements enhance the pedestrian environment and provide continuity along both right-of-way adjacent frontages.

2. Streetscape improvements may deviate from the streetscape design requirements in order to preserve natural barriers, avoid of interference with utility lines or other obstructions or based on an alternative design found to achieve the underlying intent of the streetscape design as approved by the DRC. The DRC shall make best effort to ensure that any approved deviation or modification of the streetscape design requirement are the minimum change necessary to accomplish the intent of this subsection.

   RESPONSE: No deviations from the required streetscape improvement are anticipated at this time.

3. There are hereby identified streets within the Central Beach Area which are accommodating, or are intended to accommodate, intensive pedestrian traffic, or which serve as major pedestrian streets and major vehicular entryways, or major gateways into the Central Beach Area and which will, therefore, require development on said streets to accommodate said pedestrian and vehicular usage aesthetic considerations. The streets are identified below:

   a. Primary streets:
      i. A-1-A
   b. Secondary streets:
      i. Southeast 5th Street
      ii. Las Olas Boulevard
      iii. Cortez Street
      iv. Sebastian Street
      v. Granada Street
      vi. Riomar Street
      vii. Terramar Street
      viii. Vistamar Street
      ix. Las Olas Circle Loop
      x. Seabreeze Boulevard
      xi. Birch Road

   RESPONSE: The Property is located on Birch Road.

4. All other streets not identified in subsection 47-12.5.D.3 are required to meet basic street design cross section as identified within subsection 47-12.5.D.5.

   RESPONSE: Acknowledged.

5. *Street Design*. The design of the streetscape abutting a development site shall provide a minimum width for landscaping, sidewalks and on-street parking as provided in this section.

Alternative designs may be considered based on existing conditions or when there is an identified conflict with infrastructure and shall be subject to approval by the City Engineer. The setback of structures shall be increased to accommodate the minimum landscape, sidewalk and on-street parking requirements through the establishment of an access easement on private property, should the existing right-of-way width prove insufficient to accommodate.

a. Travel Lane. Travel lanes are required to be a minimum eleven (11) foot width.

RESPONSE: Travel lanes are a minimum of eleven (11) feet in width and comply with the streetscape design requirements.

b. On-Street Parking. On-Street Parking shall be designed in accordance with this section or adopted streetscape plans.

RESPONSE: No on-street parking is proposed.

c. Sidewalks.
   i. Primary Street. Sidewalks are required to be a minimum of twenty (20) foot width.
   ii. Secondary Streets. Sidewalks are required to be a minimum of seven (7) foot width.
   iii. Other streets not identified as primary or secondary streets. Sidewalks are required to be a minimum of five (5) feet.

RESPONSE: The Project provides a 7-foot-wide sidewalk along North Birch Road and a 5-foot-wide sidewalk along Sebastian Street.

d. *Street Trees*. Street trees shall be planted and maintained along the street abutting the property to provide a canopy effect. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The requirements for street trees, as provided herein, may be located within the public right-of-way, as approved by the entity with jurisdiction over the abutting right-of-way.

   i. Plant selection should be based on the plant's adaptability to the existing coastal conditions and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color, and texture. Plant species are required to be tolerant to salt and able to withstand salt exposure and prevailing winds.

   ii. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular subgrade block system, such as Silva Cell® or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.
   iii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum of every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with street trees converge and spaced to provide maximum visibility. Provide tall palms at the immediate corners to provide

a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum of every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:

a. Shade trees: Minimum sixteen (16) feet in height and eight (8) foot spread, with minimum seven (7) foot vertical clearance.
b. Palm trees: Minimum eighteen (18) feet in height, with a minimum of eight (8) foot of clear trunk.
c. Small canopy tree or small palm trees: Minimum twelve (12) feet in height and six (6) foot spread, with a minimum six (6) foot vertical clearance.

iv. Landscape Strip with Street Trees. Landscape strip area for street trees does not represent the soil volume requirement for root growth and shall be subject to approval by the Department Street trees as defined by Section 47-21.2 of the ULDR, Landscaping and Tree Preservation and minimum dimensions for landscape strip to accommodate tree trunk growth shall be provided as follows:

a. Shade trees having an average mature canopy spread of greater than thirty (30) feet shall be provided with two hundred twenty-five (225) square foot planted area, with a minimum nine (9) foot width being the smallest dimension; or
b. Trees having an average mature canopy spread between twenty (20) and thirty (30) feet shall be provided with a ninety (90) square foot planted area, with a minimum seven (7) foot width being the smallest dimension; or
c. Trees having an average mature canopy spread less than twenty (20) feet shall be provided with sixty-four (64) square foot planted area, with a minimum six (6) foot width being the smallest dimension; or
d. Palms shall be provided with a twenty-five (25) square foot planted area and shall provide a minimum five (5) foot width being the smallest dimension except for a sixteen (16) square foot planted area with four (4) foot minimum width being the smallest dimension for Coccothrinax, Thrinax, Saba/ and Ptychosperma spp.

RESPONSE: Landscaping for the Project will comply with the above requirements.

E. *Design Features*.

1. Architectural features in Central Beach zoning districts. Architectural features such as eaves, cornices, unenclosed balconies, open railings, windows, awnings, bay windows, and dormers are permitted to extend into a required yard area a maximum distance of three (3) feet from the face of the building. Unenclosed balconies are permitted to extend into a required yard area a maximum distance of five (5) feet from the face of the building, subject to Section 47-26.A.2, City Commission Request for Review.

RESPONSE: The Project provides balconies that extend into the required yard at the maximum permitted distance of 5 feet from the face of the building.

2. Non-habitable lobby entry features such as porte-cochere are exempt from yard requirements.

RESPONSE: The driveway adjacent to the lobby entry includes a porte-cochere.

F. *Height - SLA, IOA, NBRA, SBMHA.*

1. Notwithstanding the maximum structure height as provided in Section 47-12.4.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 47-12.6.

   RESPONSE: The Project is proposed at a height of 144 feet in compliance with the maximum permitted twenty percent (20%) increase, subject to City Commission approval. The Project also complies with the floor plate limitation, proposing a floor plate of 13,273 square feet where up to 16,000 square feet is permitted.

G. SLA Side Yard. (intentionally omitted as not applicable)

V. Central Beach Activity Center Requirements

The Property is designated Fort Lauderdale Central Beach Activity Center on the Broward County Land Use Map and Central Beach Regional Activity Center on the City of Fort Lauderdale Future Land Use Map. Residential development within these designations is capped at 5,500 dwelling units and further limited by peak-hour trip cap of 3,220 trips.

The Property is currently developed with a 7-unit apartment building and an 18-room hotel. The Project proposes 43 residential units, resulting in a net increase of 36 dwelling units and the elimination of 18 existing hotel rooms. A Traffic Statement prepared by J. Suzanne Danielsen, P.E., included with this submittal, analyzed trip generation for the Project and determined that the Project will generate 20 peak-hour trips. The existing development generates 40 peak-hour trips, resulting in a net reduction of 20 peak-hour trips.

According to a July 2025 version of the Central Beach RAC Development Monitoring Table, 521 residential units and 199 peak-hour trips remain available. Because the Project results in a net dwelling unit increase within the remaining unit capacity and a net peak-hour trip decrease, the Project complies with the Central Beach Activity Center regulations set forth in the Broward County Land Use Plan and the City of Fort Lauderdale Future Land Use Element.

Memorandum

To: Uri Bublil
Pillars Club & Residences, LLC
uri@flashys.net

From: J. Suzanne Danielsen, P.E.

Date: March 10, 2026

Re: 109-111 N. Birch Road - Fort Lauderdale, Florida
Traffic Statement

As requested, Danielsen Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation statement specific to development of 43 multifamily residential dwelling units at 109-111 N. Birch Road (along the west side of N. Birch Road south of Sebastian Street) within municipal limits of the City of Fort Lauderdale. Figure 1 shows the location of the project site.

TRIP GENERATION ANALYSIS

The project site is currently occupied by a seven (7)-unit apartment building and the 18-room Pillars Hotel. A residential condominium building is located south of the project site; public rights of way are located adjacent to both north (Sebastian Street) and east (N. Birch Road) property lines and the Intracoastal Waterway is located to the west. Vehicular access is proposed at one (1) location along N. Birch Road and at two (2) locations along Sebastian Street (one (1) ingress and one (1) egress). A current site plan is included as Attachment A.

Trip Generation

A trip generation analysis has been completed for the proposed residential units. The analysis was performed using rates and formulae published in the Institute of Transportation Engineer's (ITE) report *Trip Generation* (12th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding rates for the proposed development are as follows:

Multifamily Housing (High-Rise) – ITE Land Use #222

- Weekday: **
  where T = number of trips and X = dwelling units

- AM Peak Hour: T = 0.20(X) (29% in / 71% out)
- PM Peak Hour: T = 0.26(X) (61% in / 39% out)

** not available. see trip generation calculations for method.

The results of this effort are documented in report Table 2 *'Trip Generation Summary Proposed Uses'*. As shown in Table 2, the proposed residential units are expected to produce 122 vehicle trips per day (vpd) with nine (9) vehicle trips occurring during the AM peak hour (three (3) entering and six (6) exiting) and 11 vehicle trips occurring during the PM peak hour (seven (7) entering and four (4) exiting).

Trip Generation estimates provided in Table 1 '*Trip Generation Summary Existing Uses*' consider the project site as it exists today. As shown in Table 1, existing residential units and hotel rooms likely produce 265 vehicle trips per day with 21 vehicle trips occurring during the AM peak hour (seven (7) entering and 14 exiting) and 19 vehicle trips occurring during the PM peak hour (11 entering and eight (8) exiting). Considering vehicle trips produced by existing uses and those expected to be produced by the proposed use yields no increase across all study scenarios.

CONCLUSION

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The Pillars Residences & Club (109-111 N. Birch Road), as proposed, is not expected to produce vehicle trips in excess of those produced by existing uses to be removed.

- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

Of course, please do not hesitate to contact me directly with any questions you may have.

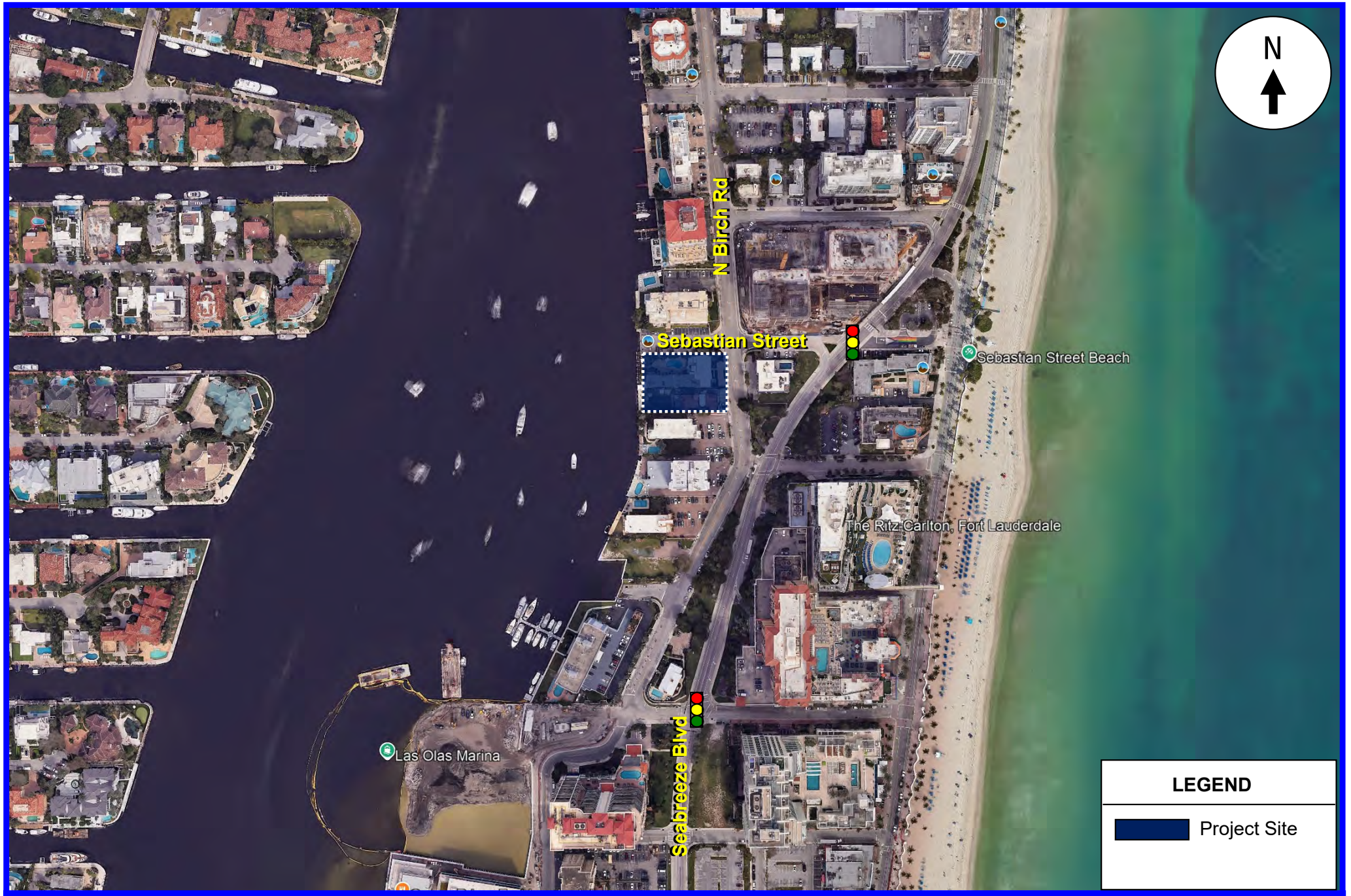
Sincerely,

DC ENGINEERS, INC.

J. Suzanne Danielsen, P.E.
Senior Transportation Engineer



J. Suzanne Danielsen, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022



DC Engineers, Inc.

Project Location Map

FIGURE 1
109-111 N. Birch Road
Fort Lauderdale, Florida

Table 1: Trip Generation Summary Existing Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total
Multi-Family Housing, Low-Rise (LUC 220)	7	du	15	4	11	11	7	4	160
Hotel (LUC 310)	18	rms	6	3	3	8	4	4	105
Subtotal			**21**	**7**	**14**	**19**	**11**	**8**	**265**
Internal (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Subtotal			**21**	**7**	**14**	**19**	**11**	**8**	**265**
Multi-Modal Reduction (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total			**21**	**7**	**14**	**19**	**11**	**8**	**265**

Source: ITE Trip Generation Manual (12th Edition)

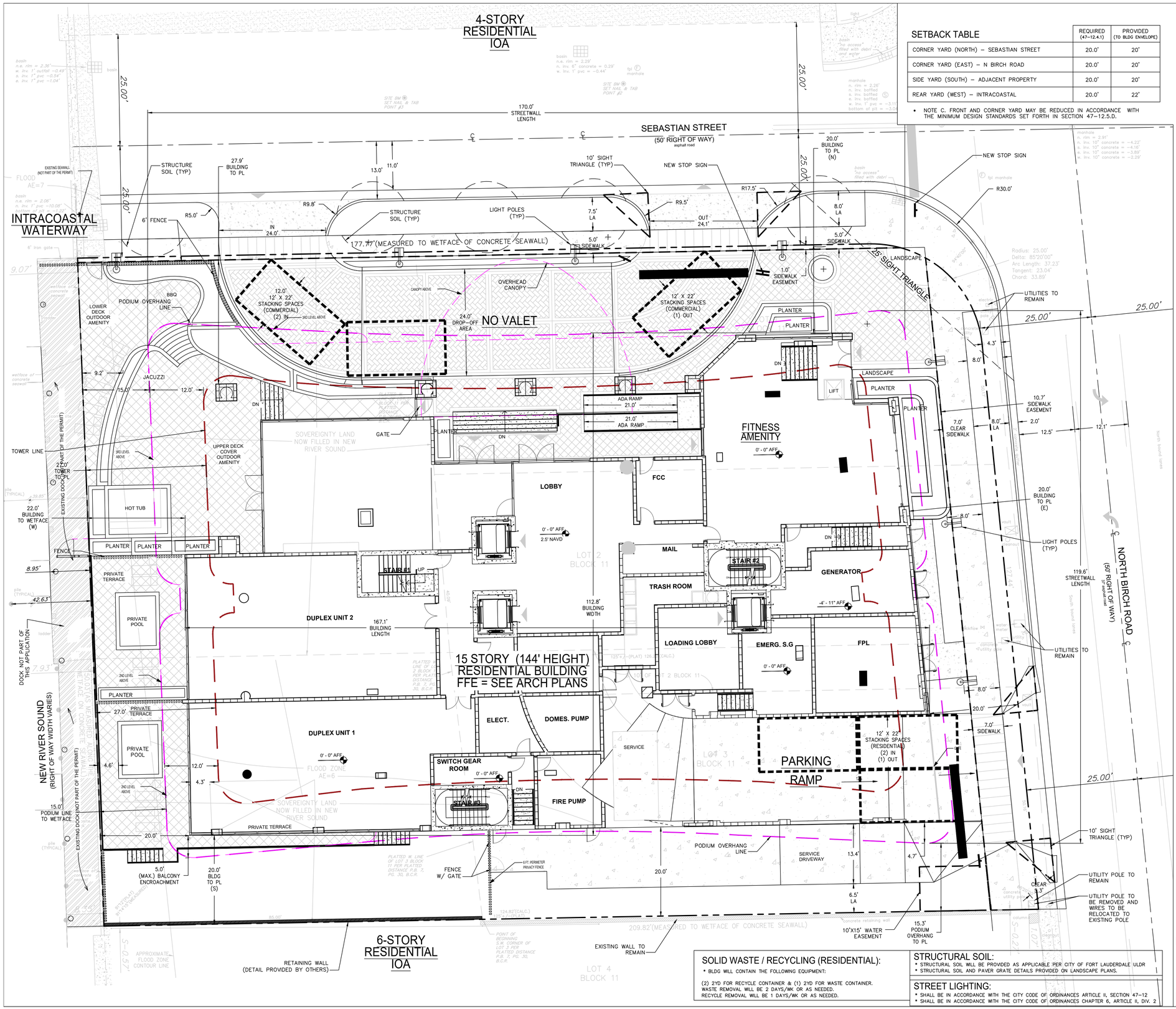
Table 2: Trip Generation Summary Proposed Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Multi-Family Housing, High-Rise (LUC 222)	43	du	9	3	6	11	7	4	122
Subtotal			**9**	**3**	**6**	**11**	**7**	**4**	**122**
Internal (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Subtotal			**9**	**3**	**6**	**11**	**7**	**4**	**122**
Multi-Modal Reduction (0%)			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total			**9**	**3**	**6**	**11**	**7**	**4**	**122**

