DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 03/06/2026

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. Refer to Development Application Guide and Instructions document on overall review process, refer to Specifications for Plan Submittal by application type for submittal requirements, and refer to Public Participation Requirements, all of which are available on the City's website.

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

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

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 *(same impact or less than existing use)*
- ☐ Plats
- ☐ 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)*
- ☐ Parking Agreements *(separate from site plans)*

COMPLETE SECTIONS B, C, D, E, F, G or H (for amendments), K

☑ 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 (RAC) Signage
- ☐ Affordable Housing (≥10%)

COMPLETE SECTIONS B, C, D, E, F, G, K

☐ 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
- ☐ GAA/AIP Uses needing PZB Determination

COMPLETE SECTIONS B, C, D, E, F, G, K

☐ LEVEL IV — CITY COMMISSION (CC)

- ☐ Land Use Amendment
- ☐ Rezoning
- ☐ Public Purpose Use
- ☐ Central Beach Development of Significant Impact*
- ☐ Vacation of Right-of-Way

City Commission Review*

- ☐ Vacation of Easement

COMPLETE SECTIONS B, C, D, E, F, G, K

☐ MISCELLANEOUS

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

COMPLETE SECTIONS B, C, D, E, J, K

☐ 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, E, I, K

☐ APPEAL/DE NOVO

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

COMPLETE SECTIONS B, C, E, I, K

☐ PROPERTY AND ROW ITEM

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

COMPLETE SECTIONS B, C, E, K

**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~~	CI River District Phase 1 Owner LLC	**Authorized Agent**	Stephanie J. Toothaker, Esq
Address	Agent: 501 SW 2nd Avenue, Suite 1	**Address**	501 SW 2nd Avenue, Suite 1
City, State, Zip	Agent: Fort Lauderdale, FL 33301	**City, State, Zip**	Fort Lauderdale, FL 33301
Phone	Agent: 954.648.9376	**Phone**	954.648.9376
Email	Agent: stephanie@toothaker.org	**Email**	cc: estefania@toothaker.org
Proof of Ownership	Provide Warranty Deed or Tax Record	**Authorization Letter**	Provide Agent Authorization Letter

C PARCEL INFORMATION

Address/General Location	633 S Federal Hwy
Folio Number(s)	504210560100;504210560160; 504210560010;504210560170;504210560150;504210560020;504210560030;5042101D0010;5042101D0011; 5042101D0012
Legal Description *(Brief)*	Refer to survey
City Commission District	District 4
Civic Association	Downtown Fort Lauderdale Civic Associati

D LAND USE INFORMATION

Existing Use	Office, Vacant Residential
Land Use	Downtown Regional Activity Center
Zoning	RAC-CC - Downtown Regional Activity C
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	Downtown Regional Activity Center
Proposed Zoning	RAC-CC - Downtown Regional Activity C

E PROJECT INFORMATION

Provide project information.

Project Name	Rio Vista Residences
Project Description *(Describe in detail)*	Site Plan Level II Review: Mixed-Use Development with 440 Multifamily Units, 69,363 Square Feet of Fitness and Wellness Club, 11,550 Square Feet of Commercial (Retail) Use, and 4,191 Square Feet of Commercial (Restaurant) Use With 500 Square Feet of Outdoor Dining in the Downtown RAC
Estimated Project Cost	$ N/A *(Estimated total project cost including land costs for all new development applications only)*

F PROJECT DETAILS

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

Waterway Use	No			**Traffic Study Required**	Yes		
Flex Units	N/A	**Redevelopment Units**	N/A	**Parking Reduction**	No		
Flex Acreage	N/A			**Public Participation**	Yes		
Single Family	N/A			Commercial	11,550 SF		
Townhouses	N/A			Restaurant	4,191 SF		
Multifamily	440 units			Office	N/A		
Cluster/Zero Lot Line	N/A			Industrial	N/A		
Other				Other	69,363 SF (Health & Fitness)		
Total *(dwelling units)*	~~440 units~~			**Total** *(square feet)*	see Sheet C.0		
Residential Unit Mix	Efficiency / Studio: 7 units	1- Bedroom: 116 units		2-Bedroom: 118 units	3-Bedroom or More: 82 units		
Affordable Housing Units	N/A	**% of AMI**	N/A				
Affordable Unit Mix	Efficiency / Studio: N/A	1- Bedroom: N/A		2-Bedroom: N/A	3-Bedroom or More: N/A		

G 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)*	None	112,492 SF / 2.58 AC
Lot Density *(Units/acres)*	None	111.1 UNITS / AC
Lot Width	None	600 (L) X 132-203.1' (W)
Building Height *(Feet)*	None	306' (NORTH) / 246' (SOUTH)
Structure Length	None	559.6'
Floor Area Ratio *(F.A.R)*	None	5.07
Lot Coverage	None	84%
Open Space	17,249 SF	47,116 sf
Landscape Area	4,312 SF	9,000 SF
Parking Spaces	733 spaces	841 spaces
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front [ ]	10' BLDG to PL (FEDERAL HIGHWAY)	10' BLDG to PL (FEDERAL HIGHWAY)
Side [ ]	35.0' BLDG to CL (SE 6TH STREET)	30.0' BLDG to CL (SE 7TH STREET)
Corner / Side [ ]	35.0' BLDG to CL (SE 7TH STREET)	40.0' BLDG to CL (SE 7TH STREET)
Rear [ ]	35.0' BLDG to CL (SE 5TH TERR)	34.5' BLDG to CL (SE 5TH TERR) (Deviation)

For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.

Tower Stepback	**Required Per ULDR**	**Proposed**	**Deviation**
Front / Primary Street [ ]	None	FEDERAL: 38'-2" (N BLDG) / 47'-10" (S BLDG)	No
Sides / Secondary Street [ ]	None	14'-10" (N);16'-9" (S);0' (W-N BLDG)/20'11" (W-S BLDG)	No
Building Height	None	306' (N) ; 246' (S)	No
Streetwall Length	300'	249'-8"/269'-11"(FED/5 TER);177.8' (7 ST);162.4'(8 ST)	Yes
Podium Height	9 FLOORS	6 (TOP OF PKG) / 9 FLOORS (TOP OF CLUB)	No
Tower Separation	60'	300'	No
Tower Floorplate *(square feet)*	0-15 FLOORS=18,000SF; 15-37 FLOORS=12,500 SF	12,500 SF	No
Residential Unit Size *(minimum)*	400 SF	500 SF	No

H AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Identify Each Standard Below			
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?			

I EXTENSION, DEFERRAL, APPEAL INFORMATION

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

EXTENSION REQUEST	
Approving Body	
Original Approval Date	
Expiration Date *(Permit Submittal Deadline)*	
Expiration Date *(Permit Issuance Deadline)*	
Requested Extension *(No more than 24 months)*	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*	

DEFERRAL REQUEST	
Approving Body	
Scheduled Meeting Date	
Requested Deferral Date	
Previous Deferrals Granted	
Justification Letter Provided	

APPEAL REQUEST / DE NOVO HEARING	
Approving Body	
30 Days from Meeting *(Provide Date)*	
60 Days from Meeting *(Provide Date)*	
Appeal Request	
Indicate Approving Body Appealing	
De Novo Hearing Due to City Commission Call-Up	

J MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*	
As Is Value	$
Date	
Completion Value	$
Date	
Stabilized Value	$
Date	
Acquisition Value	$
Date	

COMMUNITY RESIDENCE	
Residence Type	
Certification	
Length of Stay	
Number of Residents	
Number of Live-in Staff	
Habitable Rooms Gross Floor Area	
DEVELOPMENT REVIEW TEAM (DRT)* *Complete Section F*	

NOISE WAIVER*	
DRC Case Number	
Request Start Date	
Request End Date	
Construction Start Time	
Construction End Time	
Sunday Construction Times	
DEVELOPMENT AGREEMENT* *Complete Section F*	

**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 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: 7/1/26 PROVIDE DATE

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

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

☑ **Address Verification Form** applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov

☑ **Project and Unified Land Development Code Narratives**

- ***Project Description*** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.
- ***Unified Land Development Regulations*** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.
  - *Section 47-20.3, Parking Reduction*
  - *Section 47-24.3, Conditional Use*
  - *Section 47-25.2, Adequacy Review*
  - *Section 47-25.3, Neighborhood Compatibility*
  - *Section 47-28, Density and Flexibility Rules*
  - *Section 47-23.8, Waterway Use*
  - *Section 47-23.11, Modification of Yards*
  - *Section 47-23.16, Affordable Housing Regulations*
  - *Section 47-24.4, Rezoning*
  - *Section 47-24.6, Vacation of Right-of-way*
- ***Master Plans*** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:
  - *Downtown Master Plan*
  - *Northwest Master Plan*
  - *South Andrews Master Plan*
  - *Uptown Master Plan*

☑ **Traffic Study or Statement** submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date: PROVIDE DATE

- To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov

☑ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for LauderBuild.

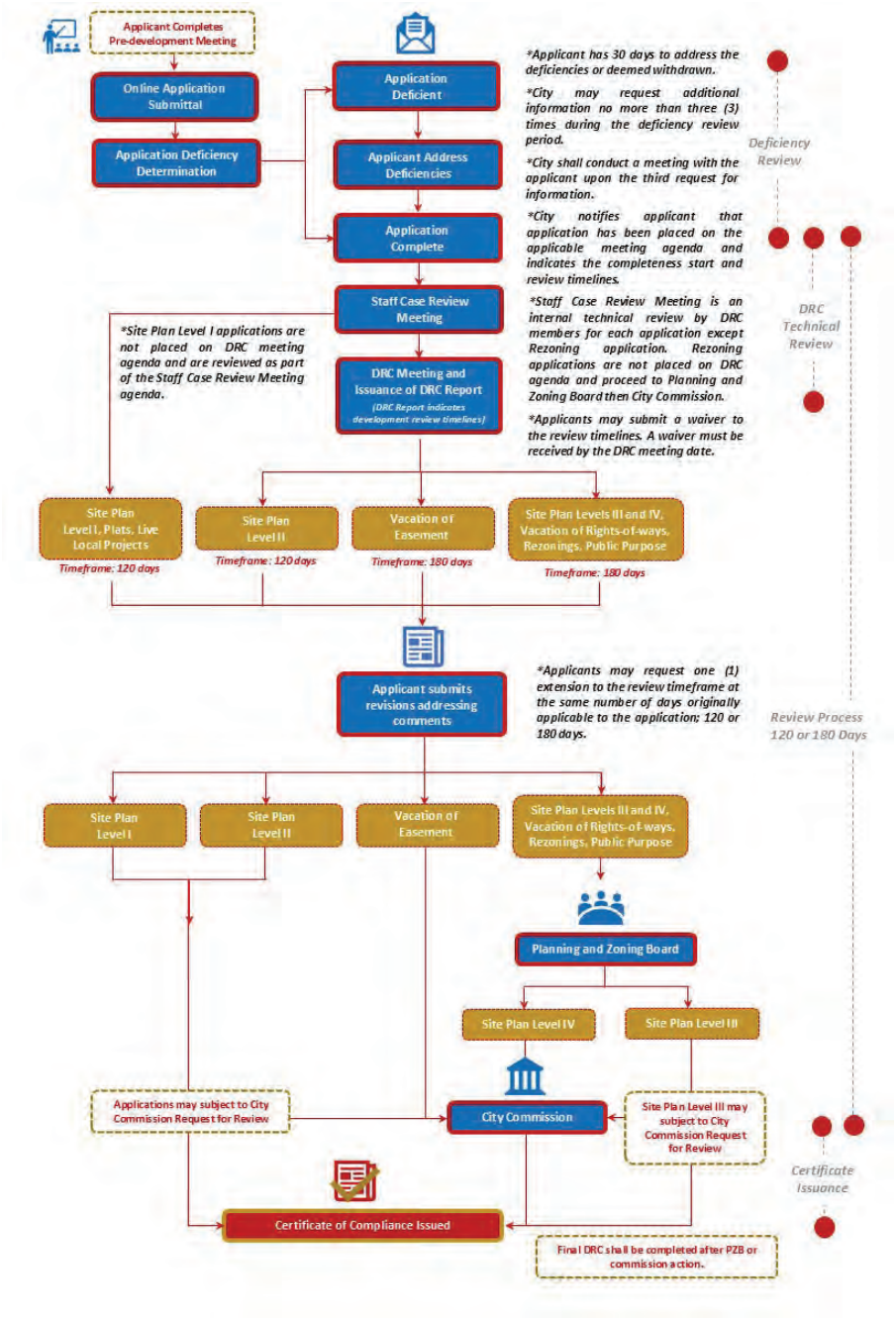
☑ **Public Mail Notices *(rezoning)*** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.

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

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

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plans and other large files must be flattened to reduce file size.
- **Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

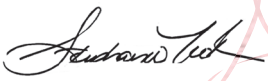
GENERAL SUBMITTAL QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter at 954-828-6520 planning@fortlauderdale.gov	DSD Customer Service at 954-828-6520 lauderbuild@fortlauderdale.gov

APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

INITIAL	ITEM
SJT	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
SJT	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
SJT	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
SJT	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
SJT	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. ***Fraud Alert Information*** The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City **does not** send unsolicited requests for payment or sensitive personal information. — The Development Services Department **does not** accept payments over the phone. — The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

APPLICANT/AGENT SIGNATURE	
 Digitally signed by Stephanie J. Toothaker, Esq. Date: 2026.08.07 08:56:12 -04'00'	
PRINT	Stephanie J. Toothaker, Esq.
DATE	8/7/26



RIO VISTA RESIDENCES

633 S. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

SITE PLAN LEVEL II (RAC) - UDP-S26xxx
INITIAL SUBMITTAL: JULY 24, 2026

CLIENT:

CAIN

KUSHNER COMPANIES
767 FITTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
212.527.7000

TEAM:

LAND USE ATTORNEY
TOOTHAKER.ORG
501 SW 2nd AVE., Suite A
FORT LAUDERDALE, FL 33301
954.648.9376

ARCHITECT
PALMA
1143 W. RUNDELL PL , #203
CHICAGO, IL 60607
312.496.3117

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

CIVIL ENGINEER / PLANNING
FLYNN ENGINEERING SERVICES
241 COMMERCIAL BLVD
LAUDERDALE-BY-THE-SEA, FL 33308
954.522.1004

TRAFFIC ENGINEER
TRAF TECH ENGINEERING
8400 N. UNIVERSITY DRIVE, #309
TAMARAC, FL 33321
954.643.1671

FRANCHISE UTILITY PROVIDERS:

COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	

INDEX 7/08/26

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X6.0	SERVICE CIRCULATION EXHIBIT



PROJECT LOCATION MAP N.T.S.