Source: ITE Trip Generation Manual (12th Edition)

Net New Trips			-12	-4	-8	-8	-4	-4	-143

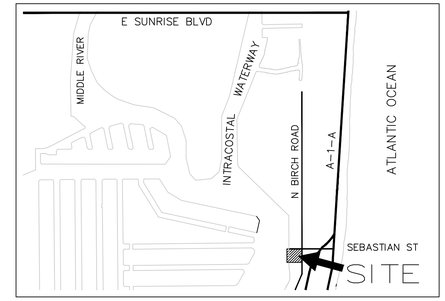
ATTACHMENT A



SETBACK TABLE

	REQUIRED (47-12.4.1)	PROVIDED (TO BLDG ENVELOPE)
CORNER YARD (NORTH) – SEBASTIAN STREET	20.0'	20'
CORNER YARD (EAST) – N BIRCH ROAD	20.0'	20'
SIDE YARD (SOUTH) – ADJACENT PROPERTY	20.0'	20'
REAR YARD (WEST) – INTRACOASTAL	20.0'	22'

- NOTE C. FRONT AND CORNER YARD MAY BE REDUCED IN ACCORDANCE WITH THE MINIMUM DESIGN STANDARDS SET FORTH IN SECTION 47-12.5.D.



LOCATION MAP

NTS

NORTH

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	(7) RESIDENTIAL/ (18 ROOMS) HOTEL
CURRENT LAND USE DESIGNATION	C-REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	C-REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	IOA
PROPOSED ZONING DESIGNATION	IOA
ADJACENT ZONING DESIGNATION	IOA

TOTAL SITE AREA	30,687 sf / 0.704 acres

TOTAL PERVIOUS EXISTING (LANDSCAPE)	8,630 S.F.	28%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	3,924 S.F.	13%
TOTAL IMPERVIOUS EXISTING	13,576 S.F.	44%
TOTAL IMPERVIOUS PROPOSED	13,993 S.F.	46%
TOTAL BUILDING FOOT PRINT EXISTING	8,481 S.F.	28%
TOTAL BUILDING FOOT PRINT PROPOSED	12,770 S.F.	42%

WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE

BUILDING DATA:

TOTAL BUILDING SF RESIDENTIAL	114,904 S.F.
TOTAL BUILDING SF LOBBY/SERVICE/BOH/AMENITY	35,081 S.F.
TOTAL BUILDING SF PARKING/LOADING	48,355 S.F.
TOTAL BUILDING SF DECK/BALCONIES (NIC)	31,355 S.F.
TOTAL BUILDING SQUARE FOOTAGE	198,340 S.F.

LOT COVERAGE	20,297 S.F.	66%
VUA AREA	6,284 S.F.	20%
PEDESTRIAN WALKS & PLAZAS (HARDSCAPE IN ROW NIC)	7,709 S.F.	25%
OPEN SPACE (SEE EXHIBIT X4)	9,098 S.F.	
OPEN SPACE PERVIOUS (SEE EXHIBIT X4)	2,536 S.F.	

	REQUIRED	PROVIDED
FAR (residential intensity) (198,340/30,687=6.46)	NONE	6.46
NUMBER OF UNITS	N/A	43 UNITS
BUILDING DENSITY	70 UNITS/AC	61 UNITS/AC
BUILDING HEIGHT-BLDG	144'*	144'(RAILING)
BUILDING LENGTH x WIDTH	N/A	167.1' x 112.8'

* PER SECTION 47-12.5.F A BEACH DEVELOPMENT PERMIT MAY BE ISSUED FOR A DEVELOPMENT WITH A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1 BY UP TO TWENTY (20) PERCENT BUT NOT EXCEEDING A HEIGHT OF ONE HUNDRED FORTY-FOUR (144) FEET.

UNIT MIX OVERALL:

UNIT TYPE	TOTAL	% OF TOTAL
2 BD + DEN	4	9%
3 BD	8	19%
3 BD + DEN	29	67%
4 BD + DEN	2	5%
TOTAL UNITS	43	

CENTRAL BEACH REQUIREMENTS

	REQUIRED	PROVIDED
BUILDING LENGTH ("streetwall")	200'	170.0' (SEBASTIAN) 119.6' (BIRCH)
MINIMUM DISTANCE BETWEEN BUILDINGS	20' or 20% tallest bldg.	N/A
BUILDING PODIUM HEIGHT	65'	57'-4"
TOWER STEPBACK	12'	12'
TOWER SEPARATION (between towers and from PL)	30'	30'
BUILDING FLOORPLATE SIZE (max.) (under 65') (above 65')	N/A 16,000 SF	N/A 13,273 SF
BALCONY ENCROACHMENT (max.)	5'	5'
RESIDENTIAL UNIT SIZE (min.)	N/A	1,415 SF

PARKING TABLE

	SF/UNIT	CODE	REQUIRED	PROVIDED
RESIDENTIAL UNITS-3 BD +DEN OR 4 BD & GREATER	12 UNITS	2.2/UNIT	26.4	26.4
RESIDENTIAL UNITS-2 BD +DEN OR 3 BD	31 UNITS	2.1/UNIT	65.1	65.1
			REQUIRED	PROVIDED
* NO VALET OPERATIONS			92	92

4 ADA (INCLUDED IN THE TOTAL)

STACKING DATA:

RESIDENTIAL & NONRESIDENTIAL STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SEBASTIAN ST.	2	2	1	1
N BIRCH RD.	2	2	1	1

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

LOADING DATA:

	RATIO	REQUIRED	PROVIDED
RESIDENTIAL	N/A	0	0

PER SECTION 47-19.5.B.1.A.II, NO OPAQUE FENCE, HEDGE OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT AS MEASURED IN ACCORDANCE WITH SECTION 47-2.2.G, WHEN LOCATED WITHIN TEN (10) FEET OF THE EDGE OF THE WATERWAY.

BICYCLE REQUIREMENTS:

BICYCLE STORAGE ROOMS PROVIDED ON LEVEL 1

SOLID WASTE / RECYCLING (RESIDENTIAL):

* BLDG WILL CONTAIN THE FOLLOWING EQUIPMENT:

(2) 2YD FOR RECYCLE CONTAINER & (1) 2YD FOR WASTE CONTAINER.
WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
RECYCLE REMOVAL WILL BE 1 DAYS/WK OR AS NEEDED.

STRUCTURAL SOIL:

* STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR
* STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

STREET LIGHTING:

* SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES ARTICLE II, SECTION 47-12
* SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES CHAPTER 6, ARTICLE II, DIV. 2

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

Sheet Title: SITE PLAN

Job Title: THE PILLAR'S CLUB & RESIDENCES
109-111 N BIRCH ROAD
FORT LAUDERDALE, FLORIDA 33304

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase: DRC DOCUMENTS

SEAL

Scale: 1"=10'	Date 03/06/26
Job No. 25-1915.00	Plot Date 03/06/26
Drawn by BMK	Sheet No. C0
Proj Mgr. SROD	
Appr. by BMK	– of 1

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

March 6, 2026

City of Fort Lauderdale – Public Works Department
100 N. Andrews Avenue
Fort Lauderdale, FL 33301
954-828-5772

Re: **The Pillars Club and Residences – 111 N. BIRCH ROAD, Fort Lauderdale, FL 33304**
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 high-rise multi-family residential building with 40 units with a restaurant. The site is currently occupied with two 2-story buildings for the following uses: 7 Single-Family units, and 18 Hotel rooms.

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:
43 (Condominium, Apartment - R03) x 0.805 ERC / unit = 34.615 ERC's

Existing Service Demand:
18 Rooms (Hotel, with Restaurant - C-16) x 0.868 ERC / unit = 15.624 ERC's
7 Units (Condominium, Apartment - R03) x 0.805 ERC / unit = 5.635 ERC's

Total Proposed Demand = 34.615 ERC's
Total Existing Demand = 21.259 ERC's
Total Net New Demand = 13.356 ERC's

Water = 13.356 ERC's x 300 gallons / ERC = 4,007 gallons (0.004007 MGD)
Sewer = 13.356 ERC's x 175 gallons / ERC = 2,337 gallons (0.002337 MGD)

Respectfully,

Blake M. Kidwell, P.E.
Flynn Engineering Services, P.A

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

THE PILLARS CLUB AND RESIDENCES
FES #25-1915.00

Drainage Calculations Summary:

This project is 0.70 acres redevelopment project. The site is currently an existing parking lot. The proposed development is three mixed-use buildings with new and revised parking.

The site is located at 111 N. Birch Road, Fort Lauderdale, FL 33304.
(South Side of Sebastian Street, West of N. Birch Road)

The control water elevation for this site is 2.50' NAVD.

Water quality required (0.06 ac-ft) will be provided in 95 LF exfiltration trench.

Water quantity will be provided in one (1) on-site drainage well with 250 gpm/ft of discharge starting at elevation 5.00' NAVD. One (1) on-site provisional drainage well has been provided if the capacity is not met with the first well.

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	6.06' NAVD	6.63' NAVD
(Minimum FFE=7.40 NAVD or Flood Proofed to 7.40 NAVD)		
25-yr - 3 day	5.91' NAVD	6.22' NAVD
5-yr - 1 day	5.13' NAVD	N/A

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000018E75F903E100026EDE, cn=Blake M Kidwell
Date: 2026.01.21 14:01:16 -05'00'

BLAKE M. KIDWELL
LICENSE
No 91488
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This document has been digitally signed and sealed by Blake M. Kidwell on 01/21/2026.

Printed copies of this document are not considered signed and sealed.

FLYNN ENGINEERING

THE PILLARS CLUB AND RESIDENCES

FES Project No. 25-1915.00

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	30,687 SF =	0.70 AC		
B. BUILDING COVERAGE =	13,111 SF =	0.30 AC	43%	
C. TOTAL ASPHALT & WALKS =	12,677 SF =	0.29 AC	41%	
D. TOTAL IMPERVIOUS =	25,788 SF =	0.59 AC		84%
E. % WATER QUALITY IMPERVIOUS =			72%	
F. PERVIOUS AREA =	4,899 SF=	0.11 AC		16%
				100%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	30,687 SF =	0.70 AC		
B. BUILDING COVERAGE =	8,481 SF =	0.19 AC	28%	
C. TOTAL ASPHALT & WALKS =	13,576 SF =	0.31 AC	44%	
D. TOTAL IMPERVIOUS =	22,057 SF =	0.51 AC		72%
E. % WATER QUALITY IMPERVIOUS =			61%	
F. PERVIOUS AREA =	8,630 SF=	0.20 AC		28%
				100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.03 AC-FT= 0.40 AC-IN

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

2.5" x % Imperv. = 0.06 AC-FT= 0.73 AC-IN

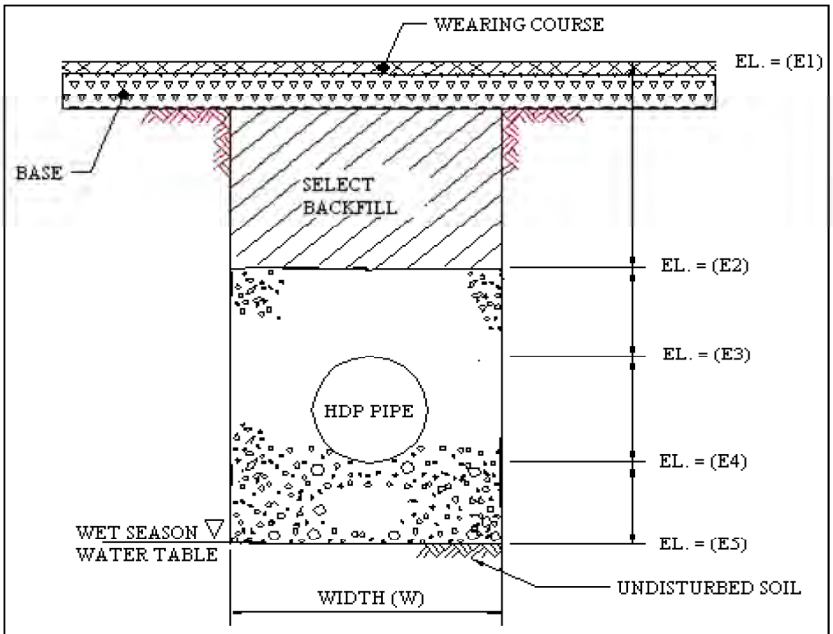
NOTE: Water Quality excludes building area which will be directly connected to drainage well.

Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale By The Sea, FL 33308
(954) 522-1004

FLYNN ENGINEERING

THE PILLARS CLUB AND RESIDENCES

FES Project No. 25-1915.00



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 =	5.00	ft. NAVD
E2 =	5.00	ft. NAVD
E3 =	4.00	ft. NAVD
E4 =	2.50	ft. NAVD
E5 =	1.00	ft. NAVD
Water Table =	2.50	ft. NAVD
Width (W) =	8.00	ft.

k_1 = 2.05E-04 cfs / ft² - ft. head (Hydraulic Conductivity)

k_2 = 9.82E-05 cfs / ft² - ft. head (Hydraulic Conductivity)

$K = (k_1 + k_2)/2$ = 1.52E-04 cfs / ft² - ft. head

L =	95	lineal feet of trench provided
K =	1.52E-04	cfs / ft² - ft. head (Hydraulic Conductivity)
D_U =	2.50	ft. (Non-Saturated Trench Depth)
D_S =	1.50	ft. (Saturated Trench Depth)
H_2 =	2.50	ft. (Depth to water table)
W =	8.00	ft. (Width of Trench)
V_{wq} =	0.73	ac-in (Volume to be treated for water quality)
%WQ =	0.50	
FS =	2.00	

D_U = E2 - (The Shallower of Water Table or E5)

D_S = (The Shallower of Water Table or E5) - E5

H_2 = E1 - (The Shallower of Water Table or E5)

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{0.73}{0.0051 + 0.0028} = 92 \text{ LF}$$

L_{wq} = 92 lineal feet of trench required for water quality

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 95\ \times (\ 0.0051\ +\ 0.0028\ )\ ] - 0.73}{2.00}$$

V_{add} = 0.01 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 0.74 acre-inches treated (Total volume treated)

= 0.062 acre-feet treated

Flynn Engineering Services, P.A.
241 Commercial Boulevard
Lauderdale By The Sea, FL 33308
(954) 522-1004

Prepared: 1/15/2026

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: The Pillars Club and Residences
Date : 1/15/26

Client :
Job Number : 25-1915.00
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 01/50/42 Plat Book / Page: ____ City: Ft. Laud. County: Broward State: Florida

Project Description : Existing site.