633 S FEDERAL HWY
Fort Lauderdale, Broward County, Florida 33316

Township: 10
Section: 50
Range: 42
Parcel #s: 5042 10 56 0100, 5042 10 56 0160, 5042 10 56 0010,
Parcel #s: 5042 10 56 0170, 5042 10 56 0150, 5042 10 56 0020,
Parcel #s: 5042 10 56 0030, 5042 10 1D 0010, 5042 10 1D 0011,
Parcel #s: 5042 10 1D 0012.

CS

LEGEND

= CATCH BASIN	= CHAIN LINK FENCE
= MANHOLE	= OVERHEAD ELECTRIC LINE
= LIGHT POLE	= OVERHEAD SIGNAL LIGHTS
= WATER METER	= OVERHEAD TELEPHONE/ELECTRIC LINE
= WATER VALVE	= UNDERGROUND ELECTRIC LINE
= CATCH BASIN INLET	= UNDERGROUND GAS LINE
= UTILITY POLE	= UNDERGROUND SANITARY LINE
= RISER	= UNDERGROUND TELEPHONE LINE
= FIRE HYDRANT	= UNDERGROUND WATER LINE
= HANDHOLE	= UNDERGROUND COMMUNICATION LINE
= SIGN	EL. = ELEVATION
= BOLLARD	INV. = INVERT
= CLEANOUT	SAN. = SANITARY
= 0.5" CURB	P.R.M. = PERMANENT REFERENCE MONUMENT
= 2.00" CURB & GUTTER	I.D. = IDENTIFICATION
= CONCRETE	FP&L = FLORIDA POWER & LIGHT
= ASPHALT PAVEMENT	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
= LIMIT OF LEGAL DESCRIPTION	B.C.R. = BROWARD COUNTY RECORDS
	D.C.R. = DADE COUNTY RECORDS

LEGAL DESCRIPTION:

PARCEL I:
All of Parcels A, E and F of SCHERER TRUST and according to the Plat thereof, recorded in Plat Book 153, Page 19, of the Public Records of Broward County, Florida.

PARCEL II:
Lot 13, HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL X:
Lot 22 of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL XI:
Lot 3 of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, Less the East 30 feet thereof for road right-of-way, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL XII:
Lots 4, 5 and 6, Less the East 30 feet thereof for road right-of-way, and Lots 20 and 21 all of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL XIII:
Lot 23 of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL XIV:
Lot 24 of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida.

PARCEL XV:
Lots 1 and 2 of HARCOURT, a subdivision of Lot 1, Block 57, FORT LAUDERDALE, FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Broward County, Florida; LESS AND EXCEPT those portions of said Lots lying within the rights-of-way of SE 6th Avenue and SE 6th Street and subject to any public easement for sidewalk purposes over the North 10 feet of Lot 1.

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°15'19" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 10.00 FEET; THENSE SOUTH 2°09'41" EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, A WEST LINE OF SAID PACEL "A" A DISTANCE OF 319.37 FEET; THENCE SOUTH 46°57'11" EAST A DISTANCE OF 43.47 FEET; THENCE NORTH 88°15'19" EAST A DISTANCE OF 20.47 FEET, THE LAST TWO DESCRIBED COURSES BEING PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY AND SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, THE SOUTHWESTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL "A"; THENCE NORTH 2°09'41" WEST A DISTANCE OF 10.00 FEET TO A SOUTHERLY CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°15'19" WEST A DISTANCE OF 16.28 FEET; THENCE NORTH 46°57'11" WEST A DISTANCE OF 35.23 FEET; THENCE NORTH 2°09'41" WEST A DISTANCE OF 315.18 FEET TO THE POINT OF BEGINNING, THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID PARCEL "A".

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 2°26'01" WEST, ALONG AN EAST LINE OF SAID PARCEL "A" A DISTANCE OF 175.59 FEET; THENCE SOUTH 1°29'06" EAST ALONG AN EAST LINE OF SAID PARCEL "A" A DISTANCE OF 85.00 FEET; THENCE SOUTH 43°22'45" WEST ALONG A SOUTHEASTERLY BOUNDARY OF SAID PARCEL "A" A DISTANCE OF 42.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 43°22'45" WEST A DISTANCE OF 14.17 FEET; THENCE SOUTH 88°15'19" WEST ALONG A LINE PARALLEL WITH AND 10.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, A SOUTH LINE OF SAID PARCEL "A" A DISTANCE OF 32.94 FEET; THENCE NORTH 01°29'06" WEST A DISTANCE OF 10.00 FEET TO A SOUTHERLY CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°15'19" WEST ALONG A PORTION OF THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 42.94 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of record.
- Bearings hereon are referred to an assumed value of N 88°15'19" E for the North right of way line of S.E. 7th Street, and evidenced by found 1/2" pipe & cap and found nail & disk.
- Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on Broward County Bench Mark SE 469, (Elevation +4.93 NAVD) (Elevation +6.51 NGVD).
- Lands shown hereon are located within an area having a Zone Designation of AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0557J, for Community No. 125105, dated July 31, 2024, and index map revised July 31, 2024, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 112,492 square feet, or 2.582 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- Trees shown are surveyed for their horizontal location only.
  Tree data as shown in hereon is provided by Mark C. Williams FL–5221 AM, ISA Certified Urban Forest Professional, as collected on May 20, 2026.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- The locations of underhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per information furnished by client and no claims as to ownership are made or implied.

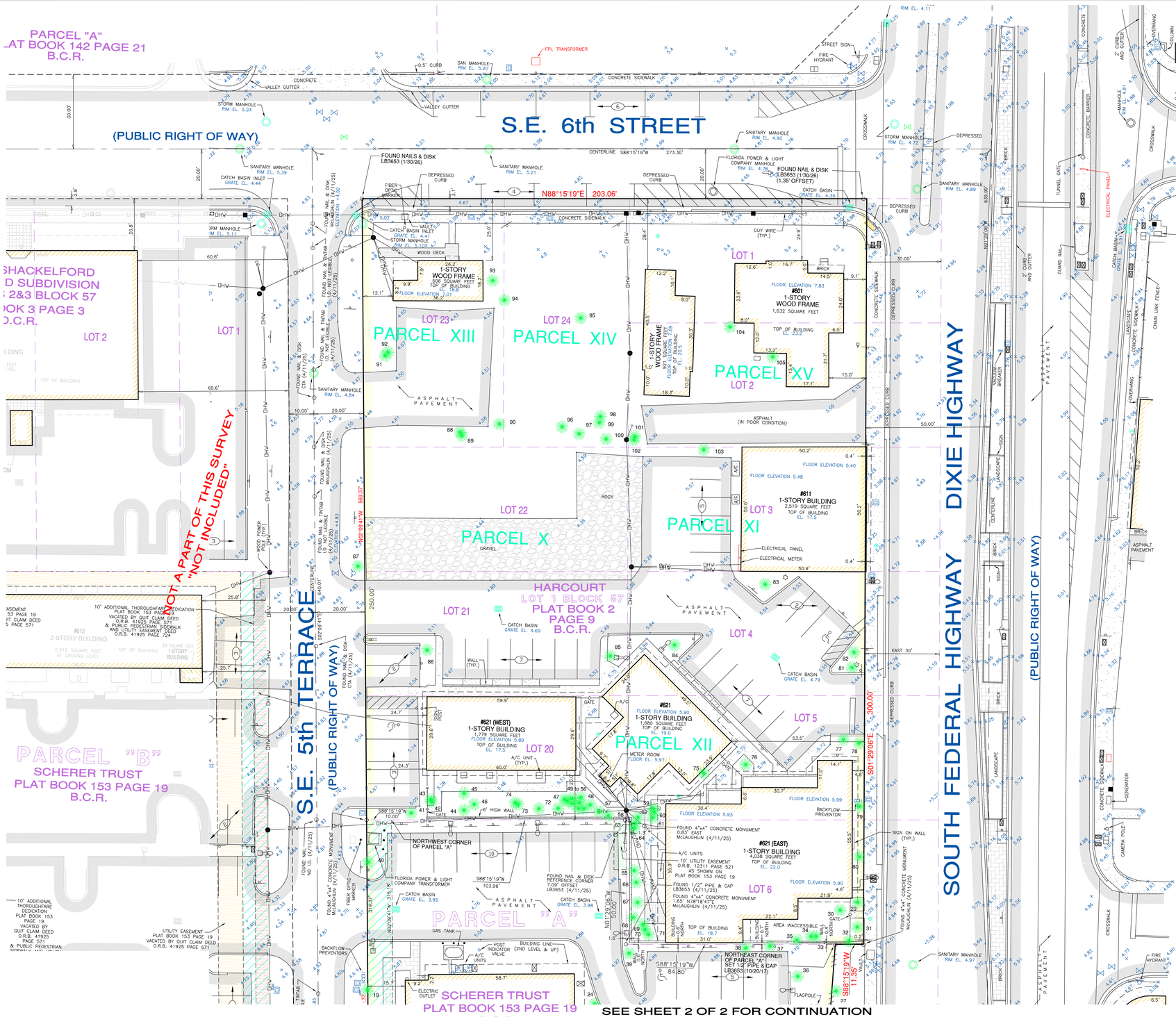
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 11, 2025 updated on January 30, 2026, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on January 30, 2026.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr, For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.



VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 4.93' N.A.V.D. = 6.51' N.G.V.D.
THIS SURVEY IS IN N.A.V.D. 1988
0.00 NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)
0.00 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)
1.58' | 4.93' | 6.51'
BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

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ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

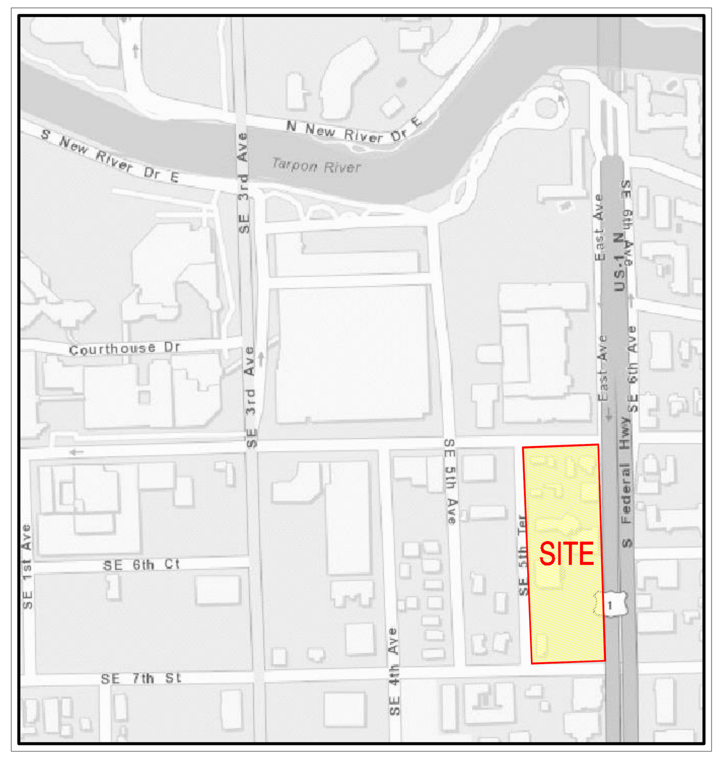
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.		Revision Description	
1	260282	TREE SURVEY (5/29/26) PP	DANJR
		O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
RIO VISTA - EAST BLOCK
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date	2/11/26
Scale	1"=20'
Drawn By	DF3/DANJR
CAD No.	170992
Plotted	2/23/26 3:17p
Ref. Dwg.	2017-155
Field Book	RLL 645/35-38 & FLD. SHTS.
Job No.	250797
Dwg. No.	2025-023-1-NAVD
Sheet	1 of 2



LOCATION SKETCH

LYING IN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
NOT TO SCALE

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = BOLLARD
- = CLEANOUT
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CONCRETE
- = ASPHALT PAVEMENT
- = LIMIT OF LEGAL DESCRIPTION
- —x— = CHAIN LINK FENCE
- —E— = OVERHEAD ELECTRIC LINE
- —SL— = OVERHEAD SIGNAL LIGHTS
- —T-E— = OVERHEAD TELEPHONE/ELECTRIC LINE
- —E— = UNDERGROUND ELECTRIC LINE
- —GAS— = UNDERGROUND GAS LINE
- —SAN— = UNDERGROUND SANITARY LINE
- —T— = UNDERGROUND TELEPHONE LINE
- —WAT— = UNDERGROUND WATER LINE
- —C— = UNDERGROUND COMMUNICATION LINE
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- I.D. = IDENTIFICATION
- FP&L = FLORIDA POWER & LIGHT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS

VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 4.93' N.A.V.D. = 6.51' N.G.V.D. 1.58'

THIS SURVEY IS IN N.A.V.D. 1988

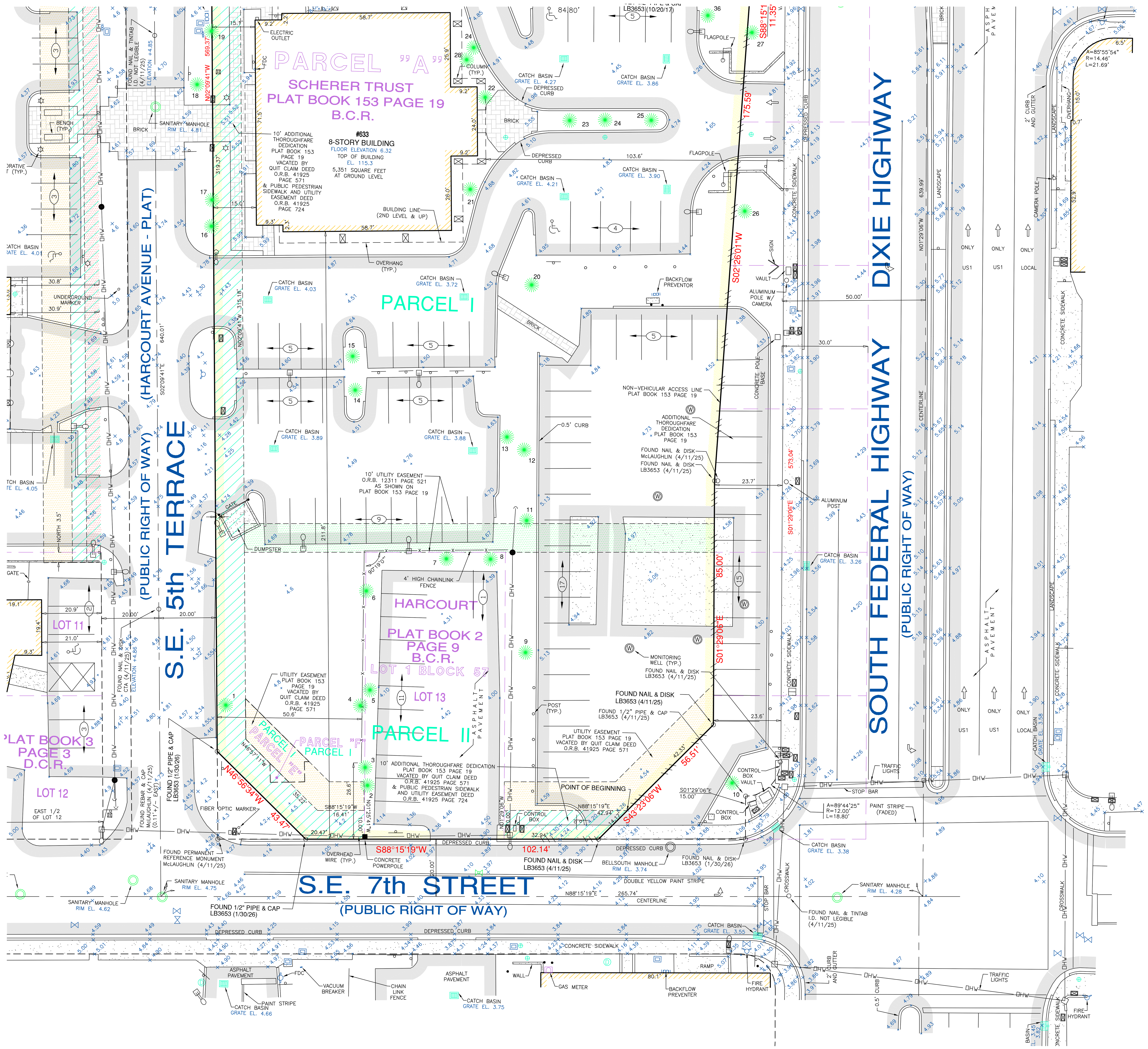
0.00 NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)
0.00 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)

BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

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ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

SEE SHEET 1 OF 2 FOR CONTINUATION



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NORTH

TREE TABLE

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)
1	Black Olive	Bucida buceras	34.7	36	19.50
2	Queen Palm	Syagrus romanzoffiana	27.7	14	9.50
3	Queen Palm	Syagrus romanzoffiana	17.5	6	9.50
4	Laurel Oak	Quercus laurifolia	28.1	24	16.75
5	Live Oak	Quercus virginiana	31.2	39	18.75
6	Yellow Tabebuia	Tabebuia caraiba	19.3	6	5.25
7	Live Oak	Quercus virginiana	39.7	30	23.75
8	Royal Poinciana	Delonix regia	33.6	29	16.50
9	Black Olive	Bucida buceras	57.9	34	27.75
10	Mahogany	Swietenia mahagoni	34.5	32	22.50
11	Black Olive	Bucida buceras	54.8	26	24.25
12	Black Olive	Bucida buceras	47.3	32	21.00
13	Umbrella Tree	Heptapleurum actinophyllum	23.1	20	16" multi
14	Live Oak	Quercus virginiana	28.8	24	13.00
15	Live Oak	Quercus virginiana	39.1	38	18.75
16	Royal Poinciana	Delonix regia	39.2	46	32.50
17	Tree Ligustrum	Ligustrum japonicum	7	8	6.00
18	Live Oak	Quercus virginiana	49.4	38	30.75
19	Tree Ligustrum	Ligustrum japonicum	6	8	10" multi
20	Live Oak	Quercus virginiana	41.6	44	31.25
21	Foxtail Palm	Wodyetia bifurcata	25.9	6	10.00
22	Pygmy Date Palm	Phoenix robelenii	12.4	13	5, 5
23	Pygmy Date Palm	Phoenix robelenii	9.7	13	5, 5, 4
24	Royal Palm	Roystonea regia	44.7	12	20.50
25	Royal Palm	Roystonea regia	51.4	16	15.50
26	Royal Poinciana	Delonix regia	30.9	42	24.00
27	Royal Poinciana	Delonix regia	28.8	38	23.25
28	Thrinax Palm	Thrinax radiata	8.4	4	3.00
29	Solitaire Palm	Ptychosperma elegans	13	6	3.00
30	Christmas Palm	Adonidia merrillii	15	6	4.50
31	Black Olive	Bucida buceras	30.9	24	21.00
32	Christmas Palm	Adonidia merrillii	15	6	4.50
33	Christmas Palm	Adonidia merrillii	26.5	6	4.50
34	Christmas Palm	Adonidia merrillii	26.5	6	22.50
35	Gumbo Limbo	Bursera simaruba	36.7	16	12.00
36	Live Oak	Quercus virginiana	44.5	26	18.50
37	Solitaire Palm	Ptychosperma elegans	21.1	6	3.00
38	Live Oak	Quercus virginiana	41.2	26	16.75
39	Live Oak	Quercus virginiana	39.1	44	29.50
40	Live Oak	Quercus virginiana	34.2	24	13.25
41	Mastwood	Calophyllum inophyllum	44.2	33	27.00
42	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
43	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
44	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
45	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
46	Black Olive	Bucida buceras	37.4	26	17.50
47	Mastwood	Calophyllum inophyllum	28.5	22	10.25
48	Black Olive	Bucida buceras	44.2	16	19.00
49	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
50	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
51	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
52	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
53	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
54	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
55	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
56	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
57	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
58	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
59	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
60	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
61	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
62	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
63	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
64	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
65	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
66	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
67	Black Olive	Bucida buceras	38.5	32	20.75
68	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
69	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
70	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
71	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
72	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
73	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
74	Solitaire Palm	Ptychosperma elegans	35.2	6	3.00
75	Solitaire Palm	Ptychosperma elegans	18	6	3.00
76	Solitaire Palm	Ptychosperma elegans	20	8	3, 3, 3
77	Mastwood	Calophyllum inophyllum	27.7	22	22.00
78	Christmas Palm	Adonidia merrillii	10	8	5, 4, 3
79	Christmas Palm	Adonidia merrillii	11	6	5, 5
80	Christmas Palm	Adonidia merrillii	11	6	5, 5
81	Christmas Palm	Adonidia merrillii	16	10	5, 4, 3
82	Mahogany	Swietenia mahagoni	31.3	33	20.00
83	Mahogany	Swietenia mahagoni	50.5	61	43.25
84	Laurel Oak	Quercus laurifolia	34.1	34	30.50
85	Sabal Palm	Sabal palmetto	16.4	8	17.00
86	Pink Tabebuia	Tabebuia heterophylla	19	12	7.75
87	Areca Palm	Dypsis lutescens	10.8	8	13" multi
88	Gumbo Limbo	Bursera simaruba	18.1	12	7.25
89	Gumbo Limbo	Bursera simaruba	18.1	16	8.75
90	Sabal Palm	Sabal palmetto	21.7	8	12.00
91	Coconut Palm	Cocos nucifera	21.1	15	7.00
92	Live Oak	Quercus virginiana	28.4	28	16.75
93	Gumbo Limbo	Bursera simaruba	26	20	13.50
94	Coconut Palm	Cocos nucifera	39.2	16	7.00
95	Live Oak	Quercus virginiana	54.4	62	40.25
96	Gumbo Limbo	Bursera simaruba	23	30	14.00
97	Sabal Palm	Sabal palmetto	12	8	12.00
98	Live Oak	Quercus virginiana	24	15	8.75, 6.25
99	Live Oak	Quercus virginiana	35.6	26	11, 11.5
100	Sabal Palm	Sabal palmetto	13	8	12.00
101	Gumbo Limbo	Bursera simaruba	24.2	12	7.75
102	Sabal Palm	Sabal palmetto	18.7	8	13.00
103	Mahogany	Swietenia mahagoni	28.3	26	13.00
104	Sabal Palm	Sabal palmetto	18.8	8	14.00
105	Mahogany	Swietenia mahagoni	33.8	36	20.50

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision	Description
1	260282	TREE SURVEY (5/29/26)	PP DANJR

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
RIO VISTA - EAST BLOCK
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date	2/11/26
Scale	1"=20'
Drawn By	DF3/DANJR
CAD No.	170992
Plotted	2/23/26 3:17p
Ref. Dwg.	2017-155
Field Book RLL	645/35-38 & FLD. SHTS.
Job No.	250797
Dwg. No.	2025-023-NAVD
Sheet	2 of 2

2-9

2-9

HARCOURT

a subdivision of

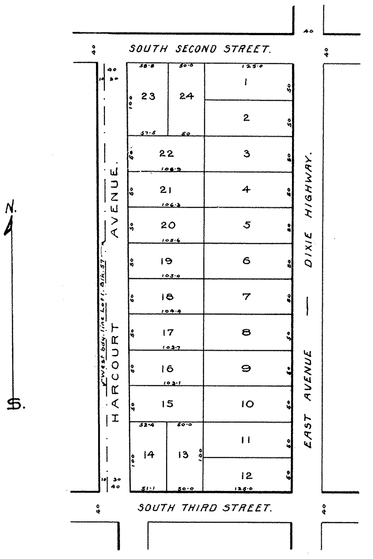
LOT 1 BLOCK 57,

FORT LAUDERDALE,

FLORIDA

13673

Jan 2 21 31
9



KNOW ALL MEN BY THESE PRESENTS:

That I, Jonathan Hoag, owner of Lot 1 in Block 57, Fort Lauderdale, according to the Map of the Town of Fort Lauderdale, Florida, made by A. L. Knowlton and on file and of record in Book "B" of Plats on page 40 of the transcript records of Dade County, in the public records of Broward County, Florida, have caused to be made the attached plat of HARCOURT for the purpose of subdividing said Lot 1 of Block 57 into Lots and street as shown on said plat. The East 30 Feet of Harcourt Avenue, being part of said Lot 1, as shown on the attached plat, is hereby dedicated to the perpetual use of the public as a thoroughfare, reserving to myself, my heirs, administrators or assigns, the reversion or reversions thereof, whenever discontinued by law.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 28th day of January A. D. 1921.

Jonathan Hoag (Seal)

STATE of FLORIDA }
COUNTY of BROWARD } Personally appeared before me, a Notary Public, this day, Jonathan Hoag, to me well known, and acknowledged that he executed the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal this 28th day of January A.D. 1921

Chas S. Chauncey
Notary Public
My Commission expires July 21-1923
N.P. SEAL

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

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 2 at Page 9 of the public records of ~~Broward~~ County Florida.
WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 10 day of July A.D. 1987

D.A. HESTER, County Administrator
By _____ D.C.

H. C. DAVIS, CIVIL ENGINEER
Fort Lauderdale, Fla.
State Registry No. 48.

Date: January, 1921 Scale 1 in = 100 ft.

13673 1-31-21.

93073752 1993 FEB 24 AM 9:25

PLAT BOOK 153 PAGE 19

Sheet 1 of 3 Sheets

OR Book 20392 Pg 676

DEDICATION OF MORTGAGE HOLDER
BARNETT BANK OF SOUTH FLORIDA, N.A., a Florida Corporation,
owner and holder of a mortgage on this property, recorded in O.R. BOOK 12038, PAGE 595, Broward County, Florida, does hereby join in the dedication shown hereon.
IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward State of Florida this _____day of _____, 19___.

Witness: _____ Officer _____

Witness: _____ Title: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
BEFORE ME personally appeared _____ being the _____ of BARNETT BANK OF SOUTH FLORIDA, N. A., a Florida Corporation, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes herein expressed.
WITNESS: My hand and official seal this _____day of _____, 19___.
My commission expires the _____day of _____, 19___.
NOTARY PUBLIC: _____ STATE OF FLORIDA.

DEDICATION OF MORTGAGE HOLDER
FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association
owner and holder of mortgage on this property, recorded in O.R. BOOK 16080, PAGE 566
Broward County, Florida, does hereby join in the dedication shown hereon.
IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida this 11 day of July, 1991

Witness: _____ Officer _____

Witness: _____ Title: Vice President

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
BEFORE ME personally appeared KATHERINE K. DECKER being the Vice-President of FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes herein expressed.
WITNESS: My hand and official seal this 11 day of July, 1991.
My commission expires the 28 day of Oct., 1992.
NOTARY PUBLIC: _____ STATE OF FLORIDA.