PRE CONDITION

*All elevations referenced are in NAVI

Total Project Acreage : 0.700 Acres
Total Drainage Basin(with offsite): 0.700 Acres

Federal Insurance Rate Map Information : Map No. 12011C0 Date: 7-31-24 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	12.63	0.74	18.01	17.38	1.01	1.01
25 Year Return Period	10.70	10.08	0.59	14.54	13.92	0.81	0.81
10 Year Return Period	8.50	7.89	0.46	11.55	10.93	0.64	0.64
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	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	6.07	0.00	6.63	0.00
25 Year Return Period		5.72	0.00	6.22	0.00
10 Year Return Period	4.50	5.40	0.00		
5 Year Return Period		2.50	0.00		
3 Year Return Period		2.50	0.00		

Water Table Elevation (ft)= 2.50

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)= 2.00 (Pervious Area)
Soil Storage (S) Value = 0.54
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	0.06
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.09
2.5" X % Imp. X Area (Total site less water areas)	0.10
.5" X Area (Pretreatment - Commercial projects Only)	0.03

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.06
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.09
2.5" X % Imp. X Area (Total site less water areas)	0.10
.5" X Area (Pretreatment - Commercial projects Only)	0.03

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

Storage from ___ to ___

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: The Pillars Club and Residences

Date : 1/15/26

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	0.19	5.89	5.89	0.00	100.00	0.00	0.00	0.00	0.19	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.31	6.56	2.93	100.00	0.00	0.00	0.31	0.00	0.00	0.31	0.00	0.00
3	LANDSCAPE	0.20	6.07	2.93	0.00	0.00	0.00	0.00	0.20	0.00	0.20	0.00	4.50
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28													
	PROJECT TOTALS / AVERAGE	0.70	6.56	2.93	44.29	27.14	0.00	0.31	0.20	0.19	0.51	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	2.50	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	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.70	10.00	2.50	44.29	27.14	0.00	0.31	0.20	0.19	0.51	0.00	4.50

Basin % Imper. for Water Quality Purposes = 60.78
Drainage Basin % Impervious (incl. Bldg., No lakes)= 71.43

Project % Imper. for Water Quality Purposes = 60.78
Project % Impervious (incl. Bldg., No lakes)= 71.43

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: The Pillars Club and Residences

Date : 1/15/26

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		2.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00
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	0.18	0.28	0.40	0.54	0.70	0.85	1.01	1.16	1.32	1.47	1.63
3	LANDSCAPE	0.00	0.14	0.21	0.30	0.40	0.50	0.60	0.70	0.80	0.90	1.00	1.10
4													
5													
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27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.32	0.49	0.70	0.94	1.20	1.45	1.71	1.96	2.22	2.47	2.73
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.00	0.32	0.49	0.70	0.94	1.20	1.45	1.71	1.96	2.22	2.47	2.73

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

SFWMD allowable discharge: 2.45 CFS Project Acreage : 0.70

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)	2.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00
Discharge (Cfs)												

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Date : 1/15/26

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	LANDSCAPE	2.00	1.88	0.03
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		1.88	0.03
	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		1.88	0.03

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.54

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)		

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: The Pillars Club and Residences
Date : 1/15/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.32	0.06	0.02	0.02	0.00	0.00	0.00	2.52	0.00	0.00	0.00
8.00	0.05	0.65	0.27	0.06	0.04	0.01	0.00	0.01	2.62	0.00	0.00	0.00
12.00	0.07	0.97	0.53	0.06	0.05	0.03	0.00	0.03	2.73	0.00	0.00	0.00
16.00	0.10	1.29	0.81	0.03	0.05	0.05	0.00	0.05	2.86	0.00	0.00	0.00
20.00	0.12	1.62	1.11	0.07	0.05	0.06	0.00	0.06	3.00	0.00	0.00	0.00
24.00	0.15	1.93	1.41	0.07	0.05	0.08	0.00	0.08	3.13	0.00	0.00	0.00
28.00	0.18	2.41	1.87	0.11	0.08	0.11	0.00	0.11	3.34	0.00	0.00	0.00
32.00	0.22	2.88	2.32	0.07	0.08	0.13	0.00	0.13	3.55	0.00	0.00	0.00
36.00	0.25	3.34	2.77	0.07	0.07	0.16	0.00	0.16	3.75	0.00	0.00	0.00
40.00	0.29	3.82	3.24	0.07	0.08	0.19	0.00	0.19	3.64	0.00	0.00	0.00
44.00	0.32	4.29	3.71	0.11	0.09	0.21	0.00	0.21	3.81	0.00	0.00	0.00
48.00	0.36	4.76	4.17	0.07	0.08	0.24	0.00	0.24	3.97	0.00	0.00	0.00
52.00	0.40	5.35	4.76	0.15	0.12	0.27	0.00	0.27	4.17	0.00	0.00	0.00
56.00	0.50	6.57	5.97	0.30	0.27	0.34	0.00	0.34	5.07	0.00	0.00	0.00
58.00	0.57	7.58	6.97	0.41	0.40	0.40	0.00	0.40	5.23	0.00	0.00	0.00
59.00	0.63	8.32	7.71	0.60	0.56	0.44	0.00	0.44	5.34	0.00	0.00	0.00
59.50	0.68	8.98	8.37	0.93	0.85	0.47	0.00	0.47	5.43	0.00	0.00	0.00
59.75	0.85	11.22	10.60	6.31	2.70	0.53	0.00	0.53	5.58	0.00	0.00	0.00
60.00	1.02	13.45	12.82	6.27	5.09	0.63	0.00	0.63	5.83	0.00	0.00	0.00
60.50	1.09	14.42	13.79	1.34	2.33	0.77	0.00	0.77	6.13	0.00	0.00	0.00
61.00	1.13	14.92	14.29	0.71	0.96	0.82	0.00	0.82	6.24	0.00	0.00	0.00
62.00	1.18	15.60	14.97	0.41	0.46	0.86	0.00	0.86	6.33	0.00	0.00	0.00
64.00	1.24	16.42	15.79	0.26	0.28	0.92	0.00	0.92	6.44	0.00	0.00	0.00
68.00	1.31	17.37	16.74	0.15	0.17	0.97	0.00	0.97	6.56	0.00	0.00	0.00
72.00	1.36	18.01	17.38	0.11	0.11	1.01	0.00	1.01	6.63	0.00	0.00	0.00
				Peak stage		6.63	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	2.50	0.00	0.00	0.00
4.00	0.02	0.26	0.03	0.01	0.02	0.00	0.00	0.00	2.51	0.00	0.00	0.00
8.00	0.05	0.52	0.18	0.04	0.03	0.01	0.00	0.01	2.58	0.00	0.00	0.00
12.00	0.07	0.78	0.37	0.05	0.04	0.02	0.00	0.02	2.66	0.00	0.00	0.00
16.00	0.10	1.04	0.59	0.03	0.04	0.03	0.00	0.03	2.76	0.00	0.00	0.00
20.00	0.12	1.31	0.83	0.05	0.04	0.05	0.00	0.05	2.87	0.00	0.00	0.00
24.00	0.15	1.56	1.06	0.06	0.04	0.06	0.00	0.06	2.98	0.00	0.00	0.00
28.00	0.18	1.95	1.42	0.09	0.07	0.08	0.00	0.08	3.14	0.00	0.00	0.00
32.00	0.22	2.32	1.78	0.06	0.06	0.10	0.00	0.10	3.30	0.00	0.00	0.00
36.00	0.25	2.70	2.14	0.06	0.06	0.12	0.00	0.12	3.47	0.00	0.00	0.00
40.00	0.29	3.08	2.52	0.06	0.06	0.15	0.00	0.15	3.64	0.00	0.00	0.00
44.00	0.32	3.47	2.90	0.09	0.07	0.17	0.00	0.17	3.81	0.00	0.00	0.00
48.00	0.36	3.84	3.26	0.06	0.06	0.19	0.00	0.19	3.65	0.00	0.00	0.00
52.00	0.40	4.32	3.74	0.12	0.10	0.22	0.00	0.22	3.82	0.00	0.00	0.00
56.00	0.50	5.31	4.71	0.24	0.22	0.27	0.00	0.27	4.15	0.00	0.00	0.00
58.00	0.57	6.12	5.52	0.33	0.32	0.32	0.00	0.32	4.42	0.00	0.00	0.00
59.00	0.63	6.72	6.12	0.48	0.45	0.35	0.00	0.35	5.08	0.00	0.00	0.00
59.50	0.68	7.25	6.65	0.75	0.69	0.37	0.00	0.37	5.15	0.00	0.00	0.00
59.75	0.85	9.06	8.45	5.09	2.17	0.42	0.00	0.42	5.28	0.00	0.00	0.00
60.00	1.02	10.86	10.24	5.06	4.11	0.50	0.00	0.50	5.52	0.00	0.00	0.00
60.50	1.09	11.64	11.02	1.09	1.88	0.61	0.00	0.61	5.79	0.00	0.00	0.00
61.00	1.13	12.05	11.43	0.57	0.77	0.65	0.00	0.65	5.88	0.00	0.00	0.00
62.00	1.18	12.59	11.97	0.33	0.37	0.69	0.00	0.69	5.97	0.00	0.00	0.00
64.00	1.24	13.26	12.63	0.21	0.23	0.73	0.00	0.73	6.06	0.00	0.00	0.00
68.00	1.31	14.03	13.40	0.12	0.14	0.78	0.00	0.78	6.16	0.00	0.00	0.00
72.00	1.36	14.54	13.92	0.09	0.09	0.81	0.00	0.81	6.22	0.00	0.00	0.00
				Peak stage		6.22	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: The Pillars Club and Residences
Date : 1/15/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.20	0.01	0.01	0.01	0.00	0.00	0.00	2.51	0.00	0.00	0.00
8.00	0.05	0.42	0.11	0.03	0.02	0.01	0.00	0.01	2.55	0.00	0.00	0.00
12.00	0.07	0.62	0.25	0.04	0.03	0.01	0.00	0.01	2.61	0.00	0.00	0.00
16.00	0.10	0.82	0.41	0.02	0.03	0.02	0.00	0.02	2.68	0.00	0.00	0.00
20.00	0.12	1.04	0.59	0.04	0.03	0.03	0.00	0.03	2.76	0.00	0.00	0.00
24.00	0.15	1.24	0.77	0.04	0.03	0.04	0.00	0.04	2.85	0.00	0.00	0.00
28.00	0.18	1.55	1.05	0.07	0.05	0.06	0.00	0.06	2.97	0.00	0.00	0.00
32.00	0.22	1.84	1.33	0.05	0.05	0.08	0.00	0.08	3.10	0.00	0.00	0.00
36.00	0.25	2.14	1.61	0.05	0.05	0.09	0.00	0.09	3.23	0.00	0.00	0.00
40.00	0.29	2.45	1.90	0.05	0.05	0.11	0.00	0.11	3.36	0.00	0.00	0.00
44.00	0.32	2.75	2.20	0.07	0.05	0.13	0.00	0.13	3.49	0.00	0.00	0.00
48.00	0.36	3.05	2.49	0.05	0.05	0.14	0.00	0.14	3.63	0.00	0.00	0.00
52.00	0.40	3.43	2.86	0.09	0.08	0.17	0.00	0.17	3.79	0.00	0.00	0.00
56.00	0.50	4.22	3.63	0.19	0.17	0.21	0.00	0.21	3.77	0.00	0.00	0.00
58.00	0.57	4.86	4.27	0.26	0.26	0.24	0.00	0.24	3.99	0.00	0.00	0.00
59.00	0.63	5.34	4.74	0.38	0.36	0.27	0.00	0.27	4.14	0.00	0.00	0.00
59.50	0.68	5.76	5.17	0.60	0.54	0.29	0.00	0.29	4.26	0.00	0.00	0.00
59.75	0.85	7.20	6.59	4.03	1.72	0.33	0.00	0.33	5.02	0.00	0.00	0.00
60.00	1.02	8.63	8.01	4.01	3.26	0.39	0.00	0.39	5.21	0.00	0.00	0.00
60.50	1.09	9.25	8.63	0.86	1.49	0.48	0.00	0.48	5.46	0.00	0.00	0.00
61.00	1.13	9.57	8.96	0.45	0.61	0.51	0.00	0.51	5.55	0.00	0.00	0.00
62.00	1.18	10.00	9.39	0.26	0.29	0.54	0.00	0.54	5.62	0.00	0.00	0.00
64.00	1.24	10.53	9.91	0.17	0.18	0.57	0.00	0.57	5.70	0.00	0.00	0.00
68.00	1.31	11.14	10.52	0.10	0.11	0.61	0.00	0.61	5.78	0.00	0.00	0.00
72.00	1.36	11.55	10.93	0.07	0.07	0.64	0.00	0.64	5.84	0.00	0.00	0.00
				Peak stage		5.84	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	2.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
				Peak stage		2.50	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

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

Project: The Pillars Club and Residences

Date : 1/15/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00

Peak stage	2.50	At hour	0.00
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: The Pillars Club and Residences

Date : 1/20/26

Client :
Job Number : 25-1915.00
Design Engineer : BMK

Project Location : FT LAUDERDALE, FL

Section / Township (S)/ Range (E): 01/50/42 Plat Book / Page: _____ City: Ft. Laud. County: Broward State: Florida

Project Description : Proposed development site.

POST CONDITION

*All elevations referenced are in NAVI

Total Project Acreage : 0.700 Acres
Total Drainage Basin(with offsite): 0.700 Acres

Federal Insurance Rate Map Information : Map No. 12011C0 Date: 7-31-24 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	12.55	0.74	18.01	17.30	1.02	0.96
25 Year Return Period	10.70	10.01	0.59	14.54	13.84	0.82	0.76
10 Year Return Period	8.50	7.82	0.46	11.55	10.86	0.64	0.58
5 Year Return Period	7.50	6.82	0.40				
3 Year Return Period							

For Runoff estimation use USDA SCS formula

$$\text{Runoff (in.) } Q = \frac{(P-0.2S)^2}{P+0.8S}$$

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	6.84	0.00	7.55	0.00
25 Year Return Period		6.40	0.00	7.04	0.00
10 Year Return Period	4.50	5.98	0.00		
5 Year Return Period		5.75	0.00		
3 Year Return Period		2.50	0.00		

Water Table Elevation (ft)= 2.50

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)= 2.75 (Pervious Area)
Soil Storage (S) Value = 0.60
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	0.06
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.10
2.5" X % Imp. X Area (Total site less water areas)	0.12
.5" X Area (Pretreatment - Commercial projects Only)	0.03

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.06
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.10
2.5" X % Imp. X Area (Total site less water areas)	0.12
.5" X Area (Pretreatment - Commercial projects Only)	0.03

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0.062	0.06	0.00	0.00
Total	0.06	0.06	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: The Pillars Club and Residences

Date : 1/20/26

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	0.30	7.40	7.40	0.00	100.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.29	7.40	3.00	100.00	0.00	0.00	0.29	0.00	0.00	0.29	0.00	0.00
3	LANDSCAPE	0.12	7.00	3.50	0.00	0.00	0.00	0.00	0.12	0.00	0.12	0.00	5.25
4													
5													
6													
7													
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9													
10													
11													
12													
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14													
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17													
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19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.71	7.40	3.00	40.85	42.25	0.00	0.29	0.12	0.30	0.41	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	12.00	2.50	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	12.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.71	12.00	2.50	40.85	42.25	0.00	0.29	0.12	0.30	0.41	0.00	5.25

Basin % Imper. for Water Quality Purposes = 70.73
Drainage Basin % Impervious (incl. Bldg., No lakes)= 84.29

Project % Imper. for Water Quality Purposes = 70.73
Project % Impervious (incl. Bldg., No lakes)= 84.29

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Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		2.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.13	0.21	0.30	0.40	0.53	0.67	0.81	0.96	1.10	1.25	1.39
3	LANDSCAPE	0.00	0.04	0.07	0.11	0.15	0.21	0.27	0.33	0.39	0.45	0.51	0.57
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
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22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.17	0.27	0.40	0.56	0.74	0.97	1.14	1.35	1.55	1.76	1.96
	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	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
	TOTAL	0.00	0.23	0.34	0.47	0.62	0.80	1.03	1.20	1.41	1.61	1.82	2.02

Drainage Basin: Recieving Water Body: Runoff Formula: Q=[(72/
SFWMD allowable discharge: 2.46 CFS Project Acreage : 0.71 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)	2.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00
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	LANDSCAPE	2.75	3.51	0.04
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
	PROJECT TOTALS / AVERAGE		3.51	0.04
	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		3.51	0.04

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.60

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: The Pillars Club and Residences

Date : 1/20/26

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: The Pillars Club and Residences
Date : 1/20/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.32	0.05	0.02	0.02	0.00	0.00	0.00	2.53	0.00	0.00	0.00
8.00	0.05	0.65	0.25	0.05	0.04	0.01	0.00	0.01	2.65	0.00	0.00	0.00
12.00	0.07	0.97	0.50	0.06	0.05	0.03	0.00	0.03	2.80	0.00	0.00	0.00
16.00	0.10	1.29	0.77	0.03	0.05	0.04	0.00	0.04	2.98	0.00	0.00	0.00
20.00	0.12	1.62	1.07	0.07	0.05	0.06	0.00	0.06	3.17	0.00	0.00	0.00
24.00	0.15	1.93	1.36	0.07	0.05	0.08	0.00	0.08	3.35	0.00	0.00	0.00
28.00	0.18	2.41	1.81	0.11	0.09	0.11	0.00	0.11	3.44	0.00	0.00	0.00
32.00	0.22	2.88	2.26	0.07	0.08	0.13	0.00	0.13	3.68	0.00	0.00	0.00
36.00	0.25	3.34	2.71	0.07	0.07	0.16	0.00	0.16	3.92	0.00	0.00	0.00
40.00	0.29	3.82	3.18	0.07	0.08	0.19	0.00	0.19	4.16	0.00	0.00	0.00
44.00	0.32	4.29	3.65	0.11	0.09	0.21	0.00	0.21	4.41	0.00	0.00	0.00
48.00	0.36	4.76	4.10	0.07	0.08	0.24	0.00	0.24	5.04	0.00	0.00	0.00
52.00	0.40	5.35	4.69	0.15	0.13	0.27	0.00	0.27	5.20	0.00	0.00	0.00
56.00	0.50	6.57	5.90	0.30	0.28	0.34	0.00	0.34	5.53	0.00	0.00	0.00
58.00	0.57	7.58	6.90	0.42	0.41	0.40	0.00	0.40	5.75	0.00	0.00	0.00
59.00	0.63	8.32	7.64	0.60	0.57	0.44	0.00	0.44	5.90	0.00	0.00	0.00
59.50	0.68	8.98	8.30	0.94	0.86	0.47	0.00	0.47	6.02	0.00	0.00	0.00
59.75	0.85	11.22	10.53	6.39	2.73	0.53	0.00	0.53	6.20	0.00	0.00	0.00
60.00	1.02	13.45	12.75	6.36	5.16	0.64	0.00	0.64	6.54	0.00	0.00	0.00
60.50	1.09	14.47	13.72	1.36	2.36	0.77	0.00	0.77	6.93	0.00	0.00	0.00
61.00	1.13	14.92	14.22	0.72	0.97	0.82	0.00	0.82	7.05	0.00	0.00	0.00
62.00	1.18	15.60	14.90	0.42	0.47	0.87	0.00	0.87	7.16	0.00	0.00	0.00
64.00	1.24	16.42	15.72	0.27	0.28	0.92	0.00	0.92	7.27	0.00	0.00	0.00
68.00	1.31	17.37	16.67	0.15	0.17	0.98	0.00	0.98	7.45	0.00	0.00	0.00
72.00	1.36	18.01	17.30	0.11	0.11	1.02	0.00	1.02	7.55	0.00	0.00	0.00

Peak stage	7.55	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	2.50	0.00	0.00	0.00
4.00	0.02	0.26	0.03	0.01	0.01	0.00	0.00	0.00	2.51	0.00	0.00	0.00
8.00	0.05	0.52	0.16	0.04	0.03	0.01	0.00	0.01	2.60	0.00	0.00	0.00
12.00	0.07	0.78	0.35	0.05	0.04	0.02	0.00	0.02	2.71	0.00	0.00	0.00
16.00	0.10	1.04	0.55	0.03	0.04	0.03	0.00	0.03	2.85	0.00	0.00	0.00
20.00	0.12	1.31	0.79	0.05	0.04	0.05	0.00	0.05	2.99	0.00	0.00	0.00
24.00	0.15	1.56	1.02	0.06	0.04	0.06	0.00	0.06	3.14	0.00	0.00	0.00
28.00	0.18	1.95	1.37	0.09	0.07	0.08	0.00	0.08	3.36	0.00	0.00	0.00
32.00	0.22	2.32	1.73	0.06	0.06	0.10	0.00	0.10	3.59	0.00	0.00	0.00
36.00	0.25	2.70	2.09	0.06	0.06	0.12	0.00	0.12	3.59	0.00	0.00	0.00
40.00	0.29	3.08	2.46	0.06	0.06	0.14	0.00	0.14	3.79	0.00	0.00	0.00
44.00	0.32	3.47	2.84	0.09	0.07	0.17	0.00	0.17	3.98	0.00	0.00	0.00
48.00	0.36	3.84	3.20	0.06	0.06	0.19	0.00	0.19	4.18	0.00	0.00	0.00
52.00	0.40	4.32	3.68	0.12	0.10	0.22	0.00	0.22	4.42	0.00	0.00	0.00
56.00	0.50	5.31	4.65	0.24	0.22	0.27	0.00	0.27	5.18	0.00	0.00	0.00
58.00	0.57	6.12	5.45	0.33	0.33	0.32	0.00	0.32	5.40	0.00	0.00	0.00
59.00	0.63	6.72	6.05	0.49	0.46	0.35	0.00	0.35	5.54	0.00	0.00	0.00
59.50	0.68	7.25	6.58	0.76	0.70	0.37	0.00	0.37	5.65	0.00	0.00	0.00
59.75	0.85	9.06	8.38	5.15	2.20	0.42	0.00	0.42	5.82	0.00	0.00	0.00
60.00	1.02	10.86	10.17	5.13	4.16	0.51	0.00	0.51	6.13	0.00	0.00	0.00
60.50	1.09	11.64	10.95	1.10	1.90	0.62	0.00	0.62	6.49	0.00	0.00	0.00
61.00	1.13	12.05	11.36	0.58	0.79	0.66	0.00	0.66	6.61	0.00	0.00	0.00
62.00	1.18	12.59	11.90	0.34	0.38	0.70	0.00	0.70	6.71	0.00	0.00	0.00
64.00	1.24	13.26	12.56	0.21	0.23	0.74	0.00	0.74	6.83	0.00	0.00	0.00
68.00	1.31	14.03	13.33	0.12	0.14	0.79	0.00	0.79	6.96	0.00	0.00	0.00
72.00	1.36	14.54	13.84	0.09	0.09	0.82	0.00	0.82	7.04	0.00	0.00	0.00

Peak stage	7.04	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: The Pillars Club and Residences
Date : 1/20/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.20	0.01	0.01	0.01	0.00	0.00	0.00	2.51	0.00	0.00	0.00
8.00	0.05	0.42	0.10	0.03	0.02	0.01	0.00	0.01	2.56	0.00	0.00	0.00
12.00	0.07	0.62	0.23	0.03	0.03	0.01	0.00	0.01	2.64	0.00	0.00	0.00
16.00	0.10	0.82	0.38	0.02	0.03	0.02	0.00	0.02	2.74	0.00	0.00	0.00
20.00	0.12	1.04	0.55	0.04	0.03	0.03	0.00	0.03	2.84	0.00	0.00	0.00
24.00	0.15	1.24	0.73	0.04	0.03	0.04	0.00	0.04	2.96	0.00	0.00	0.00
28.00	0.18	1.55	1.00	0.07	0.05	0.06	0.00	0.06	3.13	0.00	0.00	0.00
32.00	0.22	1.84	1.28	0.05	0.05	0.07	0.00	0.07	3.30	0.00	0.00	0.00
36.00	0.25	2.14	1.56	0.05	0.05	0.09	0.00	0.09	3.48	0.00	0.00	0.00
40.00	0.29	2.45	1.85	0.05	0.05	0.11	0.00	0.11	3.47	0.00	0.00	0.00
44.00	0.32	2.75	2.14	0.07	0.06	0.13	0.00	0.13	3.62	0.00	0.00	0.00
48.00	0.36	3.05	2.43	0.05	0.05	0.14	0.00	0.14	3.77	0.00	0.00	0.00
52.00	0.40	3.43	2.80	0.10	0.08	0.16	0.00	0.16	3.96	0.00	0.00	0.00
56.00	0.50	4.22	3.57	0.19	0.17	0.21	0.00	0.21	4.35	0.00	0.00	0.00
58.00	0.57	4.86	4.21	0.26	0.26	0.24	0.00	0.24	5.05	0.00	0.00	0.00
59.00	0.63	5.34	4.68	0.39	0.36	0.27	0.00	0.27	5.18	0.00	0.00	0.00
59.50	0.68	5.76	5.10	0.60	0.55	0.29	0.00	0.29	5.28	0.00	0.00	0.00
59.75	0.85	7.20	6.53	4.08	1.75	0.33	0.00	0.33	5.45	0.00	0.00	0.00
60.00	1.02	8.63	7.95	4.07	3.30	0.39	0.00	0.39	5.72	0.00	0.00	0.00
60.50	1.09	9.25	8.56	0.87	1.51	0.48	0.00	0.48	6.05	0.00	0.00	0.00
61.00	1.13	9.57	8.89	0.46	0.62	0.51	0.00	0.51	6.16	0.00	0.00	0.00
62.00	1.18	10.00	9.32	0.27	0.30	0.55	0.00	0.55	6.26	0.00	0.00	0.00
64.00	1.24	10.53	9.84	0.17	0.18	0.58	0.00	0.58	6.37	0.00	0.00	0.00
68.00	1.31	11.14	10.45	0.10	0.11	0.62	0.00	0.62	6.49	0.00	0.00	0.00
72.00	1.36	11.55	10.86	0.07	0.07	0.64	0.00	0.64	6.56	0.00	0.00	0.00
				Peak stage		6.56	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	2.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
				Peak stage		2.50	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: The Pillars Club and Residences

Date : 1/20/26

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	2.50	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00

Peak stage	2.50	At hour	0.00
Peak discharge	0.00	At hour	0.00

Project Name: THE PILLARS CLUB AND RESIDENCES
Reviewer: MDC
Project Number: 25-1915.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0600 hr Duration: 30 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7.5 inches
  Area: 0.7 acres
  Ground Storage: 0.51 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 2.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
5.00	0.23
5.50	0.34
6.00	0.47
6.50	0.62
7.00	0.80
7.50	1.03

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
720.00	2.50

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.15	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.34	0.04	0.00	0.00	2.54	2.50
5.00	0.47	0.06	0.00	0.00	2.58	2.50
6.00	0.62	0.08	0.00	0.00	2.65	2.50
7.00	0.81	0.11	0.00	0.00	2.73	2.50
8.00	1.03	0.14	0.00	0.00	2.85	2.50
9.00	1.28	0.17	0.00	0.00	2.98	2.50
10.00	1.60	0.21	0.00	0.00	3.16	2.50
11.00	2.02	0.31	0.00	0.00	3.39	2.50
12.00	4.92	3.07	0.00	0.00	4.54	2.50
13.00	5.75	0.50	0.56	0.04	5.13	2.50
14.00	6.14	0.25	0.56	0.08	5.05	2.50
15.00	6.38	0.16	0.00	0.10	5.02	2.50
16.00	6.60	0.16	0.00	0.12	4.98	2.50
17.00	6.74	0.10	0.00	0.13	4.98	2.50
18.00	6.87	0.09	0.56	0.14	5.01	2.50
19.00	7.01	0.09	0.56	0.15	5.00	2.50
20.00	7.14	0.09	0.00	0.15	5.02	2.50
21.00	7.23	0.06	0.00	0.16	5.00	2.50
22.00	7.32	0.06	0.56	0.17	5.00	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	7.41	0.06	0.00	0.17	5.01	2.50
24.00	7.50	0.06	0.00	0.17	4.97	2.50
25.00	7.50	0.00	0.00	0.17	4.99	2.50
26.00	7.50	0.00	0.00	0.17	4.99	2.50
27.00	7.50	0.00	0.00	0.17	4.99	2.50
28.00	7.50	0.00	0.00	0.17	4.99	2.50
29.00	7.50	0.00	0.00	0.17	4.99	2.50
30.00	7.50	0.00	0.00	0.17	4.99	2.50

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.15	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.34	0.04	0.00	0.00	2.54	2.50
5.00	0.47	0.06	0.00	0.00	2.58	2.50
6.00	0.62	0.08	0.00	0.00	2.65	2.50
7.00	0.81	0.11	0.00	0.00	2.73	2.50
8.00	1.03	0.14	0.00	0.00	2.85	2.50
9.00	1.28	0.17	0.00	0.00	2.98	2.50
10.00	1.60	0.21	0.00	0.00	3.16	2.50
11.00	2.02	0.31	0.00	0.00	3.39	2.50
12.00	4.92	3.07	0.00	0.00	4.54	2.50
13.00	5.75	0.50	0.00	0.00	5.13	2.50
14.00	6.14	0.25	0.00	0.00	5.05	2.50
15.00	6.38	0.16	0.00	0.00	5.02	2.50
16.00	6.60	0.16	0.00	0.00	4.98	2.50
17.00	6.74	0.10	0.00	0.00	4.98	2.50
18.00	6.87	0.09	0.00	0.00	5.01	2.50
19.00	7.01	0.09	0.00	0.00	5.00	2.50
20.00	7.14	0.09	0.00	0.00	5.02	2.50
21.00	7.23	0.06	0.00	0.00	5.00	2.50
22.00	7.32	0.06	0.00	0.00	5.00	2.50
23.00	7.41	0.06	0.00	0.00	5.01	2.50
24.00	7.50	0.06	0.00	0.00	4.97	2.50
25.00	7.50	0.00	0.00	0.00	4.99	2.50
26.00	7.50	0.00	0.00	0.00	4.99	2.50
27.00	7.50	0.00	0.00	0.00	4.99	2.50
28.00	7.50	0.00	0.00	0.00	4.99	2.50
29.00	7.50	0.00	0.00	0.00	4.99	2.50
30.00	7.50	0.00	0.00	0.00	4.99	2.50

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time	Cumulative Rainfall	Instant Runoff	Current Discharge	Cumulative Discharge	Head Water Stage	Tail Water Stage

(hr)	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.15	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.34	0.04	0.00	0.00	2.54	2.50
5.00	0.47	0.06	0.00	0.00	2.58	2.50
6.00	0.62	0.08	0.00	0.00	2.65	2.50
7.00	0.81	0.11	0.00	0.00	2.73	2.50
8.00	1.03	0.14	0.00	0.00	2.85	2.50
9.00	1.28	0.17	0.00	0.00	2.98	2.50
10.00	1.60	0.21	0.00	0.00	3.16	2.50
11.00	2.02	0.31	0.00	0.00	3.39	2.50
12.00	4.92	3.07	0.00	0.00	4.54	2.50
13.00	5.75	0.50	0.00	0.00	5.13	2.50
14.00	6.14	0.25	0.00	0.00	5.05	2.50
15.00	6.38	0.16	0.00	0.00	5.02	2.50
16.00	6.60	0.16	0.00	0.00	4.98	2.50
17.00	6.74	0.10	0.00	0.00	4.98	2.50
18.00	6.87	0.09	0.00	0.00	5.01	2.50
19.00	7.01	0.09	0.00	0.00	5.00	2.50
20.00	7.14	0.09	0.00	0.00	5.02	2.50
21.00	7.23	0.06	0.00	0.00	5.00	2.50
22.00	7.32	0.06	0.00	0.00	5.00	2.50
23.00	7.41	0.06	0.00	0.00	5.01	2.50
24.00	7.50	0.06	0.00	0.00	4.97	2.50
25.00	7.50	0.00	0.00	0.00	4.99	2.50
26.00	7.50	0.00	0.00	0.00	4.99	2.50
27.00	7.50	0.00	0.00	0.00	4.99	2.50
28.00	7.50	0.00	0.00	0.00	4.99	2.50
29.00	7.50	0.00	0.00	0.00	4.99	2.50
30.00	7.50	0.00	0.00	0.00	4.99	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	12.40	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	5.13	12.80	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.40	0.00	0.17	0.00	0.23	0.00

Project Name: THE PILLARS CLUB AND RESIDENCES
Reviewer: MDC
Project Number: 25-1915.00
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: 0.7 acres
Ground Storage: 0.51 inches
Time of Concentration: 0.25 hours
Initial Stage: 2.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
5.00	0.23
5.50	0.34
6.00	0.47
6.50	0.62
7.00	0.80
7.50	1.03