DEDICATION OF MORTGAGE HOLDER
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation,
owner and holder of a mortgage on this property, recorded in O.R. BOOK 12925, PAGE 253, Broward County, Florida, does hereby join in the dedication shown hereon.
IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Springfield, County of Hampden, State of Massachusetts, this 6th day of August, 1991.

Witness: _____ Officer _____

Witness: _____ Title: SECOND VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF MASSACHUSETTS SS
COUNTY OF HAMPDEN
BEFORE ME personally appeared Robert F. Stamant being the Second Vice President of MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, to me well known to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes herein expressed.
WITNESS: My hand and official seal this 16th day of August, 1991.
My commission expires the 16th day of December, 1994.
NOTARY PUBLIC: _____ STATE OF MASSACHUSETTS.

SCHERER TRUST

A RESUBDIVISION OF A PORTION OF "HARCOURT, A SUBDIVISION OF LOT 1, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 9, B.C.R.) AND A PORTION OF "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION, LOTS 2 & 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 3, P. 3, D.C.R.) AND ALSO A PORTION OF "RE-AMENDED PLAT OF HENRY SHACKELFORD'S SUBDIVISION OF LOT 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 1, B.C.R.)

SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
December, 1990

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3RD. AVENUE FORT LAUDERDALE FLORIDA 33301

DEDICATION
STATE OF FLORIDA SS
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS: That WILLIAM R. SCHERER, as Trustee, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "SCHERER TRUST", a replat. The additional thoroughfares are hereby dedicated to the public for proper purposes. The dedication of Parcel "F" for future right-of-way will take effect when either the portion of the structure located within the proposed right-of-way or at least 50% of the whole structure is removed. All easements are hereby dedicated to the public for proper purposes. See note concerning Parcels "E" & "G".
IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 8 day of June, 1991.

Witness: _____ William R. Scherer: _____
TRUSTEE

Witness: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
BEFORE ME personally appeared WILLIAM R. SCHERER, as Trustee, known to me to be the individual described in and who executed the foregoing instrument, and acknowledgement to and before me, that he executed said instrument for the purposes herein expressed.
WITNESS: My hand and official seal, this 8 day of June, 1991.
My commission expires the 8 day of June, 1991.
NOTARY PUBLIC: _____ STATE OF FLORIDA

Scherer's Notary Seal

DEDICATION OF MORTGAGE HOLDER
_____ Attorney-in-fact for JOSEPHINE M. CLONINGER, under a power of attorney from HAMILTON BANK OF UPPER TENNESSEE, a Tennessee corporation, owner and holder of a mortgage on this property, recorded in O.R. BOOK _____, PAGE _____, Broward County Records, does hereby join in the dedication shown hereon.
IN WITNESS WHEREOF: We hereunto set our hands in the City of _____, County of _____, State of Florida, this _____day of _____, 19___.

Witness: _____ _____
Attorney-in-fact

Witness: _____

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
BEFORE ME personally appeared, _____ Attorney-in-fact for JOSEPHINE M. CLONINGER, under a power of attorney from HAMILTON BANK OF UPPER TENNESSEE, a Tennessee corporation, known to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes herein expressed.
WITNESS: My hand and official seal, this _____day of _____, 19___.
My commission expires the _____day of _____, 19___.
NOTARY PUBLIC: _____ STATE OF FLORIDA

CITY PLANNING AND ZONING BOARD
THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat, this 13th day of June, 1991.
By: _____ Chairman, this 12th day of July, 1991.

CITY COMMISSION
STATE OF FLORIDA SS
COUNTY OF BROWARD
THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the City Commission of the City of Fort Lauderdale, Florida, in and by ORDINANCE NO. C-91-38 adopted by said City Commission this 23rd day of July, 1991 IN WITNESS WHEREOF: The said City Commission has caused these presents to be attested by its City Clerk and the Corporate seal of said City to be affixed this 25th day of July, 1991.
By: _____ CITY CLERK.

CITY ENGINEER'S SIGNATURE
This plat has been approved and accepted for record this 16 day of Feb, 1993 By: _____ A. J. Dilione, Fla. P.E. Reg. No. 9700.

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT
This plat is approved and accepted for record this 18 day of Feb, 1993. By _____ Director

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of rights-of-way for trafficways ——————— this 13th day of February, 1991. By: _____ Chairperson Date: September 26, 1991
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 17th day of February, 1993. By: _____ Administrator or Designee

BROWARD COUNTY ENGINEERING DIVISION
This plat has been approved and accepted for record. Date: 2/16/93.
By: _____ Emilio V. Llufrio, County Surveyor Fla. P.L.S. Reg. No. 4429
By: _____ Henry P. Cook, Director of Engineering, Fla. P.E. Reg. No. 12506, Date: 2-19-93

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 20th day of AUGUST, 1991 ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR
By _____ Deputy By: _____ Chair - County Commission

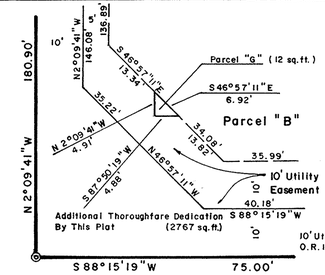
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
This instrument was filed for record this 24 day of FEBRUARY, 1993, and recorded in Plat Book 153, Page 19, record verified.
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: _____ DEPUTY

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this 26th day of February, 1992. The BENCH MARKS (B.M.'s) shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. The survey data conforms to all applicable sections of Chapter 21 HH-6 FLORIDA ADMINISTRATIVE CODE.
McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 20th day of December, 1990 BY: _____ ROBERT C. McLAUGHLIN
Registered Land Surveyor No. 3356, STATE OF FLORIDA.

C-91-38 0-8027
133-MP-90

Mass. Mutual Corp. Seal
First Union Corp. Seal
First Union Notary Seal
Mass. Mutual Notary Seal
Robert C. McLaughlin



DETAIL "A" – n.t.s.

NOTES:

⊙ P.R.M. – Indicates Permanent Reference Monument
B.M. Elev. – Indicates Bench Mark Elevation
This plat contains 3.0224 acres

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark No. 473 (Disk in fountain wall, Southeast corner of Courthouse Building, at Nothwest corner of S.E. 6th Street and S.E. 3rd Avenue) Elevation =10.15.

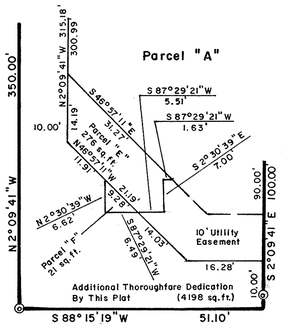
TOTAL THOROUGHFARE DEDICATED BY THIS PLAT 21,354 SQ. FT.

////// – Indicates Non-Vehicular Access Line

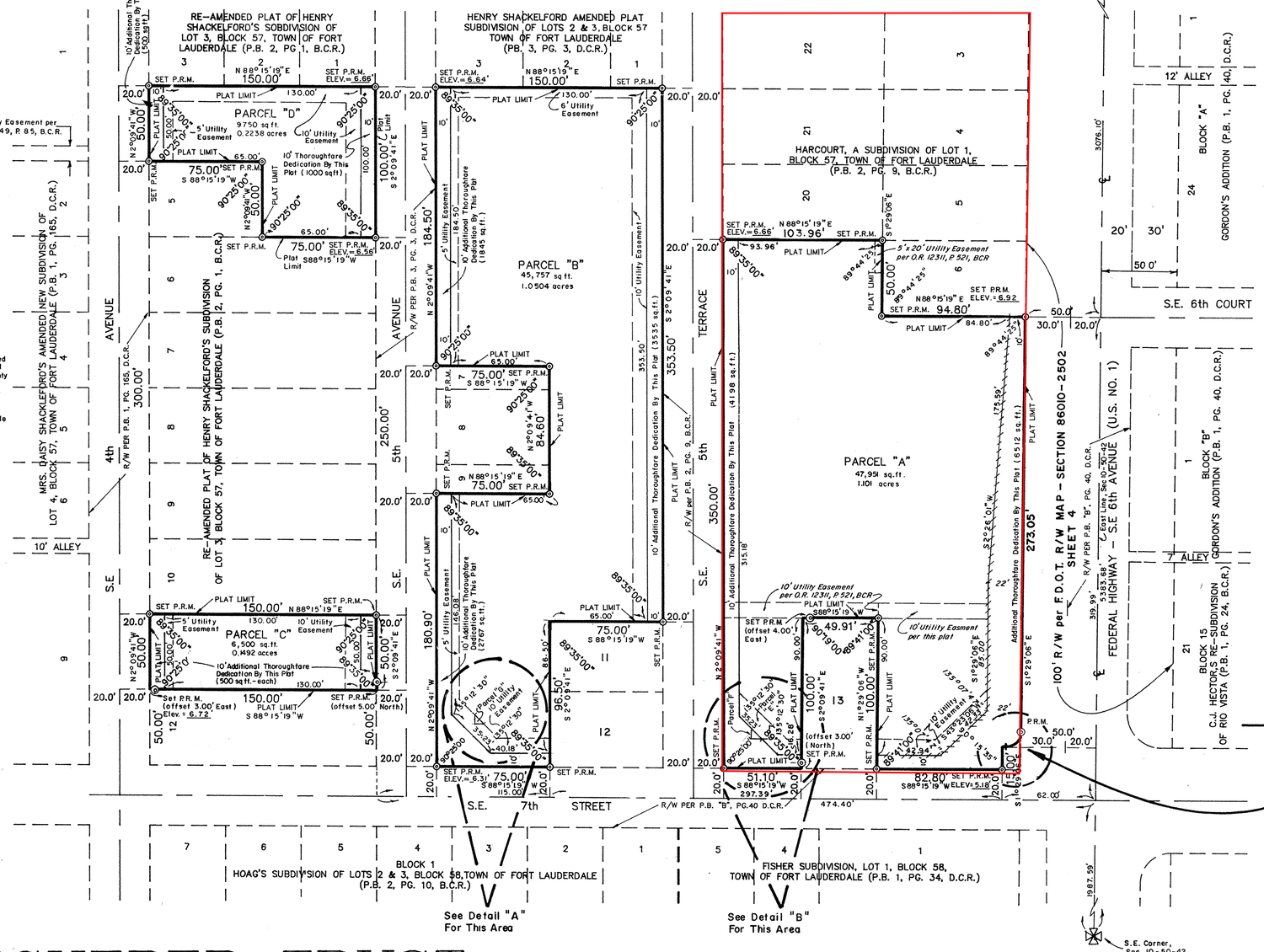
This plat is restricted to COMMERCIAL USE. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.
The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

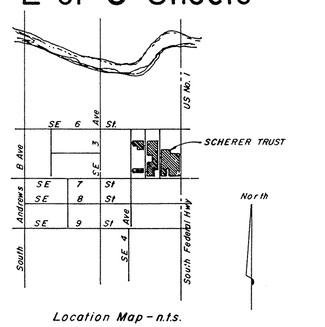
Parcel "E" and Parcel "G" will become utility easements when future development occurs and when such easement would no longer encroach upon existing buildings.

Bearings, as shown, refer to an assumed meridian.



DETAIL "B" – n.t.s.





Location Map – n.t.s.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SCHERER TRUST

A RESUBDIVISION OF A PORTION OF "HARCOURT, A SUBDIVISION OF LOT 1, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 9, B.C.R.) AND A PORTION OF "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION, LOTS 2 & 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 3, P. 3, D.C.R.) AND ALSO A PORTION OF "RE-AMENDED PLAT OF HENRY SHACKELFORD'S SUBDIVISION OF LOT 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 1, B.C.R.)

SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

December, 1990

DESCRIPTION LOTS 7, 8, 9, 10, 11 AND 12, LESS THE EAST 30.00 FEET FOR RIGHT-OF-WAY AND LESS THE WEST 12.00 FEET OF THE EAST 42.00 FEET OF THE SOUTH 15.00 FEET OF SAID LOT 12 ALSO LESS THAT EXTERNAL AREA OF A 12.00 FOOT RADIUS CURVE, SAID CURVE BEING TANGENT TO A LINE 30.00FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 12, AND TANGENT TO A LINE 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 12 AND LOTS 14, 15, 16, 17, 18 AND 19, "HARCOURT, A SUBDIVISION OF LOT 1, BLOCK 57, TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH:
LOTS 4, 5, 6, LOT 7 LESS THE SOUTH 15.50 FEET OF THE WEST 75.00 FEET, LOT 8 LESS THE WEST 75.00 FEET, LOT 9 LESS THE NORTH 19.10 FEET OF THE WEST 75.00 FEET, ALL OF LOT 10, LOT 11 LESS THE EAST 75.00 FEET OF THE SOUTH 46.50 FEET AND LOT 12 LESS THE EAST 75.00 FEET, "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION OF LOTS 2 & 3, BLOCK 57, TOWN OF FORT LAUDERDALE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
ALSO TOGETHER WITH:
LOT 4, THE EAST 75.00 FEET OF LOT 5 AND ALL OF LOT 11, "RE-AMENDED PLAT OF HENRY SHACKELFORD'S SUBDIVISION OF LOT 3, BLOCK 57, TOWN OF FORT LAUDERDALE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND CONTAINING 3.0224 ACRES, MORE OR LESS. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

PREPARED BY: McLAUGHLIN ENGINEERING CO 400 N.E. 3 RD AVENUE FORT LAUDERDALE FLORIDA 33301

0-8027

133-MP-90

DEDICATION OF MORTGAGE HOLDER

DIANE D. KIRK, as Personal Representative for the Estate of Kathleen F. Downing, owner and holder of a mortgage on this property, recorded in O.R. BOOK 16571, PAGE 68, B.C.R., does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Orlando, County of Orange, State of Florida, this 5th day of August 1991

Witness: Deborah L. Stankovic

Witness: Susan C. Alusher

Diane D. Kirk: Diane D. Kirk Personal Representative

(Personal Representative for the Estate of Kathleen F. Downing,)

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF ORANGE

BEFORE ME personally appeared DIANE D. KIRK, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that she executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal this 5th day of August, 1991.

My commission expires the 20th day of January, 1992.

NOTARY PUBLIC Susan C. Alusher STATE OF FLORIDA

SCHERER TRUST

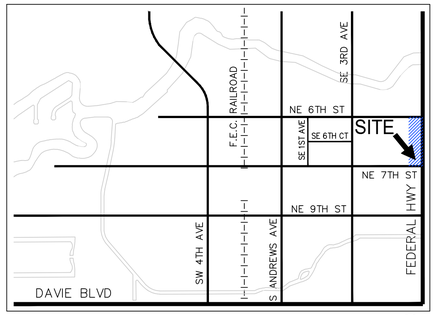
A RESUBDIVISION OF A PORTION OF "HARCOURT, A SUBDIVISION OF LOT 1, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 9, B.C.R.) AND A PORTION OF "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION, LOTS 2 & 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 3, P. 3, D.C.R.) AND ALSO A PORTION OF "RE-AMENDED PLAT OF HENRY SHACKELFORD'S SUBDIVISION OF LOT 3, BLOCK 57, "TOWN OF FORT LAUDERDALE"" (P.B. 2, P. 1, B.C.R.)

SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

December, 1990

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301

133-MP-90



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

MIXED-USE NORTH TOWER

MIXED-USE SOUTH TOWER

SEE ARCH PLANS FOR GARAGE LAYOUT

SEE ARCH PLANS FOR GARAGE LAYOUT

SEE ARCH PLANS FOR GARAGE LAYOUT

PASEO – 22' CLEAR HEIGHT

HARCOURT LOT 1 BLOCK 57 PLAT BOOK 2 PAGE 9 B.C.R.

PARCEL "A" SCHERER TRUST PLAT BOOK 153 PAGE 19 B.C.R.

VALET OPERATIONS ARE NOT PROPOSED AT THE GROUND LEVEL AND WILL NOT UTILIZE RIGHT-OF-WAY.

VALET OPERATIONS ARE NOT PROPOSED AT THE GROUND LEVEL AND WILL NOT UTILIZE RIGHT-OF-WAY.

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

573.04' S01°29'06"E

573.04' S01°29'06"E

450.00'

150.00'

N02°09'41"W

N88°15'19"E 10.00'

S88°15'19"W 261.90'

N01°29'06"W 50.00'

S88°15'19"W 263.96'

S02°09'41"E 319.37'

S02°09'41"E 569.37'

N02°26'01"E 175.59'

N01°29'06"W 85.00'

S01°29'06"E 15.00'

S16°56'54"E 45.47'

N89°15'19"E 203.06'

N88°15'19"E 203.06'

S88°15'19"W 203.06'

N89°15'19"E

249.6'	STRUCTURE LENGTH
269.9'	STRUCTURE LENGTH
177.8'	BUILDING WIDTH
162.4'	STRUCTURE LENGTH
177.8'	STRUCTURE LENGTH
153.36'	
135.0'	
85.00'	
60.0'	
50.0'	
40.0'	
30.0'	
22.0'	
20.0'	
15.0'	
12.5'	
12.0'	
10.0'	
9.0'	
8.7'	
8.5'	
8.0'	
7.8'	
7.0'	
6.9'	
5.7'	
5.0'	
4.5'	
3.0'	
2.5'	
1.9'	
1.8'	

EXISTING MEDIAN TO REMAIN
CLOSE EXISTING CURB CUT
EXISTING CB TO BE RELOCATED
30' CORNER CHORD
10.0' FDOT ROW EASEMENT
CLOSE EXISTING CURB CUT
PROPERTY LINE
UTILITY/LIGHT TO REMAIN
10.0' BLDG. TO PL (E)
CLOSE EXISTING CURB CUT
UTILITY/LIGHT TO REMAIN
EXISTING HYDRANT TO REMAIN
9' x 20' BUS SHELTER
8' x 60' BUS LANDING PAD
CLOSE EXISTING CURB CUT
PROPOSED STREET LIGHT RELOCATION (TO BE COORDINATED WITH FDOT)
UTILITY/LIGHT TO BE RELOCATED
TURN LANE: 135' STORAGE WITH 50' TRANSITION
UTILITY/LIGHT TO BE REMOVED/ RELOCATED
BIKE LANE
AREA OF RELOCATED/REPLACED TRAFFIC UTILITIES
UTILITIES ALL RELOCATED DUE TO ROAD SHIFT
A=89°14'25" R=12.00' L=18.80'
30' CORNER CHORD
BIKE RACK (TYP.)
OVERHANG LINE ABOVE
CLUB LVL ABOVE
RAMP
RAMP
SIDEWALK EASEMENT
ROW EASEMENT
EXISTING UTILITY TO REMAIN
40.0' BLDG TO CL (N)
10.0' CITY ROW EASEMENT
EXISTING UTILITY TO REMAIN
10' SIGHT TRIANGLE
10' PEDESTRIAN SIGHT TRIANGLE
26.0' PARKING RAMP
TOWER LINE
FFE = 7.40 NAVD
COMMERCIAL RETAIL 952 SF (GROSS)
COMMERCIAL RETAIL 805 SF (GROSS)
COMMERCIAL RETAIL 2,033 SF (GROSS)
COMMERCIAL RESTAURANT 4,191 SF (GROSS)
COMMERCIAL RETAIL 2,276 SF (GROSS)
COMMERCIAL RETAIL 5,484SF (GROSS)
LA
LA
LA
LA
LA
LA
TOWER LINE
PLATTED UT ESMT TO BE VACATED UNDER SEPARATE DRC APPLICATION
10' UTILITY EASEMENT O.R.B. 12311 PAGE 521 AS SHOWN ON PLAT BOOK 153 PAGE 19
PLATTED UT ESMT TO BE VACATED UNDER SEPARATE DRC APPLICATION
10' UTILITY EASEMENT O.R.B. 12311 PAGE 521 AS SHOWN ON PLAT BOOK 153 PAGE 19
UTILITY TO BE REMOVED
TRASH ROOM (SEE ARCH PLANS FOR DETAILS)
TRASH ROOM (SEE ARCH PLANS FOR DETAILS)
EXISTING UTILITY TO BE REMOVED
PLATTED UT ESMT TO BE VACATED UNDER SEPARATE DRC APPLICATION
10' UTILITY EASEMENT O.R.B. 12311 PAGE 521 AS SHOWN ON PLAT BOOK 153 PAGE 19
10.0' WALKWAY
UPPER LVL LINE
(1) TYPE II LOADING ZONE
(4) IN-BOUND STACKING
(2) ON-STREET PARKING
48.0'
(2) ON-STREET PARKING
48.0'
(2) ON-STREET PARKING
22.8' OUTBOUND RAMP ONLY
22.0' OUT-BOUND STACK
22.0' IN-BOUND STACK
22.8' OUT-BOUND ONE WAY ONLY
34.5' BLDG TO CL (W)
35.4' BLDG TO CL
R30.0'
R30.2
R30.0'
R30.0'
R15.0'
R14.9'
R15.0'
R10.0' (TYP.)
R10.0'
R10.0'
R10.0'
STACK
STACK
STACK
LANDSCAPE
8.0' SW
7.0' SW ESMT
5.0' ROW ESMT
7.0' SW ESMT (CITY)
CLOSE EXISTING CURB CUT
CLOSE EXISTING CURB CUT; TYPE "F" CURB
UTILITIES/ SIGN TO REMAIN
UTILITY POLE TO BE RELOCATED
40.4' BLDG TO CL (S)
45.47'
25' RIGHT TRIANGLE
80.9' DISTANCE FROM CC
EXISTING UTILITIES TO BE RELOCATED
EXISTING UTILITY POLE TO REMAIN
10' SIGHT TRIANGLE (TYP.)
EXISTING HYDRANT TO REMAIN
EXISTING SIGN TO BE REMOVED
EXISTING UTILITIES TO BE RELOCATED/REMOVED
BIKE RACK (TYP.)
EXISTING UTILITY TO REMAIN
EXISTING UTILITIES TO BE RELOCATED
EXISTING HYDRANT TO REMAIN
EXISTING UTILITY TO BE RELOCATED
EXISTING POLE TO REMAIN
EXISTING SIGN TO BE REMOVED
EXISTING SIGN TO BE REMOVED
36.8'
35.7'
30.0'
20.0'
18.0'
12.0'
12.0'
8.0'
8.0'
6.0'
5.0'
4.0'
3.0'
2.5'
2.0'
1.9'
1.8'
1.5'
1.0'
0.5'
0.0'

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
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1	
2	
3	
4	
5	
6	
7	
8	

Phase:
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/24/26
Job No. 17-1400.02	Plot Date 07/24/26
Drawn by SHG	Sheet No. C0
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	PARKING LOT
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-CC
ADJACENT ZONING DESIGNATION-SOUTH	RAC-CC
ADJACENT ZONING DESIGNATION-EAST	RAC-CB (ACROSS ROW)
ADJACENT ZONING DESIGNATION-WEST	RAC-CC

SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (EAST) - FEDERAL HWY	10.0' BLDG to PL	10.0' BLDG to PL
SIDE YARD (NORTH) - SE 6th ST	35.0' BLDG to CL	40.0' BLDG to CL
SIDE YARD (SOUTH) - SE 7th ST	35.0' BLDG to CL	40.0' BLDG to CL
REAR YARD (WEST) - SE 5th TER	35.0' BLDG to CL	34.5' BLDG to CL

TOTAL SITE AREA

112,492 SF / 2.58 ACRES
172,490 SF / 3.96 ACRES

	REQUIRED:	PROVIDED:	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	N/A	34,992 SF	31%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	N/A	10,595 SF	10%
TOTAL IMPERVIOUS EXISTING	N/A	59,094 SF	53%
TOTAL IMPERVIOUS PROPOSED	N/A	28,248 SF	25%
TOTAL BUILDING FOOT PRINT EXISTING	N/A	18,406 SF	16%
TOTAL BUILDING FOOT PRINT PROPOSED	N/A	73,649 SF	65%
TOTAL BUILDING S.F (PROPOSED MIXED USE)	N/A	570,362 G.S.F.	
FLOOR AREA RATIO (F.A.R.)	N/A	570,362/112,492=5.07	
LOT DENSITY	N/A	440/3.96=111.1 UNITS/AC	
PROPOSED BUILDING RESIDENTIAL UNIT COUNT	N/A	440 UNITS	
BUILDING LENGTH X WIDTH	N/A	269.9'(S)/249.6'(N) x 162(S)/177.8'(N)	

PROPOSED RESIDENTIAL SF	N/A	468,818 SF
PROPOSED FITNESS CLUB	N/A	69,363 SF
PROPOSED COMMERCIAL (RESTAURANT)	N/A	4,191 SF
PROPOSED COMMERCIAL (OUTDOOR DINING) NIC	N/A	500 SF (NIC)
PROPOSED COMMERCIAL (RETAIL)	N/A	11,550 SF
PROPOSED AMENITY/TENANT STORAGE/SERVICE SF	N/A	16,440 SF
		TOTAL - 570,362 G.S.F.
PROPOSED CIRCULATION/BOH SF	N/A	134,963 SF (NOT INCLUDED)
PROPOSED PKG/LOADING/OTHER SF	N/A	412,017 SF (NOT INCLUDED)
LOT COVERAGE	N/A	94,517 SF 84%
VUA	N/A	1,640 SF 1%
PEDESTRIAN WALKS & PLAZAS	N/A	28,243 SF 15%

UNIT MIX OVERALL:

UNIT TYPE	AREA	TOTAL	% OF TOTAL
STUDIO	500 SF - 600 SF	7	2%
1 BD/1BD+D	715 SF - 940 SF	233	53%
2 BD	1,340 SF	118	27%
3 BD	1,450 SF	82	19%
TOTAL UNITS		440	

** MINIMUM RESIDENTIAL UNIT SIZE 400 SF+

PARKING GARAGE DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	34 SPACES	31(S) + 0(C) + 3(AC)
MEZANINE LEVEL PARKING	59 SPACES	56(S) + 2(C) + 1(AC)
2ND LEVEL PARKING	150 SPACES	144(S) + 2(C) + 4(AC)
3RD LEVEL PARKING	148 SPACES	142(S) + 2(C) + 4(AC)
4TH LEVEL PARKING	156 SPACES	152(S) + 2(C) + 2(AC)
5TH LEVEL PARKING	156 SPACES	152(S) + 2(C) + 2(AC)
6TH LEVEL PARKING	138 SPACES	133(S) + 3(C) + 2(AC)
TOTAL	841 SPACES	810(S) + 13(C) + 18(AC)

** (S) STANDARD SPACES, (C) COMPACT SPACES, (AC) ACCESSIBLE SPACES

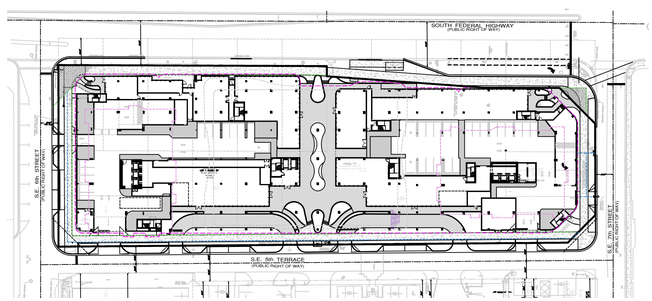
DRT TABLE

DOWNTOWN CORE:	REQUIRED:	APPROVED:
Max. Bldg Height *	None (FAA restrictions apply)	North Tower: 306' / 316' (top of mechanical screen) South Tower: 246' / 256' (top of mechanical screen)
Max. Bldg Streetwall Length	300'	559.6' (FEDERAL / SE 5TH TER) (249'-8" N Tower + 40' Paseo + 269'-11" S Tower) 177.8' (SE 7th ST) 162.4' (SE 8th ST)
Max. GSF of Bldg Tower Floor Plate Size (0-15 Floors) Floor Plate Size (15-37 Floors)	 18,000 sf 12,500 sf	 12,500 sf 12,500 sf
Max. Bldg Podium Height	9 Floors	6 Floors (Top of Parking) 9 Floors (Top of Club)
Min. Bldg Tower Step Back	None None None None	38'-2" (E-N BLDG.) | 47'-10" (E-S BLDG.) 14'-10" (N) 16'-9" (S) 0'-0" (W- N BLDG) | 20'-11" (W-S BLDG.)
Min. Separation b/t Towers	60'	300'-0" BETWEEN NORTH AND SOUTH TOWERS
Min. Residential Unit Size	400 sf	500 sf