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
720.00	2.50

Structure: 1

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.13	0.00	0.00	0.00	2.50	2.50
3.00	0.20	0.01	0.00	0.00	2.51	2.50
4.00	0.26	0.02	0.00	0.00	2.52	2.50
5.00	0.33	0.02	0.00	0.00	2.54	2.50
6.00	0.39	0.03	0.00	0.00	2.56	2.50
7.00	0.46	0.03	0.00	0.00	2.58	2.50
8.00	0.52	0.03	0.00	0.00	2.61	2.50
9.00	0.59	0.03	0.00	0.00	2.64	2.50
10.00	0.65	0.03	0.00	0.00	2.67	2.50
11.00	0.72	0.04	0.00	0.00	2.70	2.50
12.00	0.78	0.04	0.00	0.00	2.74	2.50
13.00	0.85	0.04	0.00	0.00	2.77	2.50
14.00	0.91	0.04	0.00	0.00	2.81	2.50
15.00	0.98	0.04	0.00	0.00	2.84	2.50
16.00	1.04	0.04	0.00	0.00	2.88	2.50
17.00	1.11	0.04	0.00	0.00	2.91	2.50
18.00	1.17	0.04	0.00	0.00	2.95	2.50
19.00	1.24	0.04	0.00	0.00	2.99	2.50
20.00	1.30	0.04	0.00	0.00	3.02	2.50
21.00	1.37	0.04	0.00	0.00	3.06	2.50
22.00	1.43	0.04	0.00	0.00	3.10	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	1.50	0.04	0.00	0.00	3.14	2.50
24.00	1.56	0.04	0.00	0.00	3.18	2.50
25.00	1.66	0.06	0.00	0.00	3.23	2.50
26.00	1.75	0.06	0.00	0.00	3.28	2.50
27.00	1.85	0.06	0.00	0.00	3.34	2.50
28.00	1.94	0.06	0.00	0.00	3.40	2.50
29.00	2.04	0.06	0.00	0.00	3.46	2.50
30.00	2.13	0.06	0.00	0.00	3.51	2.50
31.00	2.23	0.06	0.00	0.00	3.57	2.50
32.00	2.32	0.06	0.00	0.00	3.63	2.50
33.00	2.42	0.06	0.00	0.00	3.69	2.50
34.00	2.51	0.06	0.00	0.00	3.75	2.50
35.00	2.61	0.07	0.00	0.00	3.80	2.50
36.00	2.70	0.07	0.00	0.00	3.86	2.50
37.00	2.80	0.07	0.00	0.00	3.92	2.50
38.00	2.89	0.07	0.00	0.00	3.98	2.50
39.00	2.99	0.07	0.00	0.00	4.04	2.50
40.00	3.08	0.07	0.00	0.00	4.10	2.50
41.00	3.18	0.07	0.00	0.00	4.16	2.50
42.00	3.27	0.07	0.00	0.00	4.21	2.50
43.00	3.37	0.07	0.00	0.00	4.27	2.50
44.00	3.46	0.07	0.00	0.00	4.33	2.50
45.00	3.56	0.07	0.00	0.00	4.39	2.50
46.00	3.65	0.07	0.00	0.00	4.45	2.50
47.00	3.75	0.07	0.00	0.00	4.51	2.50
48.00	3.84	0.07	0.00	0.00	4.57	2.50
49.00	3.95	0.07	0.00	0.00	4.63	2.50
50.00	4.05	0.07	0.00	0.00	4.70	2.50
51.00	4.18	0.09	0.00	0.00	4.78	2.50
52.00	4.32	0.10	0.00	0.00	4.86	2.50
53.00	4.50	0.13	0.00	0.00	4.97	2.50
54.00	4.73	0.16	0.00	0.01	5.00	2.50
55.00	5.00	0.19	0.56	0.03	5.01	2.50
56.00	5.31	0.22	0.56	0.05	5.00	2.50
57.00	5.67	0.27	0.56	0.06	5.01	2.50
58.00	6.12	0.33	0.00	0.08	5.02	2.50
59.00	6.72	0.46	0.56	0.12	5.01	2.50
60.00	10.86	4.44	0.56	0.17	5.50	2.50
61.00	12.05	0.71	0.56	0.21	5.91	2.50
62.00	12.59	0.36	0.56	0.26	5.88	2.50
63.00	12.94	0.23	0.56	0.30	5.79	2.50
64.00	13.26	0.23	0.56	0.35	5.69	2.50
65.00	13.45	0.14	0.56	0.40	5.56	2.50
66.00	13.64	0.14	0.56	0.44	5.41	2.50
67.00	13.83	0.14	0.56	0.49	5.25	2.50
68.00	14.03	0.14	0.56	0.53	5.10	2.50
69.00	14.15	0.09	0.00	0.56	4.97	2.50
70.00	14.28	0.09	0.56	0.57	5.00	2.50
71.00	14.41	0.09	0.00	0.57	5.01	2.50
72.00	14.54	0.09	0.00	0.58	5.01	2.50
73.00	14.54	0.00	0.00	0.58	5.01	2.50
74.00	14.54	0.00	0.00	0.58	5.01	2.50
75.00	14.54	0.00	0.00	0.58	5.01	2.50
76.00	14.54	0.00	0.00	0.58	5.01	2.50
77.00	14.54	0.00	0.00	0.58	5.01	2.50
78.00	14.54	0.00	0.00	0.58	5.01	2.50
79.00	14.54	0.00	0.00	0.58	5.01	2.50
80.00	14.54	0.00	0.00	0.58	5.01	2.50

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.13	0.00	0.00	0.00	2.50	2.50
3.00	0.20	0.01	0.00	0.00	2.51	2.50
4.00	0.26	0.02	0.00	0.00	2.52	2.50
5.00	0.33	0.02	0.00	0.00	2.54	2.50
6.00	0.39	0.03	0.00	0.00	2.56	2.50
7.00	0.46	0.03	0.00	0.00	2.58	2.50
8.00	0.52	0.03	0.00	0.00	2.61	2.50
9.00	0.59	0.03	0.00	0.00	2.64	2.50
10.00	0.65	0.03	0.00	0.00	2.67	2.50
11.00	0.72	0.04	0.00	0.00	2.70	2.50
12.00	0.78	0.04	0.00	0.00	2.74	2.50
13.00	0.85	0.04	0.00	0.00	2.77	2.50
14.00	0.91	0.04	0.00	0.00	2.81	2.50
15.00	0.98	0.04	0.00	0.00	2.84	2.50
16.00	1.04	0.04	0.00	0.00	2.88	2.50
17.00	1.11	0.04	0.00	0.00	2.91	2.50
18.00	1.17	0.04	0.00	0.00	2.95	2.50
19.00	1.24	0.04	0.00	0.00	2.99	2.50
20.00	1.30	0.04	0.00	0.00	3.02	2.50
21.00	1.37	0.04	0.00	0.00	3.06	2.50
22.00	1.43	0.04	0.00	0.00	3.10	2.50
23.00	1.50	0.04	0.00	0.00	3.14	2.50
24.00	1.56	0.04	0.00	0.00	3.18	2.50
25.00	1.66	0.06	0.00	0.00	3.23	2.50
26.00	1.75	0.06	0.00	0.00	3.28	2.50
27.00	1.85	0.06	0.00	0.00	3.34	2.50
28.00	1.94	0.06	0.00	0.00	3.40	2.50
29.00	2.04	0.06	0.00	0.00	3.46	2.50
30.00	2.13	0.06	0.00	0.00	3.51	2.50
31.00	2.23	0.06	0.00	0.00	3.57	2.50
32.00	2.32	0.06	0.00	0.00	3.63	2.50
33.00	2.42	0.06	0.00	0.00	3.69	2.50
34.00	2.51	0.06	0.00	0.00	3.75	2.50
35.00	2.61	0.07	0.00	0.00	3.80	2.50
36.00	2.70	0.07	0.00	0.00	3.86	2.50
37.00	2.80	0.07	0.00	0.00	3.92	2.50
38.00	2.89	0.07	0.00	0.00	3.98	2.50
39.00	2.99	0.07	0.00	0.00	4.04	2.50
40.00	3.08	0.07	0.00	0.00	4.10	2.50
41.00	3.18	0.07	0.00	0.00	4.16	2.50
42.00	3.27	0.07	0.00	0.00	4.21	2.50
43.00	3.37	0.07	0.00	0.00	4.27	2.50
44.00	3.46	0.07	0.00	0.00	4.33	2.50
45.00	3.56	0.07	0.00	0.00	4.39	2.50
46.00	3.65	0.07	0.00	0.00	4.45	2.50
47.00	3.75	0.07	0.00	0.00	4.51	2.50
48.00	3.84	0.07	0.00	0.00	4.57	2.50
49.00	3.95	0.07	0.00	0.00	4.63	2.50
50.00	4.05	0.07	0.00	0.00	4.70	2.50
51.00	4.18	0.09	0.00	0.00	4.78	2.50
52.00	4.32	0.10	0.00	0.00	4.86	2.50
53.00	4.50	0.13	0.00	0.00	4.97	2.50
54.00	4.73	0.16	0.00	0.00	5.00	2.50
55.00	5.00	0.19	0.00	0.00	5.01	2.50
56.00	5.31	0.22	0.00	0.00	5.00	2.50
57.00	5.67	0.27	0.00	0.00	5.01	2.50
58.00	6.12	0.33	0.00	0.00	5.02	2.50
59.00	6.72	0.46	0.00	0.00	5.01	2.50
60.00	10.86	4.44	0.00	0.00	5.50	2.50
61.00	12.05	0.71	0.00	0.00	5.91	2.50
62.00	12.59	0.36	0.00	0.00	5.88	2.50
63.00	12.94	0.23	0.00	0.00	5.79	2.50
64.00	13.26	0.23	0.00	0.00	5.69	2.50
65.00	13.45	0.14	0.00	0.00	5.56	2.50
66.00	13.64	0.14	0.00	0.00	5.41	2.50
67.00	13.83	0.14	0.00	0.00	5.25	2.50
68.00	14.03	0.14	0.00	0.00	5.10	2.50

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	0.09	0.00	0.00	4.97	2.50
70.00	14.28	0.09	0.00	0.00	5.00	2.50
71.00	14.41	0.09	0.00	0.00	5.01	2.50
72.00	14.54	0.09	0.00	0.00	5.01	2.50
73.00	14.54	0.00	0.00	0.00	5.01	2.50
74.00	14.54	0.00	0.00	0.00	5.01	2.50
75.00	14.54	0.00	0.00	0.00	5.01	2.50
76.00	14.54	0.00	0.00	0.00	5.01	2.50
77.00	14.54	0.00	0.00	0.00	5.01	2.50
78.00	14.54	0.00	0.00	0.00	5.01	2.50
79.00	14.54	0.00	0.00	0.00	5.01	2.50
80.00	14.54	0.00	0.00	0.00	5.01	2.50

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.13	0.00	0.00	0.00	2.50	2.50
3.00	0.20	0.01	0.00	0.00	2.51	2.50
4.00	0.26	0.02	0.00	0.00	2.52	2.50
5.00	0.33	0.02	0.00	0.00	2.54	2.50
6.00	0.39	0.03	0.00	0.00	2.56	2.50
7.00	0.46	0.03	0.00	0.00	2.58	2.50
8.00	0.52	0.03	0.00	0.00	2.61	2.50
9.00	0.59	0.03	0.00	0.00	2.64	2.50
10.00	0.65	0.03	0.00	0.00	2.67	2.50
11.00	0.72	0.04	0.00	0.00	2.70	2.50
12.00	0.78	0.04	0.00	0.00	2.74	2.50
13.00	0.85	0.04	0.00	0.00	2.77	2.50
14.00	0.91	0.04	0.00	0.00	2.81	2.50
15.00	0.98	0.04	0.00	0.00	2.84	2.50
16.00	1.04	0.04	0.00	0.00	2.88	2.50
17.00	1.11	0.04	0.00	0.00	2.91	2.50
18.00	1.17	0.04	0.00	0.00	2.95	2.50
19.00	1.24	0.04	0.00	0.00	2.99	2.50
20.00	1.30	0.04	0.00	0.00	3.02	2.50
21.00	1.37	0.04	0.00	0.00	3.06	2.50
22.00	1.43	0.04	0.00	0.00	3.10	2.50
23.00	1.50	0.04	0.00	0.00	3.14	2.50
24.00	1.56	0.04	0.00	0.00	3.18	2.50
25.00	1.66	0.06	0.00	0.00	3.23	2.50
26.00	1.75	0.06	0.00	0.00	3.28	2.50
27.00	1.85	0.06	0.00	0.00	3.34	2.50
28.00	1.94	0.06	0.00	0.00	3.40	2.50
29.00	2.04	0.06	0.00	0.00	3.46	2.50
30.00	2.13	0.06	0.00	0.00	3.51	2.50
31.00	2.23	0.06	0.00	0.00	3.57	2.50
32.00	2.32	0.06	0.00	0.00	3.63	2.50
33.00	2.42	0.06	0.00	0.00	3.69	2.50
34.00	2.51	0.06	0.00	0.00	3.75	2.50
35.00	2.61	0.07	0.00	0.00	3.80	2.50
36.00	2.70	0.07	0.00	0.00	3.86	2.50
37.00	2.80	0.07	0.00	0.00	3.92	2.50
38.00	2.89	0.07	0.00	0.00	3.98	2.50
39.00	2.99	0.07	0.00	0.00	4.04	2.50
40.00	3.08	0.07	0.00	0.00	4.10	2.50
41.00	3.18	0.07	0.00	0.00	4.16	2.50
42.00	3.27	0.07	0.00	0.00	4.21	2.50
43.00	3.37	0.07	0.00	0.00	4.27	2.50

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	0.07	0.00	0.00	4.33	2.50
45.00	3.56	0.07	0.00	0.00	4.39	2.50
46.00	3.65	0.07	0.00	0.00	4.45	2.50
47.00	3.75	0.07	0.00	0.00	4.51	2.50
48.00	3.84	0.07	0.00	0.00	4.57	2.50
49.00	3.95	0.07	0.00	0.00	4.63	2.50
50.00	4.05	0.07	0.00	0.00	4.70	2.50
51.00	4.18	0.09	0.00	0.00	4.78	2.50
52.00	4.32	0.10	0.00	0.00	4.86	2.50
53.00	4.50	0.13	0.00	0.00	4.97	2.50
54.00	4.73	0.16	0.00	0.00	5.00	2.50
55.00	5.00	0.19	0.00	0.00	5.01	2.50
56.00	5.31	0.22	0.00	0.00	5.00	2.50
57.00	5.67	0.27	0.00	0.00	5.01	2.50
58.00	6.12	0.33	0.00	0.00	5.02	2.50
59.00	6.72	0.46	0.00	0.00	5.01	2.50
60.00	10.86	4.44	0.00	0.00	5.50	2.50
61.00	12.05	0.71	0.00	0.00	5.91	2.50
62.00	12.59	0.36	0.00	0.00	5.88	2.50
63.00	12.94	0.23	0.00	0.00	5.79	2.50
64.00	13.26	0.23	0.00	0.00	5.69	2.50
65.00	13.45	0.14	0.00	0.00	5.56	2.50
66.00	13.64	0.14	0.00	0.00	5.41	2.50
67.00	13.83	0.14	0.00	0.00	5.25	2.50
68.00	14.03	0.14	0.00	0.00	5.10	2.50
69.00	14.15	0.09	0.00	0.00	4.97	2.50
70.00	14.28	0.09	0.00	0.00	5.00	2.50
71.00	14.41	0.09	0.00	0.00	5.01	2.50
72.00	14.54	0.09	0.00	0.00	5.01	2.50
73.00	14.54	0.00	0.00	0.00	5.01	2.50
74.00	14.54	0.00	0.00	0.00	5.01	2.50
75.00	14.54	0.00	0.00	0.00	5.01	2.50
76.00	14.54	0.00	0.00	0.00	5.01	2.50
77.00	14.54	0.00	0.00	0.00	5.01	2.50
78.00	14.54	0.00	0.00	0.00	5.01	2.50
79.00	14.54	0.00	0.00	0.00	5.01	2.50
80.00	14.54	0.00	0.00	0.00	5.01	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	53.80	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	5.91	61.20	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	0.81	0.00	0.58	0.00	0.23	0.00

Project Name: THE PILLARS CLUB AND RESIDENCES
Reviewer: MDC
Project Number: 25-1915.00
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0800 hr Duration: 80 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 18.01 inches
Area: 0.7 acres
Ground Storage: 0.51 inches
Time of Concentration: 0.25 hours
Initial Stage: 2.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
5.00	0.23
5.50	0.34
6.00	0.47
6.50	0.62
7.00	0.80
7.50	1.03