OPEN SPACE

	REQUIRED:	PROVIDED:
ON-SITE (GROSS AREA 10% OF 172,490 SF)	17,249 SF	47,116 SF
LANDSCAPE AREA IN OPEN SPACE (25% OF 17,249 SF)	4,312 SF	9,000 SF

* SEE OPEN SPACE EXHIBIT (SHEET X4)



PARKING DATA:

RESIDENTIAL PARKING	UNIT	RATIO	CODE		REQUIRED
RESIDENTIAL	440 UNITS	1/UNIT	440.0		440.0

COMMERCIAL PARKING	SF/UNIT	RATIO	CODE	CREDIT	REQUIRED
FITNESS CLUB	69,363 SF	1/200 SF	346.8	-138.7	208.1
RESTAURANT (CSA) (60% OF 4,691)	2,815 SF	1/30 SF	93.8	-37.5	56.3
RESTAURANT (GSF) (w/ 500 SF outdoor seating)	4,691 SF	1/250 SF	18.8	-7.5	11.3
RETAIL	11,550 SF	1/250 SF	46.2	-18.5	27.7
COMMERCIAL = 88,419 SF			505.6	-202.2	303.4 COMMERCIAL SUBTOTAL

RAC-CC EXEMPTION*	-2,500 SF	1/250	-10.0	-10.0

* RAC-CC PARKING PER ULDR SEC 47-20.2.

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

293.4 COMMERCIAL TOTAL

RESIDENTIAL/COMMERCIAL			REQUIRED	PROVIDED
RESIDENTIAL	440 UNITS	1.0/UNIT	440.0	440.0
COMMERCIAL	SEE CALCS ABOVE		293.4	401.0

	REQUIRED	PROVIDED
TOTAL PARKING	733.4	841

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

VEHICLE RESERVOIR SPACES:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
VALET PARKING >50 SPACES	N/A	N/A	N/A	N/A

* VRS REQUIREMENT PER ULDR SEC 47-20.17.

STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SE 5th TER (N TOWER)	4	4	1	1
SE 5th TER (S TOWER)	1	1	1	1
SE 5th TER (DROP-OFF)	1	1	1	1
SE 5th TER (DROP-OFF)	1	1	1	1
SE 6th ST	N/A	N/A	1	1
SE 7th ST	N/A	N/A	1	1

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

BICYCLE REQUIREMENTS:	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING interior (ground lvl)	0	770 SF
TOTAL BICYCLE PARKING exterior	0	2 bike racks

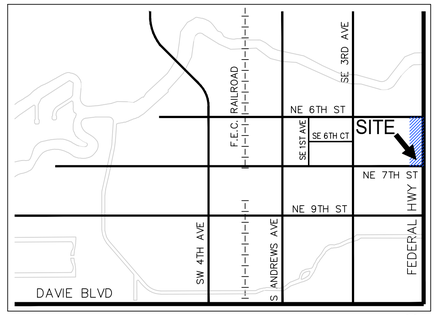
LOADING REQUIREMENTS:	GSF	REQUIRED	PROVIDED
FITNESS	69,363 SF		
COMMERCIAL	15,741 SF		
TOTAL	85,104 SF	(1) TYPE II	(1) TYPE II

ON-STREET PARKING:

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

ON-STREET LIGHTING:

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



LOCATION MAP

NTS

NORTH

WATER/WASTEWATER SERVICE PROVIDER:

* CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

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

SOLID WASTE / RECYCLING :

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

FLOOD DATA:

SEE SHEET C2

CIRCULATION EXHIBIT:

DELIVERIES:

** DELIVERY SERVICE WILL UTILIZE SE 5TH TER TO ACCESS THE PRIVATE LOADING AREAS

RIDESHARE:

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

VALET PARKING:

* VALET PARKING WILL NOT BE PROVIDED ON-SITE

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

Sheet Title: SITE DATA

Job Title: RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/24/26
Job No. 17-1400.02	Plot Date 07/24/26
Drawn by SHG	Sheet No. C0.1
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

Drawing name: F:\2017 Jobs\17-1400.02 Rio Vista KUSHNER\17-1400.02 SITE.dwg
Jul 24, 2026 - 3:30pm

APPLICABLE BUILDING CODES

1. FBC, FLORIDA BUILDING CODE, EIGHTH EDITION, 2023
2. FAC, FLORIDA ACCESSIBILITY CODE, EIGHTH EDITION, 2023
3. FFPC, FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION, 2023
4. NFPA 70, NATIONAL ELECTRIC CODE (NEC), 2017 EDITION
5. FBC-M, FLORIDA BUILDING CODE - MECHANICAL, EIGHTH EDITION, 2023
6. FBC- P, FLORIDA BUILDING CODE - PLUMBING, EIGHTH EDITION, 2023
7. NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2018 EDITION
8. NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION
9. NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
10. NFPA 20, STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FP, 2016 EDITION
11. NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION
12. NFPA 88A, STANDARD FOR PARKING GARAGE STRUCTURES, 2015 EDITION
13. NFPA 90A, STANDARD FOR THE INSTALLATION OF AC AND VENTILATING SYSTEMS, 2015 EDITION
14. NFPA 92, STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION
15. NFPA 110, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION
16. FAIR HOUSING ACT
17. FEMA ASCE / SEI 24-12

ALL OTHER REGULATIONS FROM AHJ INCLUDING: FIRE DEPARTMENT, PUBLIC WORKS, ZONING, DERM, BROWARD COUNTY, AND THE STATE OF FLORIDA REGULATIONS AT THE TIME OF PERMIT APPLICATION.

BUILDING CODE SUMMARY

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

OCCUPANCY	SECTION	USE
A-2 / ASSEMBLY	303.3	AMENITIES, FOOD & BEVERAGE
A-3 / ASSEMBLY	303.4	GYM, POOL & POOL DECKS, LOBBIES
B / BUSINESS	304.1	OFFICE
M / MERCANTILE	309.1	RETAIL COMMERCIAL
R-2 / RESIDENCIAL	310.4	APARTMENTS
S-2 / LOW HAZARD	311.2	PARKING GARAGE, STORAGE, AND M/E/P SUPPORT

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

406. MOTOR-VEHICLE-RELATED-OCCUPANCIES
- 1.7. ELECTRICAL VEHICLE CHARGING STATIONS
- 5. OPEN PARKING GARAGES

454. SWIMMING POOLS AND BATHING PLACES
- 1.3.1.2. POOL WET DECK SHALL BE IUNIFORMLY SLOPED AWAY FROM THE POOL.
- 1.6.1. POOL RESTROOMS THAT INCLUDE A WATER CLOSET, A DIAPER CHANGE TABLE, A URINAL AND A LAVATORY SHALL BE LOCATED WITHIN A 200-FOOT OF POOL EDGE.

CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA

ALLOWABLE BUILDING HEIGHT: UNLIMITED FOR TYPE IA
ALLOWABLE BUILDING AREA: UNLIMITED FOR TYPE IA
SEPERATION OF OCCUPANCIES: NON-SEPERATED MIXED USE OCCUPANCY

CHAPTER 6 - TYPES OF CONSTRUCTION

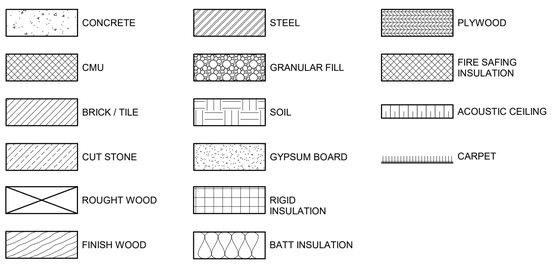
TYPE OF CONSTRUCTION = IA

BUILDING ELEMENTS (TABLE 601)	RATING
PRIMARY STRUCTURAL FRAME	3 HR
BEARING WALLS	
EXTERIOR	3 HR
INTERIOR	3 HR
NON-BEARING WALLS & PARTITIONS	
EXTERIOR	TABLE 602
INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 1/2 HR
EXTERIOR WALLS BASED ON FIRE SEPARATION (TABLE 602 & TABLE 705.5)	
NORTH EXTERIOR WALL	0 HR
EAST EXTERIOR WALL	0 HR
SOUTH EXTERIOR WALL	0 HR
WEST EXTERIOR WALL	0 HR