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
720.00	2.50

Structure: 1

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.08	0.00	0.00	0.00	2.50	2.50
2.00	0.16	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.32	0.03	0.00	0.00	2.54	2.50
5.00	0.40	0.03	0.00	0.00	2.56	2.50
6.00	0.48	0.04	0.00	0.00	2.59	2.50
7.00	0.56	0.04	0.00	0.00	2.63	2.50
8.00	0.64	0.04	0.00	0.00	2.67	2.50
9.00	0.73	0.04	0.00	0.00	2.71	2.50
10.00	0.81	0.05	0.00	0.00	2.75	2.50
11.00	0.89	0.05	0.00	0.00	2.79	2.50
12.00	0.97	0.05	0.00	0.00	2.83	2.50
13.00	1.05	0.05	0.00	0.00	2.88	2.50
14.00	1.13	0.05	0.00	0.00	2.92	2.50
15.00	1.21	0.05	0.00	0.00	2.97	2.50
16.00	1.29	0.05	0.00	0.00	3.01	2.50
17.00	1.37	0.05	0.00	0.00	3.06	2.50
18.00	1.45	0.05	0.00	0.00	3.11	2.50
19.00	1.53	0.05	0.00	0.00	3.16	2.50
20.00	1.61	0.05	0.00	0.00	3.20	2.50
21.00	1.69	0.05	0.00	0.00	3.25	2.50
22.00	1.77	0.05	0.00	0.00	3.30	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	1.85	0.05	0.00	0.00	3.35	2.50
24.00	1.93	0.05	0.00	0.00	3.40	2.50
25.00	2.05	0.08	0.00	0.00	3.46	2.50
26.00	2.17	0.08	0.00	0.00	3.53	2.50
27.00	2.29	0.08	0.00	0.00	3.60	2.50
28.00	2.41	0.08	0.00	0.00	3.68	2.50
29.00	2.52	0.08	0.00	0.00	3.75	2.50
30.00	2.64	0.08	0.00	0.00	3.82	2.50
31.00	2.76	0.08	0.00	0.00	3.89	2.50
32.00	2.88	0.08	0.00	0.00	3.97	2.50
33.00	2.99	0.08	0.00	0.00	4.04	2.50
34.00	3.11	0.08	0.00	0.00	4.11	2.50
35.00	3.23	0.08	0.00	0.00	4.18	2.50
36.00	3.35	0.08	0.00	0.00	4.26	2.50
37.00	3.46	0.08	0.00	0.00	4.33	2.50
38.00	3.58	0.08	0.00	0.00	4.40	2.50
39.00	3.70	0.08	0.00	0.00	4.48	2.50
40.00	3.82	0.08	0.00	0.00	4.55	2.50
41.00	3.93	0.08	0.00	0.00	4.62	2.50
42.00	4.05	0.08	0.00	0.00	4.70	2.50
43.00	4.17	0.08	0.00	0.00	4.77	2.50
44.00	4.29	0.08	0.00	0.00	4.85	2.50
45.00	4.40	0.08	0.00	0.00	4.92	2.50
46.00	4.52	0.08	0.00	0.00	4.99	2.50
47.00	4.64	0.08	0.00	0.01	4.97	2.50
48.00	4.76	0.08	0.00	0.01	5.02	2.50
49.00	4.89	0.09	0.00	0.02	5.01	2.50
50.00	5.02	0.09	0.00	0.03	5.00	2.50
51.00	5.18	0.11	0.00	0.04	5.00	2.50
52.00	5.35	0.13	0.00	0.05	5.00	2.50
53.00	5.58	0.16	0.00	0.06	5.02	2.50
54.00	5.86	0.20	0.00	0.07	5.00	2.50
55.00	6.19	0.24	0.00	0.09	5.00	2.50
56.00	6.57	0.28	0.00	0.11	5.02	2.50
57.00	7.02	0.33	0.56	0.14	5.02	2.50
58.00	7.58	0.40	0.00	0.17	5.02	2.50
59.00	8.32	0.57	0.56	0.21	5.01	2.50
60.00	13.45	5.50	0.56	0.26	5.64	2.50
61.00	14.92	0.88	0.56	0.30	6.05	2.50
62.00	15.60	0.45	0.56	0.35	5.98	2.50
63.00	16.02	0.29	0.56	0.40	5.91	2.50
64.00	16.42	0.28	0.56	0.44	5.82	2.50
65.00	16.66	0.17	0.56	0.49	5.71	2.50
66.00	16.90	0.17	0.56	0.53	5.59	2.50
67.00	17.14	0.17	0.56	0.58	5.45	2.50
68.00	17.37	0.17	0.56	0.63	5.31	2.50
69.00	17.53	0.11	0.56	0.67	5.15	2.50
70.00	17.69	0.11	0.00	0.71	5.00	2.50
71.00	17.85	0.11	0.00	0.72	5.00	2.50
72.00	18.01	0.11	0.00	0.73	5.00	2.50
73.00	18.01	0.00	0.00	0.73	5.01	2.50
74.00	18.01	0.00	0.00	0.73	5.01	2.50
75.00	18.01	0.00	0.00	0.73	5.01	2.50
76.00	18.01	0.00	0.00	0.73	5.01	2.50
77.00	18.01	0.00	0.00	0.73	5.01	2.50
78.00	18.01	0.00	0.00	0.73	5.01	2.50
79.00	18.01	0.00	0.00	0.73	5.01	2.50
80.00	18.01	0.00	0.00	0.73	5.01	2.50

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 6 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.08	0.00	0.00	0.00	2.50	2.50
2.00	0.16	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.32	0.03	0.00	0.00	2.54	2.50
5.00	0.40	0.03	0.00	0.00	2.56	2.50
6.00	0.48	0.04	0.00	0.00	2.59	2.50
7.00	0.56	0.04	0.00	0.00	2.63	2.50
8.00	0.64	0.04	0.00	0.00	2.67	2.50
9.00	0.73	0.04	0.00	0.00	2.71	2.50
10.00	0.81	0.05	0.00	0.00	2.75	2.50
11.00	0.89	0.05	0.00	0.00	2.79	2.50
12.00	0.97	0.05	0.00	0.00	2.83	2.50
13.00	1.05	0.05	0.00	0.00	2.88	2.50
14.00	1.13	0.05	0.00	0.00	2.92	2.50
15.00	1.21	0.05	0.00	0.00	2.97	2.50
16.00	1.29	0.05	0.00	0.00	3.01	2.50
17.00	1.37	0.05	0.00	0.00	3.06	2.50
18.00	1.45	0.05	0.00	0.00	3.11	2.50
19.00	1.53	0.05	0.00	0.00	3.16	2.50
20.00	1.61	0.05	0.00	0.00	3.20	2.50
21.00	1.69	0.05	0.00	0.00	3.25	2.50
22.00	1.77	0.05	0.00	0.00	3.30	2.50
23.00	1.85	0.05	0.00	0.00	3.35	2.50
24.00	1.93	0.05	0.00	0.00	3.40	2.50
25.00	2.05	0.08	0.00	0.00	3.46	2.50
26.00	2.17	0.08	0.00	0.00	3.53	2.50
27.00	2.29	0.08	0.00	0.00	3.60	2.50
28.00	2.41	0.08	0.00	0.00	3.68	2.50
29.00	2.52	0.08	0.00	0.00	3.75	2.50
30.00	2.64	0.08	0.00	0.00	3.82	2.50
31.00	2.76	0.08	0.00	0.00	3.89	2.50
32.00	2.88	0.08	0.00	0.00	3.97	2.50
33.00	2.99	0.08	0.00	0.00	4.04	2.50
34.00	3.11	0.08	0.00	0.00	4.11	2.50
35.00	3.23	0.08	0.00	0.00	4.18	2.50
36.00	3.35	0.08	0.00	0.00	4.26	2.50
37.00	3.46	0.08	0.00	0.00	4.33	2.50
38.00	3.58	0.08	0.00	0.00	4.40	2.50
39.00	3.70	0.08	0.00	0.00	4.48	2.50
40.00	3.82	0.08	0.00	0.00	4.55	2.50
41.00	3.93	0.08	0.00	0.00	4.62	2.50
42.00	4.05	0.08	0.00	0.00	4.70	2.50
43.00	4.17	0.08	0.00	0.00	4.77	2.50
44.00	4.29	0.08	0.00	0.00	4.85	2.50
45.00	4.40	0.08	0.00	0.00	4.92	2.50
46.00	4.52	0.08	0.00	0.00	4.99	2.50
47.00	4.64	0.08	0.00	0.00	4.97	2.50
48.00	4.76	0.08	0.00	0.00	5.02	2.50
49.00	4.89	0.09	0.00	0.00	5.01	2.50
50.00	5.02	0.09	0.00	0.00	5.00	2.50
51.00	5.18	0.11	0.00	0.00	5.00	2.50
52.00	5.35	0.13	0.00	0.00	5.00	2.50
53.00	5.58	0.16	0.00	0.00	5.02	2.50
54.00	5.86	0.20	0.00	0.00	5.00	2.50
55.00	6.19	0.24	0.00	0.00	5.00	2.50
56.00	6.57	0.28	0.00	0.00	5.02	2.50
57.00	7.02	0.33	0.00	0.00	5.02	2.50
58.00	7.58	0.40	0.00	0.00	5.02	2.50
59.00	8.32	0.57	0.00	0.00	5.01	2.50
60.00	13.45	5.50	0.00	0.00	5.64	2.50
61.00	14.92	0.88	0.56	0.04	6.05	2.50
62.00	15.60	0.45	0.00	0.06	5.98	2.50
63.00	16.02	0.29	0.00	0.06	5.91	2.50
64.00	16.42	0.28	0.00	0.06	5.82	2.50
65.00	16.66	0.17	0.00	0.06	5.71	2.50
66.00	16.90	0.17	0.00	0.06	5.59	2.50
67.00	17.14	0.17	0.00	0.06	5.45	2.50
68.00	17.37	0.17	0.00	0.06	5.31	2.50

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	0.11	0.00	0.06	5.15	2.50
70.00	17.69	0.11	0.00	0.06	5.00	2.50
71.00	17.85	0.11	0.00	0.06	5.00	2.50
72.00	18.01	0.11	0.00	0.06	5.00	2.50
73.00	18.01	0.00	0.00	0.06	5.01	2.50
74.00	18.01	0.00	0.00	0.06	5.01	2.50
75.00	18.01	0.00	0.00	0.06	5.01	2.50
76.00	18.01	0.00	0.00	0.06	5.01	2.50
77.00	18.01	0.00	0.00	0.06	5.01	2.50
78.00	18.01	0.00	0.00	0.06	5.01	2.50
79.00	18.01	0.00	0.00	0.06	5.01	2.50
80.00	18.01	0.00	0.00	0.06	5.01	2.50

Structure: 3

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7 ft NGVD, Off Elev = 8 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.08	0.00	0.00	0.00	2.50	2.50
2.00	0.16	0.01	0.00	0.00	2.50	2.50
3.00	0.24	0.02	0.00	0.00	2.51	2.50
4.00	0.32	0.03	0.00	0.00	2.54	2.50
5.00	0.40	0.03	0.00	0.00	2.56	2.50
6.00	0.48	0.04	0.00	0.00	2.59	2.50
7.00	0.56	0.04	0.00	0.00	2.63	2.50
8.00	0.64	0.04	0.00	0.00	2.67	2.50
9.00	0.73	0.04	0.00	0.00	2.71	2.50
10.00	0.81	0.05	0.00	0.00	2.75	2.50
11.00	0.89	0.05	0.00	0.00	2.79	2.50
12.00	0.97	0.05	0.00	0.00	2.83	2.50
13.00	1.05	0.05	0.00	0.00	2.88	2.50
14.00	1.13	0.05	0.00	0.00	2.92	2.50
15.00	1.21	0.05	0.00	0.00	2.97	2.50
16.00	1.29	0.05	0.00	0.00	3.01	2.50
17.00	1.37	0.05	0.00	0.00	3.06	2.50
18.00	1.45	0.05	0.00	0.00	3.11	2.50
19.00	1.53	0.05	0.00	0.00	3.16	2.50
20.00	1.61	0.05	0.00	0.00	3.20	2.50
21.00	1.69	0.05	0.00	0.00	3.25	2.50
22.00	1.77	0.05	0.00	0.00	3.30	2.50
23.00	1.85	0.05	0.00	0.00	3.35	2.50
24.00	1.93	0.05	0.00	0.00	3.40	2.50
25.00	2.05	0.08	0.00	0.00	3.46	2.50
26.00	2.17	0.08	0.00	0.00	3.53	2.50
27.00	2.29	0.08	0.00	0.00	3.60	2.50
28.00	2.41	0.08	0.00	0.00	3.68	2.50
29.00	2.52	0.08	0.00	0.00	3.75	2.50
30.00	2.64	0.08	0.00	0.00	3.82	2.50
31.00	2.76	0.08	0.00	0.00	3.89	2.50
32.00	2.88	0.08	0.00	0.00	3.97	2.50
33.00	2.99	0.08	0.00	0.00	4.04	2.50
34.00	3.11	0.08	0.00	0.00	4.11	2.50
35.00	3.23	0.08	0.00	0.00	4.18	2.50
36.00	3.35	0.08	0.00	0.00	4.26	2.50
37.00	3.46	0.08	0.00	0.00	4.33	2.50
38.00	3.58	0.08	0.00	0.00	4.40	2.50
39.00	3.70	0.08	0.00	0.00	4.48	2.50
40.00	3.82	0.08	0.00	0.00	4.55	2.50
41.00	3.93	0.08	0.00	0.00	4.62	2.50
42.00	4.05	0.08	0.00	0.00	4.70	2.50
43.00	4.17	0.08	0.00	0.00	4.77	2.50

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	0.08	0.00	0.00	4.85	2.50
45.00	4.40	0.08	0.00	0.00	4.92	2.50
46.00	4.52	0.08	0.00	0.00	4.99	2.50
47.00	4.64	0.08	0.00	0.00	4.97	2.50
48.00	4.76	0.08	0.00	0.00	5.02	2.50
49.00	4.89	0.09	0.00	0.00	5.01	2.50
50.00	5.02	0.09	0.00	0.00	5.00	2.50
51.00	5.18	0.11	0.00	0.00	5.00	2.50
52.00	5.35	0.13	0.00	0.00	5.00	2.50
53.00	5.58	0.16	0.00	0.00	5.02	2.50
54.00	5.86	0.20	0.00	0.00	5.00	2.50
55.00	6.19	0.24	0.00	0.00	5.00	2.50
56.00	6.57	0.28	0.00	0.00	5.02	2.50
57.00	7.02	0.33	0.00	0.00	5.02	2.50
58.00	7.58	0.40	0.00	0.00	5.02	2.50
59.00	8.32	0.57	0.00	0.00	5.01	2.50
60.00	13.45	5.50	0.00	0.00	5.64	2.50
61.00	14.92	0.88	0.00	0.00	6.05	2.50
62.00	15.60	0.45	0.00	0.00	5.98	2.50
63.00	16.02	0.29	0.00	0.00	5.91	2.50
64.00	16.42	0.28	0.00	0.00	5.82	2.50
65.00	16.66	0.17	0.00	0.00	5.71	2.50
66.00	16.90	0.17	0.00	0.00	5.59	2.50
67.00	17.14	0.17	0.00	0.00	5.45	2.50
68.00	17.37	0.17	0.00	0.00	5.31	2.50
69.00	17.53	0.11	0.00	0.00	5.15	2.50
70.00	17.69	0.11	0.00	0.00	5.00	2.50
71.00	17.85	0.11	0.00	0.00	5.00	2.50
72.00	18.01	0.11	0.00	0.00	5.00	2.50
73.00	18.01	0.00	0.00	0.00	5.01	2.50
74.00	18.01	0.00	0.00	0.00	5.01	2.50
75.00	18.01	0.00	0.00	0.00	5.01	2.50
76.00	18.01	0.00	0.00	0.00	5.01	2.50
77.00	18.01	0.00	0.00	0.00	5.01	2.50
78.00	18.01	0.00	0.00	0.00	5.01	2.50
79.00	18.01	0.00	0.00	0.00	5.01	2.50
80.00	18.01	0.00	0.00	0.00	5.01	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	46.80	0.00	0.00
2	0.56	60.40	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	6.06	60.80	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	1.02	0.00	0.78	0.00	0.23	0.00

CITY OF
FORT LAUDERDALE

PROJECT ADDRESS: 111 North Birch Road

Date request was received:5/21/2026

DRC CASE#: UDP-S26008

Project Name: The Pillars Club and Residences

IF NO DRC CASE NUMBER PROVIDED, WATER & SEWER AVAILABILITY LETTER TO BE PROVIDED UPON PAYMENT OF ENCLOSED A/R INVOICE.

*******IMPORTANT INFORMATION*******

The following analysis is only VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. After which point, a reanalysis must be conducted to ensure adequate availability for projects.

☐ Water and Sanitary Sewer Capacity Allocation Letter (Small Project) $1018

☐ Modifications to small project that require capacity re-analysis..... $1018

☐ Water and Sanitary Sewer Capacity Allocation Letter (Large Project) $2,544

☑ Modifications to large project that require capacity re-analysis $2,544

☐ Revision… $0

PUBLIC WORKS DEPARTMENT
101 N 3RD AVENUE, SUITE 2100, FORT LAUDERDALE, FLORIDA 33301
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CITY OF
FORT LAUDERDALE

All-America City

March 13, 2026

Blake M. Kidwell, P.E.
Sr. Project Engineer
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
The Pillars Club and Residences – DRC Case No. UDP-S26008
111 North Birch Road, Fort Lauderdale, FL 33304

Dear Blake M. Kidwell, P.E.,

According to the modified site plan provided, the project consists of a high-rise, multi-family residential building with 43 units. The site is currently occupied by two 2-story buildings comprising a total of 7 single-family units and 18 hotel rooms. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along the North Birch Road right- of-way (ROW). This project lies within the City's Pump Station (PS) D-31 basin and will increase the average day water demand by approximately 0.0034 million gallons per day (MGD) and the average day sewer demand by approximately 0.0023 MGD. The existing water and sewer infrastructure does not require improvements to meet the increased demands of the proposed project.