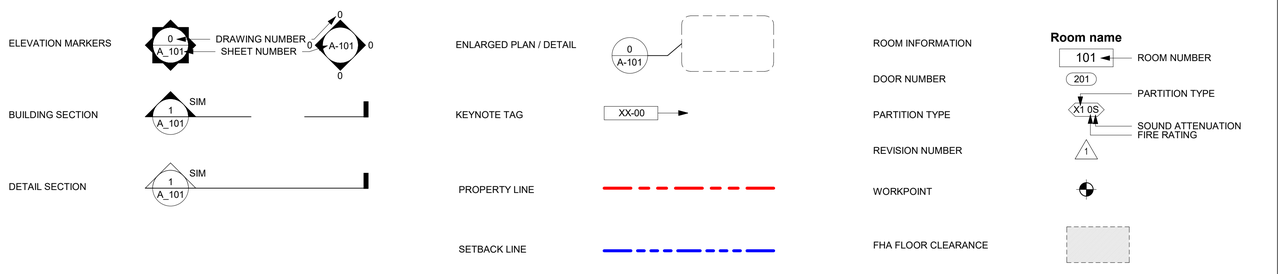
ABBREVATIONS

@	AT	DN	DOWN	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PR	PAIR	TOS	TOP OF SLAB
	PER	DR	DOOR			PRCST	PRECAST	TPS	TOILET
AB	ANCHOR	DS	DOWNSPOUT	HYD	HYDRANT	PREFAB	PREFABRICATED	TOH	TOILET PAPER HOLDER
ABV	ABOVE	DTL	DETAIL			PTD	PAPER TOWEL DISPENSER	TYP	TYPICAL
ACOUST	ACOUSTICAL	DWG	DRAWING			PTN	PARTITION		
AD	AREA DRAIN	DWL	DOWEL	ID	INSIDE DIMENSION	PWR	POWER	UH	UNIT HEATER
ADD	ADDENDUM	EA	EACH	IN	INCH			UL	UNDERWRITERS LABORATORIES
ADH	ADHESIVE	EL	ELEVATION	INCL	INCLUDE				
AFF	ABOVE FINISH FLOOR	ELAS	ELASTOMETIC	INFO	INFORMATION	QT	QUARRY TILE	UNO	UNLESS NOTED OTHERWISE
		ELEC	ELECTRICAL	INSTL	INSTALL/INSTALLATION	QTY	QUANTITY	UR	URINAL
AGGR	AGGREGATE	ELEV	ELEVATOR	INSUL	INSULATION	R	REBAR	UTIL	UTILITY
ALT	ALTERNATE	ENCL	ENCLOSURE	INT	INTERIOR	RAD	RADIUS	VCT	VINYL COMPOSITION TILE
ALUM	ALUMINUM	ENTR	ENTRANCE	JAN	JANITOR	RD	ROOF DRAIN	VENT	VENTILATION
APPROX	APPROXIMATE	EP	ELECTRICAL PANEL	JST	JOIST	RECP	RECEPTACLE	VERT	VERTICAL
ARCH	ARCHITECT	EQ	EQUAL	JT	JOINT	REFL	REFLECTED	VEST	VESTIBULE
	ARCHITECTURAL	EQUIP	EQUIPMENT			REINF	REINFORCED/REINFORCING	VIF	VERIFY IN FIELD
ASPH	ASPHALT	ETC	ETCETERA	LAM	LAMINATE	REM	REMOVE	VWC	VINYL WALL COVERING
AUTO	AUTOMATIC	EWC	ELECTRIC WATER COOLER	LAV	LAVATORY	REQ'D	REQUIRED		
AVO	AVERAGE			LEV	LEVEL	RET	RETURN		
		EXIST	EXISTING	LDG	LANDING	REV	REVISION	W/	WITH
B/	BOTTOM OF	EXP	EXPOSED	LF	LINEAL FOOT	RH	RIGHT HAND	W/O	WITH OUT
BD	BOARD	EXP JT	EXPANSION JOINT	LH	LEFT HAND	RM	ROOM	WC	WATER CLOSET
BIT	BITUMINOUS	EXT	EXTERIOR	LP	LOW POINT	RO	ROOM OPENING	WD	WOOD
BLDG	BUILDING	EXTR	EXTRUDE	LTG	LIGHTING	RTU	ROOF TOP UNIT	WDW	WINDOW
BLKG	BLOCKING			LVR	LOUVER			W GL	WIRED GLASS
BM	BEAM	F/	FACE OF			SAT	SUSPENDED ACOUSTICAL TILE	WH	WEEP HOLE
BOT	BOTTOM	FD	FLOOR DRAIN	MACH	MACHINE			WP	WATERPROOFING
BRG	BEARING	FDN	FOUNDATION	MAINT	MAINTENANCE	SC	SOLID CORE	WR	WASTE RECEPTACLE
BRK	BREAK	FE	FIRE EXTINGUISHER	MAX	MAXIMUM	SCHD	SCHEDULE	WRK.PT	WORKING POINT
BRKT	BRACKET	FEC	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	SCUP	SCUPPER	WT	WATERTIGHT
BSMT	BASEMENT			MEMB	MEMBRANE	SECT	SECTION	WWM	WELDED WIRE MESH
BT	BOLT	FH	FIRE HOSE	MEZZ	MEZZANINE	SERV	SERVICE		
BTWN	BETWEEN	FHC	FIRE HOSE CABINET	MFR	MANUFACTURER	SF	SQUARE FOOT		
BYND	BEYOND	FHS	FLAT HEAD SCREW	MIN	MINIMUM	SHT	SHEET		
		FIN	FINISH	MISC	MISCELLANEOUS	SHTG	SHEATING		
CAB	CABINET	FIXT	FIXTURE	MO	MASONRY OPENING	SIM	SIMILAR		
CB	CASING BEAD	FJ	FALSE JOINT	MRB	MARBLE	SND	SANITARY NAPKIN DISPENSER		
CEM	CEMENT	FLR	FLOOR	MSNRY	MASONRY				
CG	CORNER GUARD	FLSH	FLASHING	MTG	MEETING	SNR	SANITARY NAPKIN RECEPTACLE		
CH	CHANNEL	FPRF	FIREPROOF	MTL	METAL				
CJ	CONTROL JOINT	FR	FIRE RATED	MULL	MULLION	SP	SPLASH PAN		
CL	CENTER LINE	FT	FOOT/FEET			SPEC	SPECIFICATIONS		
CLG	CEILING	FTG	FOOTING	NIC	NOT IN CONTRACT	SPR	SPRINKLER		
CLKG	CAULKING	FURN	FURNISH	NO	NUMBER	ST	STAINLESS		
CLR	CLEAR			NOM	NOMINAL	STC	SOUND TRANSMISSION CLASSIFICATION		
CLO	CLOSET	GA	GAUGE	NTS	NOT TO SCALE				
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED			STL	STEEL		
		GC	GENERAL CONTRACTOR	OC	ON CENTER	STOR	STORAGE		
COL	COLUMN	GEN	GENERAL	OD	OUTSIDE DIMENSION	STR	STAIR		
CONN	CONNECTION	GL	GLASS	OFF	OFFICE	STRUCT	STRUCTURAL		
CONST	CONSTUCTION	GND	GROUND	O.H.	OPPOSITE HAND	SUSP	SUSPENDED		
CONT	CONTINUOUS	GR	GRADE	OPNG	OPENING	SYM	SYMBOL		
CONTR	CONTRACTOR	GRAN	GRANITE	OPP	OPPOSITE	SYS	SYSTEM		
CORR	CORRIDOR	GRTG	GRATING	OVHD	OVERHEAD				
CSK	COUNTER SUNK	GYP	GYPSUM			T/	TOP OF		
CT	CERAMIC TILE					T	TREAD		
		H/C	HANDICAPPED	PD	PAINTED	TB&S	TOP, BOTTOM & SIDE		
DBL	DOUBLE	HC	HOLLOWED CORE	PLAM	PLASTIC LAMINATE	TD	TOWEL		
DEG	DEGREES	HD	HAND	PERF	PERFORATED	TDR	TOWEL DISPENSER & RECEPTICAL		
DF	DRINKING FOUNTAIN	HDW	HARDWARE	PL	PLATE				
DIA	DIAMETER	HM	HOLLOW METAL	PLAS	PLASTER	TEL	TELEPHONE		
DIFF	DIFFUSER	HNDRL	HANDRAIL	PLMB	PLUMBING	TEMP	TEMPERED		
DIM	DIMENSION	HORIZ	HORIZONTAL	PLYWD	PLYWOOD	TER	TERRAZO		
DISP	DISPENSER	HP	HIGH POINT	PNL	PANEL	THR	THRESHOLD		
DIST	DISTANCE	HR	HOUR	POL	POLISH	TLT	TOILET		
DIV	DIVISION	HT	HEIGHT	PORC	PORCELAIN				

MATERIAL GRAPHIC LEGEND



DRAWING SYMBOLS LEGEND



PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

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KEY PLAN

GENERAL NOTES

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

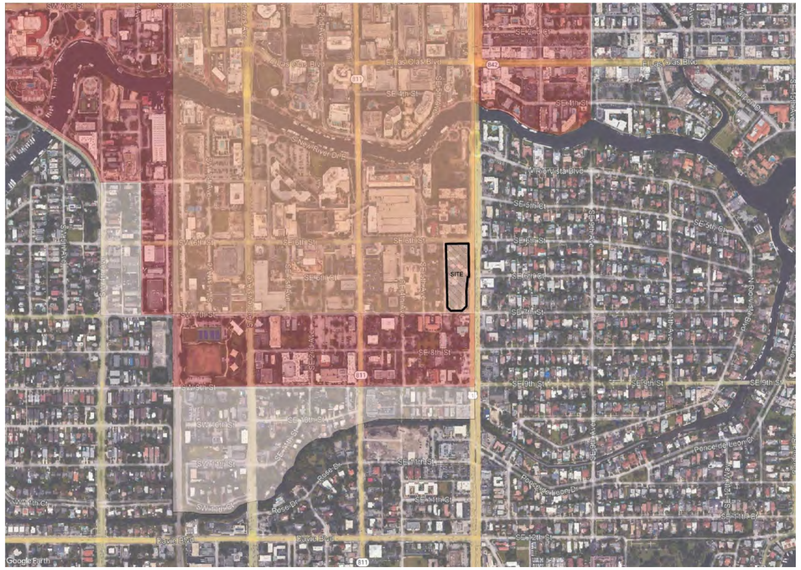
CODE SUMMARY, ABBREVIATIONS & LEGENDS

SHEET NO.

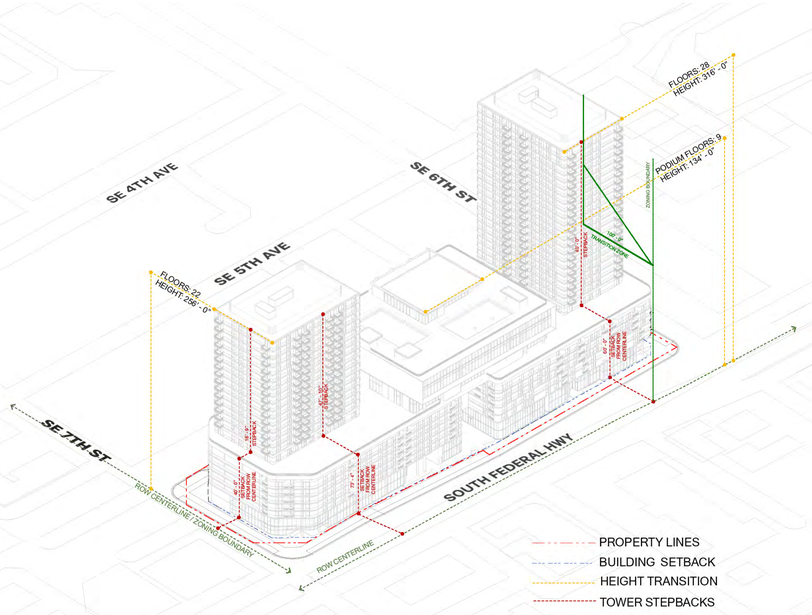
G_001

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

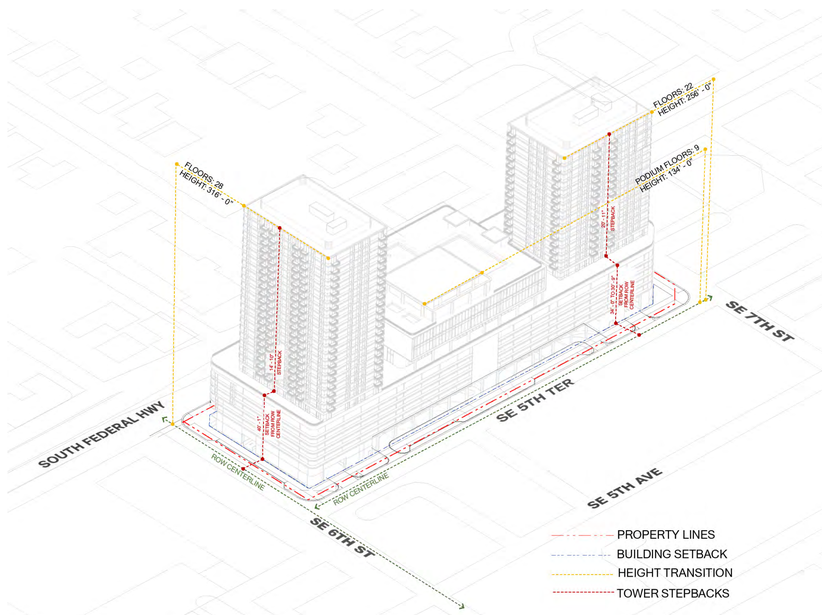
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1. ZONING MAP



2. DIMENSIONAL REQUIREMENTS: PROPOSED PROJECT SETBACKS & STEPBACKS (VIEW ALONG FEDERAL HWY)



3. DIMENSIONAL REQUIREMENTS: PROPOSED PROJECTS SETBACKS & STEPBACKS (VIEW ALONG SE 5TH AVE)



4. DIMENSIONAL REQUIREMENTS: PEDESTRIAN GROUND / STREETWALL



5. ACTIVATED PODIUM



6. PROGRAM DISTRIBUTION

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

KUSHNER COMPANIES
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WWW.KUSHNER.COM

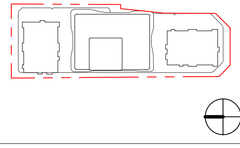
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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KEY PLAN



GENERAL NOTES

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

SITE CONTEXT PLAN & ZONING DATA TABLE

SHEET NO.

G_002

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 400'-0"

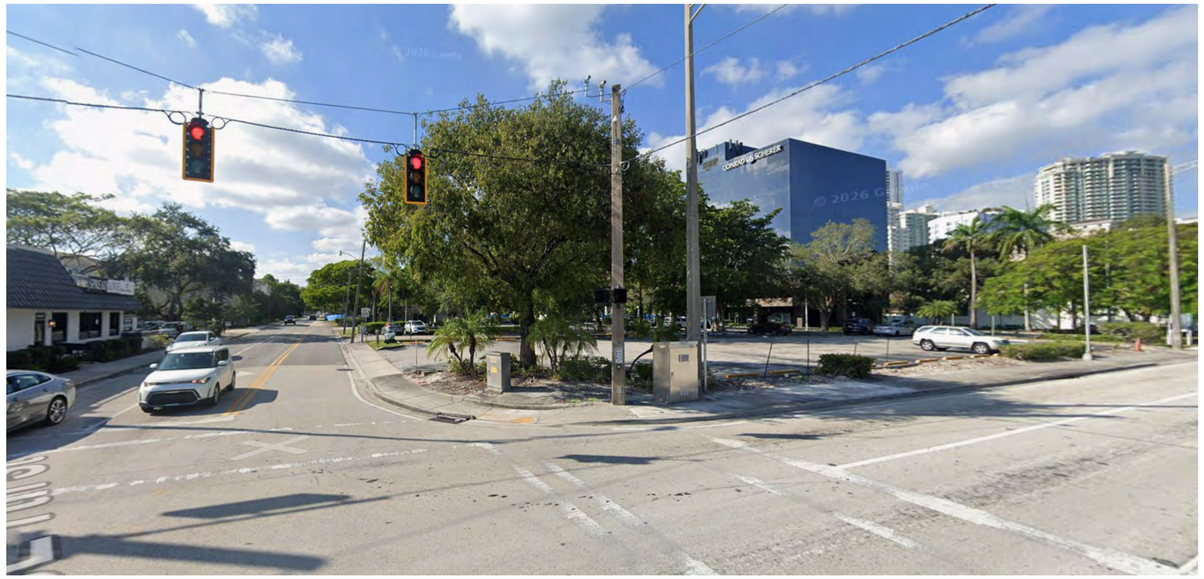
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SOUTH FEDERAL HIGHWAY
GOOGLE EARTH - STREET VIEW



SE 7TH STREET
GOOGLE EARTH - STREET VIEW



SE 5TH STREET
GOOGLE EARTH - STREET VIEW



SE 6TH STREET
GOOGLE EARTH - STREET VIEW

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

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KEY PLAN

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

SITE PHOTOS

SHEET NO.