The determination of capacity availability is based upon an analysis of the City's water and sewer system models, average daily flows at the treatment plants, and previously committed flows, as of the date of this letter, in conjunction with the demand created by the proposed subject project. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "reserved" for this project until development permit approval has been achieved and all fees have been paid. Once the development permit has been received for this project, the city shall reserve the necessary capacity to serve the development.

If there are changes to the proposed development after issuance of this capacity availability letter, and/or before development permit approval has been received, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans.

If, at the time of building permit application, there are changes to the proposed development that require a new development permit or an amendment to an existing development permit which result in a change of the water and sewer demand, the City shall re-evaluate the availability of capacities and a new letter shall be obtained. If sufficient capacities for the increased demand are not available at that time, the City may deny the permit application or ask the Owner/Developer to submit an alternate design for consideration prior to approval. If a development permit is not

approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

Should you have any questions or require any additional information, please contact me at (954) 828-6073.

Sincerely,

J.D. Fernandez
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis
cc: Brad Kaine, Public Works Director
Albert Carbon, P.E., Utility Services Director
Roberto Betancourt, P.E., City Engineer
Orlando Arrom, P.E., Land Development Manager
Otniel Rodriguez, E.I., Assistant Public Works Director
File: Water and Sewer Capacity Letters

CITY OF
FORT LAUDERDALE

All-America City

City of Fort Lauderdale
Public Works Department
Water and Wastewater Capacity Analysis

The Pillars Club and Residences – DRC Case No. UDP-S26008
111 North Birch Road, Fort Lauderdale, FL 33304

PROJECT AND DESCRIPTION

The project consists of a high-rise, multi-family residential building with 43 units. The site is currently occupied by two 2-story buildings comprising a total of 7 single-family units and 18 hotel rooms.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by an existing 12-inch cast iron pipe (CIP) water main located within the N. Birch Rd. ROW, along the eastern boundary of the site. See Figure 1.

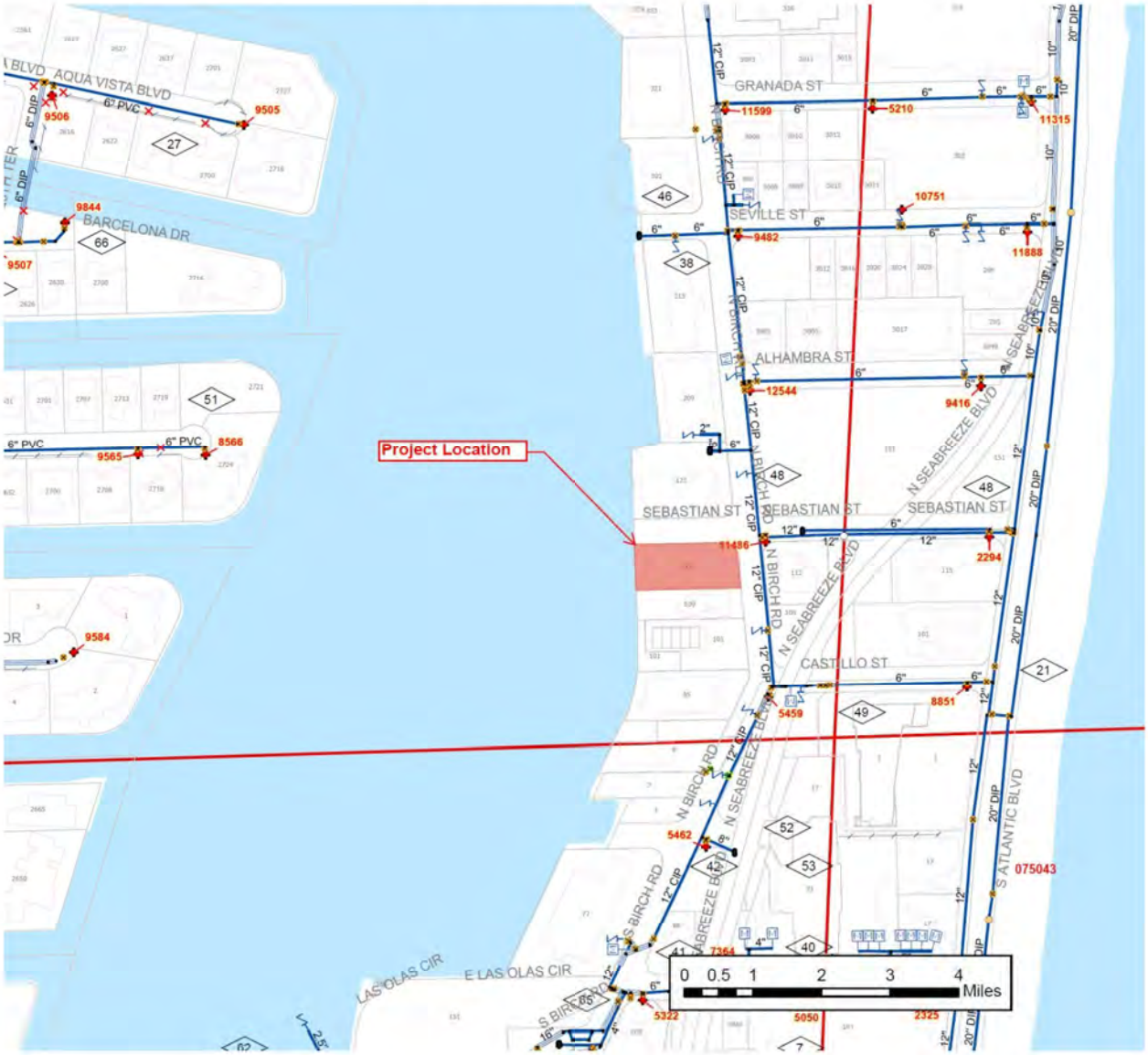
Wastewater: The site is currently served by an existing 10-inch vitrified clay pipe (VCP) gravity sewer main located within the N. Birch Rd. ROW, along the eastern boundary of the site. See Figure 2.

Pumping Station: The site is served by PS D-31, which is located at 299 Las Olas Cir.

SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water and sewer infrastructure has the capacity to support the proposed development and does not require improvements to meet the increased demands of the proposed project.

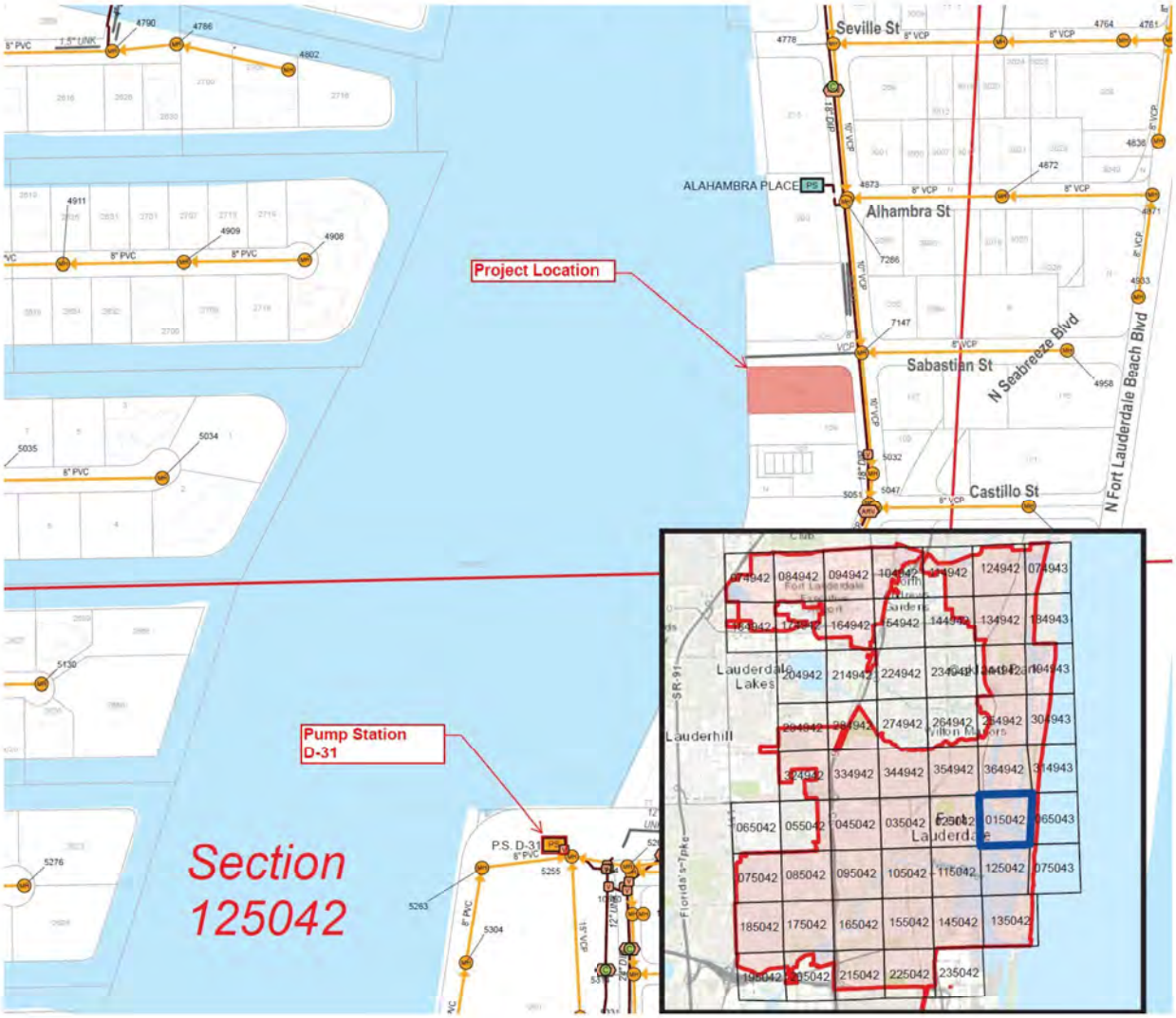
Figure 1 - City Water Atlas



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Figure 2 - City Sewer Atlas



WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day potable water demand is approximately 3,396 gallons per day (GPD), which equates to 0.0034 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18. The max day water use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

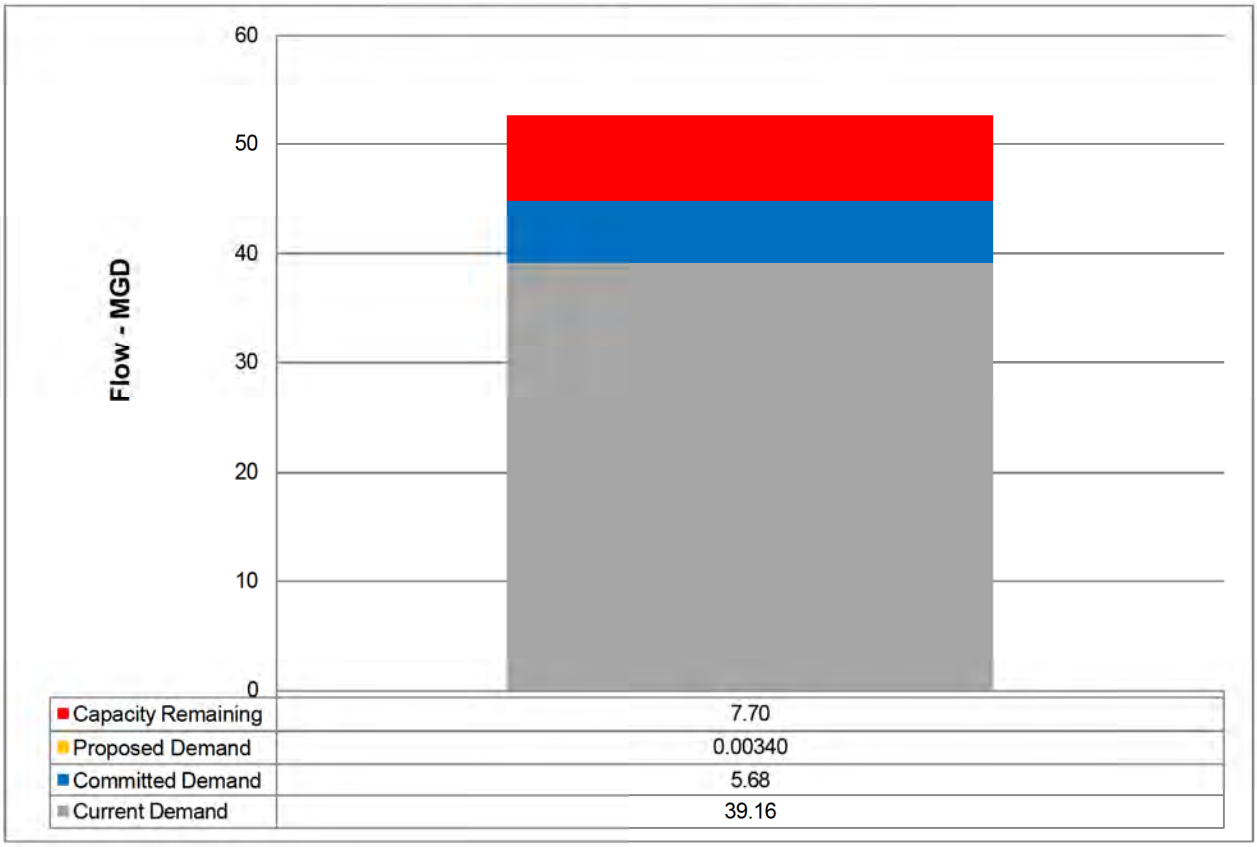
Evaluation of impact on existing distribution pipe: According to the site plan, the applicant is proposing to utilize the 12-inch CIP water main located within the N. Birch Rd. ROW. The InfoWater hydraulic model was analyzed to determine the impact of this project on this existing main.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 39.16 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.68 MGD. Combining these figures with the demand from the proposed project of 0.0034 MGD, the required production would be 44.85 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3 below.

Recommended Water Infrastructure Improvements: No improvements required.

Figure 3 - Summary of Water Production



Capacity Remaining	7.70
Proposed Demand	0.00340
Committed Demand	5.68
Current Demand	39.16

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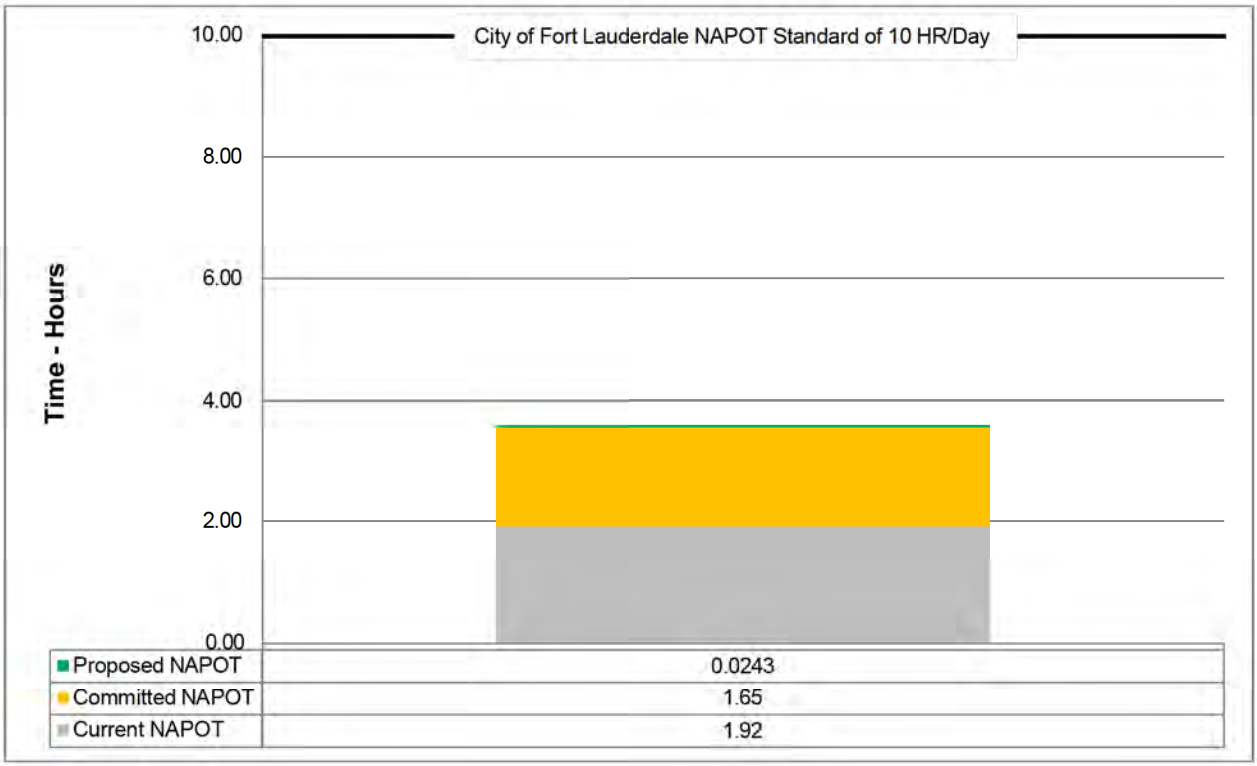
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 2,337 GPD, which equates to 0.0023 MGD. Average day sewer use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing collection pipe: According to the site plan, the applicant is proposing to utilize the 10-inch VCP gravity sewer main located within the N. Birch Rd. ROW. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow less than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the proposed project.

Evaluation of impact on pumping station: PS D-31 has a duty point of 1,600 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 1.92 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 1 minutes per day. Additionally, there are other committed flows from proposed developments within the PS D-31 basin resulting in 98.77 minutes of additional runtime. PS D-31 will have a NAPOT of 3.59 hours once the proposed developments are complete, less than the recommended average of 10 hours per day. See Figure 4 below.

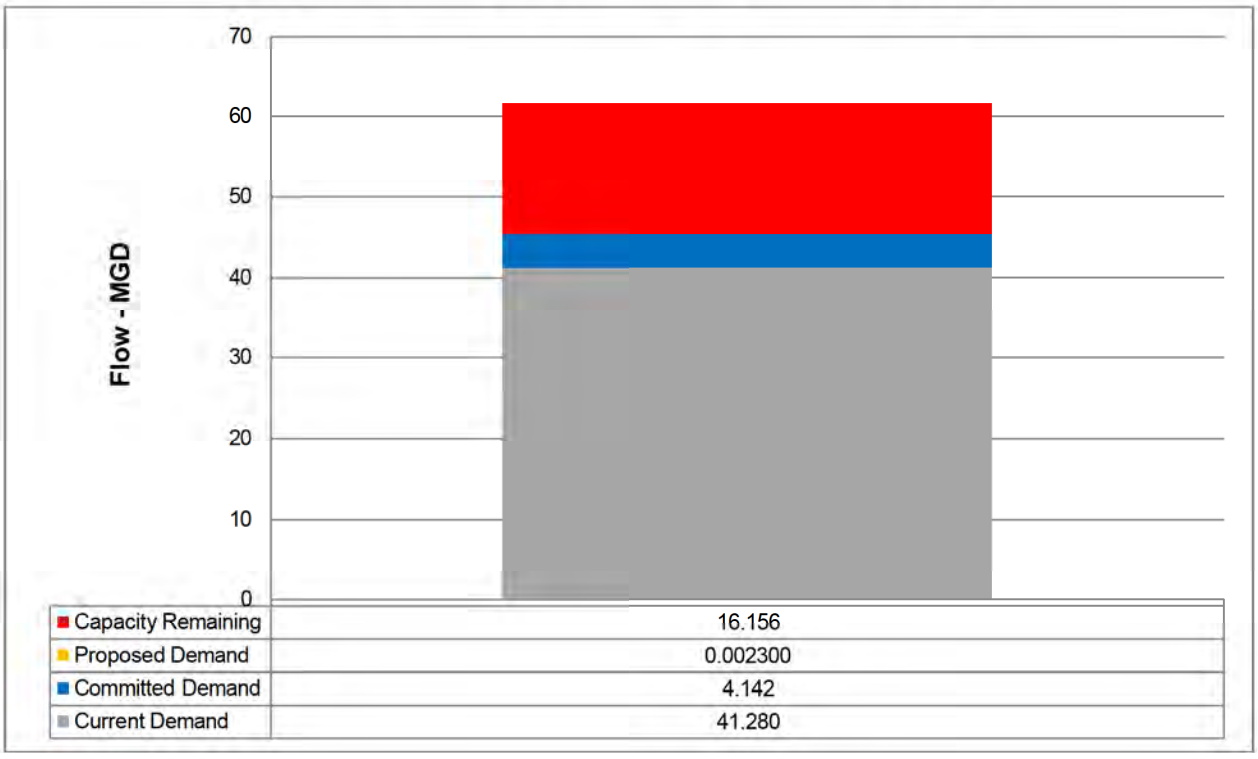
Figure 4- Summary of Pump Station D-31 NAPOT



Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Florida Department of Environmental Protection's (FDEP) permitted capacity for GTL is 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 41.28 MGD. Combining the committed flows for previously approved projects of 4.14 MGD plus the 0.0023 MGD net contribution from the project results in a total projected flow of 45.42 MGD. This is less than the permitted treatment plant capacity of 61.58 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.

Recommended Wastewater Infrastructure Improvements: No improvements required.

Figure 5- Summary of Wastewater Treatment Capacity



LOCHRIE & CHAKAS P.A.

699 N. Federal Highway, Suite 400
Fort Lauderdale, Florida 33304
Direct Dial: 954.799.8005
Email: RHely@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

March 24, 2026

Via Email: KDevonish@fortlauderdale.gov
Karlanne Devonish, AICP, Principal Urban Planner
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Development Review Committee ("DRC") Notice Requirement – The Pillars Club & Residences (Case No. UDP-S26008) (the "Project") – 109-111 N. Birch Road, Fort Lauderdale, FL 33304 (the "Property")

Dear Karlanne:

Pursuant to Section 47-27 of the City of Fort Lauderdale's ("City") Unified Land Development Regulations, the applicant provided notice of the Project's first DRC meeting to William W. Brown, President of the Central Beach Alliance Homeowners Association ("HOA"). The Central Beach Alliance HOA is the only City-recognized civic organization within 300' of the Property. Notice of the DRC meeting was sent via email on March 24, 2026, twenty-one (21) days prior to the DRC meeting scheduled for April 14, 2026. The email provided a description of the Project, its City assigned case number, and DRC meeting address.

Enclosed for your review, please find the City's Affidavit Form attesting to the above. Should you require any additional information or materials for this requirement, please do not hesitate to contact me.

Sincerely,

Robert J. Hely, Esq.

Enclosures
1-Affidavit Form

AFFIDAVIT FORM

Applications: As Required | **Rev.** 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

[X] **DEVELOPMENT REVIEW COMMITTEE** [ ] **PLANNING AND ZONING BOARD** [ ] **HISTORIC PRESERVATION BOARD** [ ] **CITY COMMISSION**

CASE NUMBER: UDP-S26008 **PROPERTY:** 09-11 N. Birch Road **MEETING DATE:** 4/14/2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Robert B. Lochrie II, Esq. **APPEAL REQUEST:** No

BEFORE ME, the undersigned authority, personally appeared Robert B. Lochrie II, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

[X] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.

b. Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.

c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[ ] PROJECT PRESENTATION MEETING

a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.

b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.

c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.

d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be canceled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF _____:

The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2022, by _____ who is personally known to me or who has produced _____ as identification.

[SEAL]

ELIZABETH MENDEZ
Notary Public - State of Florida
Commission # HH 373260
My Comm. Expires Apr 21, 2027
Bonded through National Notary Assn.

[ ] HISTORIC PRESERVATION BOARD MAIL NOTICE

a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.

b. Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.

c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[ ] 10-DAY PUBLIC SIGN NOTICE or [ ] 15-DAY PUBLIC SIGN NOTICE

a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.

b. That _____ **(provide number of signs posted)** sign(s) as referenced above (a) was posted on _____ **(provide date of posting)** the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum **(see above marked 10 or 15 days)** prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

AFFIANT SIGNATURE

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward:

The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 24 day of March, 2026 by Robert J. Lochrie, Esq. Attorney for Applicant a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced MB as identification.

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

WASTE MANAGEMENT INC OF FLORIDA
3831 NW 31ST AVENUE
POMPANO BEACH, FLORIDA 33073
954-974-7500

March 10, 2026

Gabi Carreiro
Flynn Engineering
241 Commercial Blvd.
Lauderdale By The Sea, Florida 33308

Re: 109-111 N. Birch Road, Fort Lauderdale

Dear Gabi:

Please be advised that I, Ladrius Blackman, Route Supervisor for Waste Management, have received and reviewed the site plan for the above referenced property in Fort Lauderdale. This Plan will be sufficient for Waste Management to service the garbage, as needed, for an 18' clearance, we need to add wheels to the containers so we can roll them out.

The minimum service will be two days per week. If you require additional days, WM will accommodate the request. Days of service will be routed once the account is set up.

If you require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,

Ladarius Blackman
Operations Manager

David R. Soloman, City Clerk
City of Fort Lauderdale
1 E. Broward Boulevard, Suite 444
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for the property located at 111 N. Birch Road, Fort Lauderdale, Florida 33304 identified with folio number 504212101100 (the "Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to the Property referenced above.

Sincerely,

The Pillars Club & Residences LLC

By: _____

Printed Name: Maurice Egozi

Title: Managing member

Date: 02 / 23 / 2026

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me, by means of (check one): ✓ physical presence or _____ online notarization, this 23 day of February, 2026 by Maurice Egozi as Managing Member, of The Pillars Club & Residences LLC who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of February, 2026.

MELINA SOPHIA RAMIREZ
Notary Public - State of Florida
Commission # HH 442838
My Comm. Expires Sep 12, 2027
Bonded through National Notary Assn.

_____
Notary Public

Melina Ramirez
Typed, printed or stamped name of Notary Public

My Commission Expires: 9/12/2027

David R. Soloman, City Clerk
City of Fort Lauderdale
1 E. Broward Boulevard, Suite 444
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for the property located at 109 N. Birch Road, Fort Lauderdale, Florida 33304 identified with folio number 504212101110 (the "Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with the submittal and processing of a site plan application related to the Property referenced above.

Sincerely,

Georgia L. Bedford Revocable Trust,
Jan K. Behnke, Trustee, et al.

By: Jan Kay Behnke
Printed Name: Jan K Behnke
Title: Trustee
Date: 2 / 24 / 2026

STATE OF Florida)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me, by means of (check one): ✓ physical presence or _____ online notarization, this 26 day of February, 2026, by Jan K. Behnke as Trustee, of Georgia L. Bedford Revocable Trust, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of February, 2026.

TAD GROUND
MY COMMISSION # HH 256401
EXPIRES: August 22, 2026

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

From: **J.D. Fernandez**
To: **Blake Kidwell**
CC: **KDevonish@fortlauderdale.gov, DSDEng-PublicWorks@fortlauderdale.gov**

W&S Capacity Request: The Pillars Club & Residences | UDP-S26008 | ENG-CR-26010001

Good afternoon Blake,

Please see attached modified letter per your latest request to increase the total number of dwelling units to 43. A reanalysis was performed and no improvements will be required at this time.

Karlanne,

Please note the original request was invoiced under UDP-PDMR-25101 with Orlando's and Tyler's approval. This reanalysis is invoiced under UDP-S26008. Feel free to reach out should you have any questions.

Best regards,

[Icon AI-generated content may be incorrect.]

J.D. Fernandez | Project Manager II

Engineering Division | Public Works
City of Fort Lauderdale
700 NW 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-6073 | E: jdfernandez@fortlauderdale.gov

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-25110016
Completion Date:	11/18/2025
Purpose of Address Request:	To verify an existing address for DRC

PROPERTY INFORMATION

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

Folio Number:	504212101110
Address:	109 N BIRCH RD #1-7, FORT LAUDERDA
Legal Description:	109 N BIRCH RD #1-7, FORT LAUDERDALE, FL 33316

Requestor Name:	Gabriela Carreiro
Requestor Email:	Gabi@FlynnEngineering.com
Requestor Phone:	9543238356
Verified / Assigned Address:	109 N BIRCH RD #1-7, FORT LAUDERDA
Former / Known As Address:	109 N BIRCH RD #1-7, FORT LAUDERDA
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).

CITY OF FORT LAUDERDALE

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION CONFIRMATION

Verification Request #:	BLD-ADDVER-25110018
Completion Date:	11/18/2025
Purpose of Address Request:	To verify an existing address for DRC

PROPERTY INFORMATION

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

Folio Number:	504212101100
Address:	111 N BIRCH RD, FORT LAUDERDALE, F
Legal Description:	LAUDER DEL MAR 7-30 B LOT 1 & N 40 LOT 2 & FILLED LAND ADJOINING 1 & N 4

Requestor Name:	Gabriela Carreiro
Requestor Email:	Gabi@FlynnEngineering.com
Requestor Phone:	9543238356
Verified / Assigned Address:	111 N BIRCH RD, FORT LAUDERDALE, F
Former / Known As Address:	111 N BIRCH RD, FORT LAUDERDALE, F
Authorized City Representative:	JAZMINE EVEILLARD
Notes (If Applicable):	The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	111 N BIRCH ROAD, FORT LAUDERDALE FL 33304
Property Owner	THEPILLARS CLUB & RESIDENCES LLC
Mailing Address	1124 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154

ID #	5042 12 10 1100
Millage	0312
Use	39-03

Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 1 & N 40 LOT 2 & FILLED LAND ADJOINING 1 & N 40 OF 2 ON WEST BLK 11

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*	$1,276,540	$5,129,980	$6,406,520	$6,406,520	
2025	$1,276,540	$5,129,980	$6,406,520	$6,406,520	$122,581.56
2024	$1,276,540	$5,129,070	$6,405,610	$6,405,610	$122,672.82

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,406,520	$6,406,520	$6,406,520	$6,406,520
Portability	0	0	0	0
Assessed/SOH	$6,406,520	$6,406,520	$6,406,520	$6,406,520
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	$6,406,520	$6,406,520	$6,406,520	$6,406,520

Sales History

Date	Type	Price	Book/Page or CIN
1/9/2026	WD-T	$100	120648955
11/17/1998	WD	$1,474,400	28998 / 617
4/1/1987	WD	$725,000	14691 / 227
3/1/1986	FD	$100	
3/1/1986	PRD	$100	

Land Calculations

Price	Factor	Type
$70.07	18,218	SF
Adj. Bldg. S.F. (Card, Sketch)		9001
Units		18
Eff./Act. Year Built: 1980/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
9001						18218		



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	109 N BIRCH ROAD #1-7, FORT LAUDERDALE FL 33316
Property Owner	GEORGIA L BEDFORD REV TR BEHNKE, JAN K TRSTEE ETAL
Mailing Address	6 MINGES RD W BATTLE CREEK MI 49015

ID #	5042 12 10 1110
Millage	0312
Use	08

Abbr Legal Description	LAUDER DEL MAR 7-30 B LOT 2 S 10,LOT 3 & FILLED LAND ADJOINING LOT 2 S 10 & LOT 3 ON WEST BLK 11

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	$875,730	$1,924,340	$2,800,070	$2,800,070	
2025	$875,730	$1,924,340	$2,800,070	$2,800,070	$55,733.52
2024	$875,730	$1,750,580	$2,626,310	$2,626,310	$52,093.00

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,800,070	$2,800,070	$2,800,070	$2,800,070
Portability	0	0	0	0
Assessed/SOH	$2,800,070	$2,800,070	$2,800,070	$2,800,070
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	$2,800,070	$2,800,070	$2,800,070	$2,800,070

Sales History

Date	Type	Price	Book/Page or CIN
7/30/2024	QCD-T	$100	119725196
2/23/2023	QCD-T	$100	118696722
1/16/2019	QCD-T	$100	115559436
8/1/1984	WD	$300,000	12006 / 136
6/1/1981	WD	$370,000	

Land Calculations

Price	Factor	Type
$70.07	12,498	SF
Adj. Bldg. S.F. (Card, Sketch)		4013
Units		7
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
7						12498		

Detail by Entity Name

Florida Limited Liability Company
THE PILLARS CLUB AND RESIDENCES LLC

Filing Information

Document Number	L25000426599
FEI/EIN Number	APPLIED FOR
Date Filed	09/16/2025
Effective Date	11/15/2025
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	10/01/2025
Event Effective Date	NONE

Principal Address

1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154 UN

Mailing Address

1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154 UN

Registered Agent Name & Address

Bublil, Uri
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Name Changed: 01/08/2026

Authorized Person(s) Detail

Name & Address

Title MGR

PILLARS 26 LLC
C/O LIPAZ SCHWARTZ
17141 COLLINS AVE
UNIT 4501
SUNNY ISLES, FL 33160

Title MGR

THE PILLARS PARTNERS LLC
1124 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Title MGR

WATERSTONE CAPITAL PILLARS LLC
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Title Manager

Egozi, Maurice
1132 Kane Concourse
Suite 200
Bay Harbor Islands, FL 33154

Annual Reports

Report Year	Filed Date
2026	01/08/2026
2026	01/09/2026

Document Images

01/09/2026 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2026 -- ANNUAL REPORT	View image in PDF format
10/01/2025 -- LC Amendment and Name Change	View image in PDF format
09/16/2025 -- Florida Limited Liability	View image in PDF format