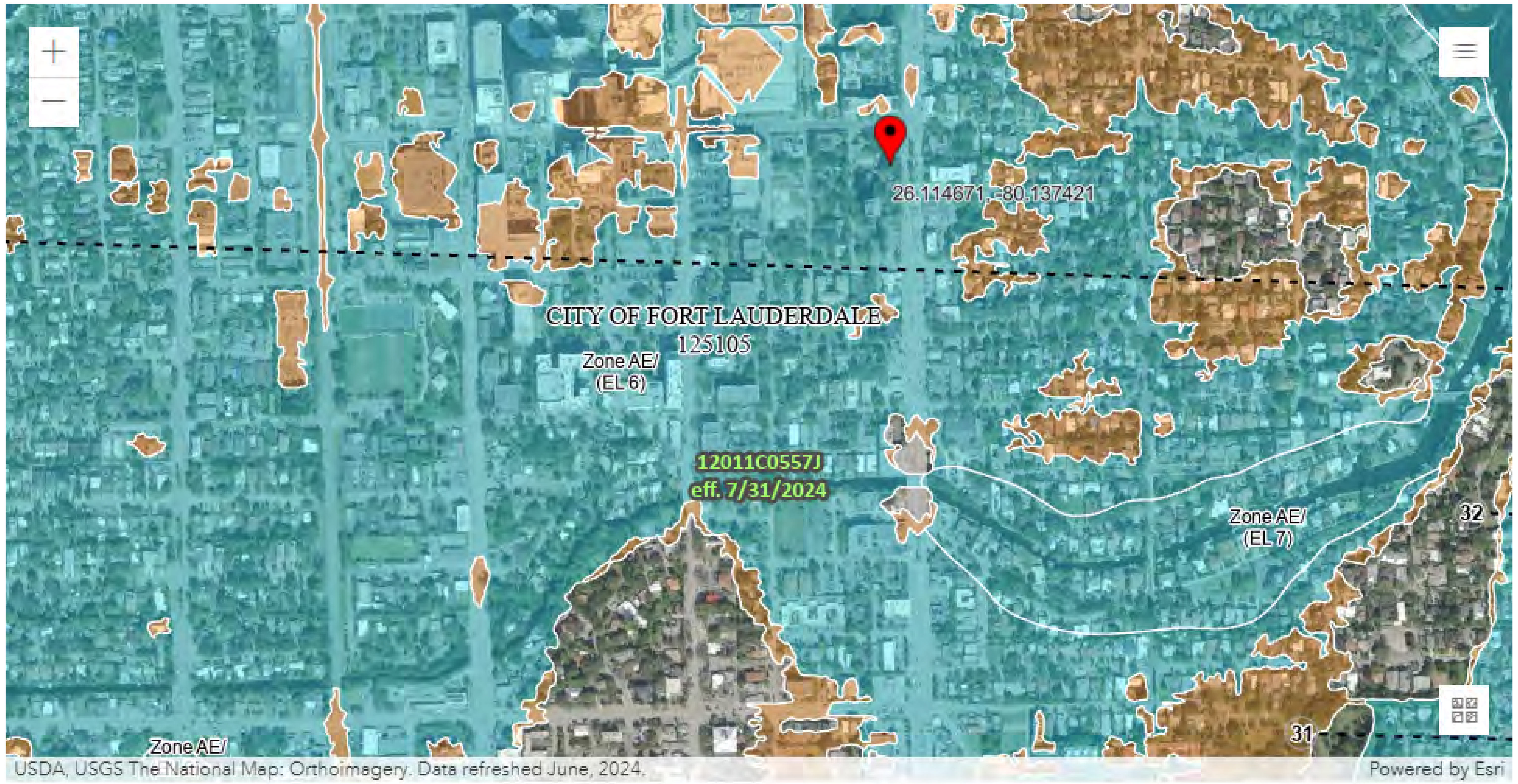
G_003

PROJECT NO. 2401

DATE 29-MAY-2026

SCALE

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PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

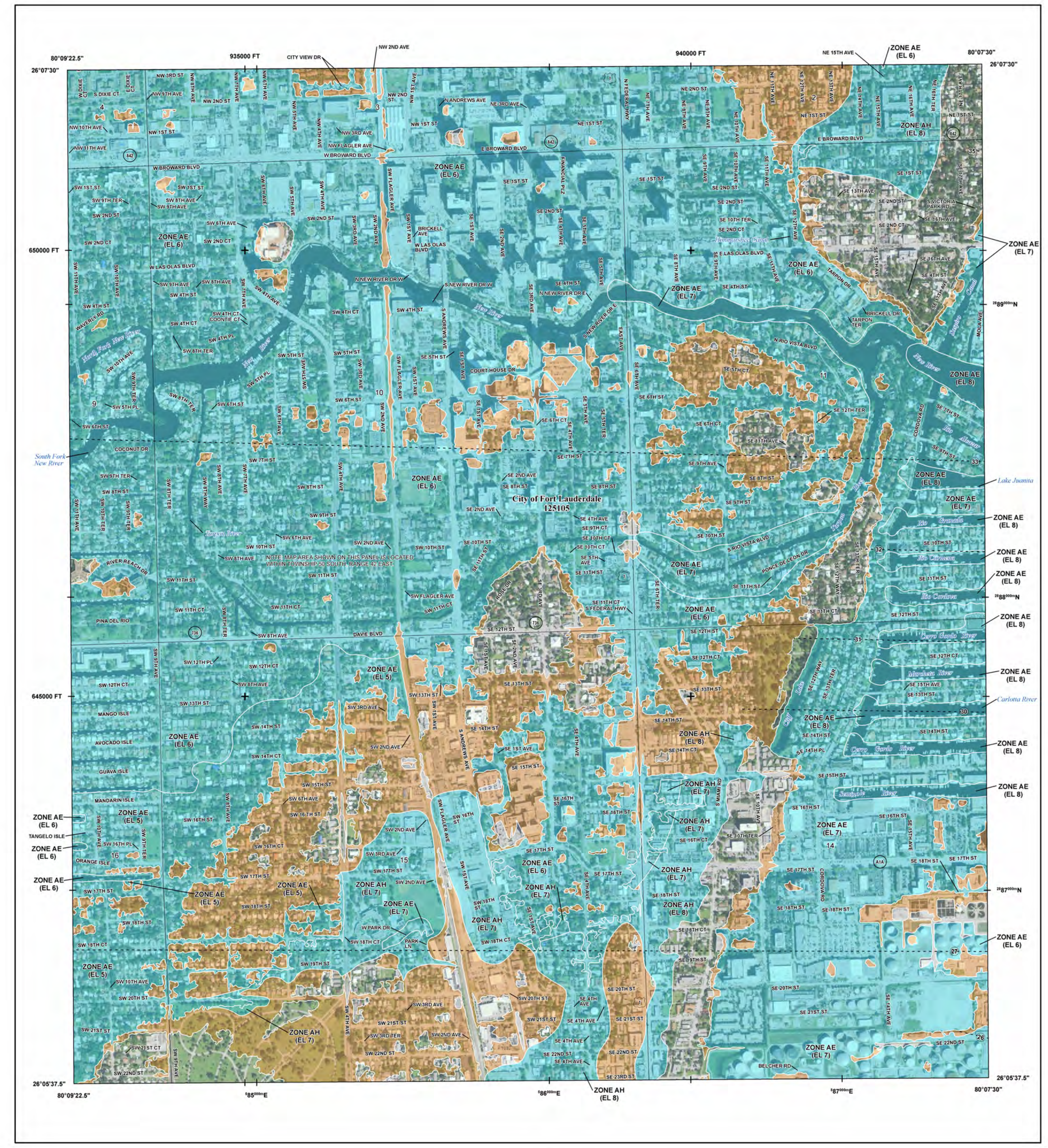
SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CURRENT FEMA MAP (ELEVATIONS IN NAVD88)



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
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OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
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OTHER AREAS
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- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by Broward County, dated 2003, 2004, 2009, and 2013; the U.S. Census Bureau, dated 2019; and the U.S. Department of Agriculture, dated 2018.

SCALE

Map Projection:
State Plane Transverse Mercator, Florida East Zone 0901H; North American Datum 1983 HARN; Western Hemisphere; Vertical Datum: NAVD 88

N

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
BROWARD COUNTY, FLORIDA
and Incorporated Areas
PANEL 557 OF 751

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT LAUDERDALE, CITY OF	125105	0557	J

VERSION NUMBER
2.6.3.5

MAP NUMBER
12011C0557J

MAP REVISED
JULY 31, 2024

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

GENERAL NOTES

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME
FEMA FLOOD MAP

SHEET NO.
G_004

PROJECT NO. 2401
DATE 29-MAY-2026
SCALE

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BUILDING GROSS AREA SUMMARY

(PER 2023 FBC, CHAPTER 2, SECTION 202)

PROGRAM TYPES LEGEND

- AMENITIES N
- AMENITIES S
- LOBBY / AMENITIES
- BALCONY
- PARKING
- BOH/CIRCULATION
- CLUB
- RESIDENTIAL
- RESTAURANT
- RETAIL
- ROOF DECK
- ROOFTOP TERRACE

PROGRAM	AREA (GSF)
LEVEL 1	
BOH/CIRCULATION	10,514.74 SF
CLUB	1,055.43 SF
LOBBY / AMENITIES	11,576.47 SF
PARKING	33,880.78 SF
RESTAURANT	4,190.68 SF
RETAIL	11,551.09 SF
	72,769.19 SF
LEVEL 1M	
BOH/CIRCULATION	8,435.74 SF
PARKING	44,330.85 SF
	52,766.58 SF
LEVEL 2	
BOH/CIRCULATION	7,765.35 SF
PARKING	69,276.14 SF
RESIDENTIAL	13,076.47 SF
	90,117.96 SF
LEVEL 3	
BOH/CIRCULATION	7,765.35 SF
PARKING	69,276.14 SF
RESIDENTIAL	13,076.47 SF
	90,117.96 SF
LEVEL 4	
BOH/CIRCULATION	8,162.90 SF
PARKING	65,396.09 SF
RESIDENTIAL	15,770.33 SF
	89,329.32 SF
LEVEL 5	
BOH/CIRCULATION	8,162.90 SF
PARKING	65,396.09 SF
RESIDENTIAL	15,770.33 SF
	89,329.32 SF
LEVEL 6	
BOH/CIRCULATION	9,210.35 SF
PARKING	64,460.89 SF
RESIDENTIAL	15,658.08 SF
	89,329.32 SF
LEVEL 7	
AMENITIES N	2,445.78 SF
AMENITIES S	2,416.81 SF
BOH/CIRCULATION	3,710.06 SF
CLUB	29,401.02 SF
RESIDENTIAL	16,443.25 SF
	54,416.92 SF

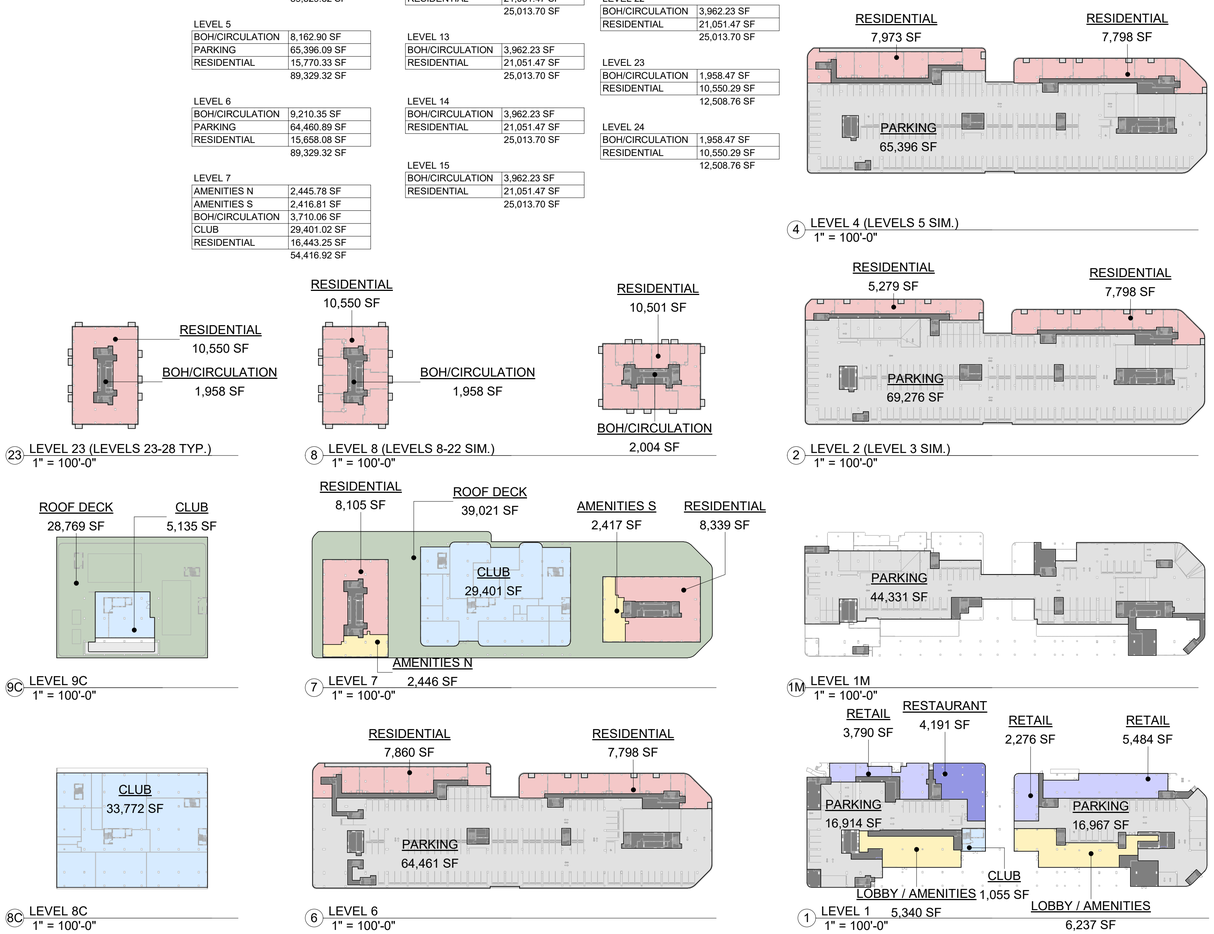
PROGRAM	AREA (GSF)
LEVEL 8	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 8C	
CLUB	33,772.31 SF
	33,772.31 SF
LEVEL 9	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 10	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 11	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 9C	
CLUB	5,135.14 SF
	5,135.14 SF
LEVEL 12	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 13	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 14	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 15	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF

PROGRAM	AREA (GSF)
LEVEL 16	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 17	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 18	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 19	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 20	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 21	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 22	
BOH/CIRCULATION	3,962.23 SF
RESIDENTIAL	21,051.47 SF
	25,013.70 SF
LEVEL 23	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF
LEVEL 24	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF

PROGRAM	AREA (GSF)
LEVEL 25	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF
LEVEL 26	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF
LEVEL 27	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF
LEVEL 28	
BOH/CIRCULATION	1,958.47 SF
RESIDENTIAL	10,550.29 SF
	12,508.76 SF
TOTAL AREA	1,117,342.04 SF

ACCESSIBLE ROOF DECK	
LOCATION	AREA
LEVEL 7	39,021 SF
LEVEL 9C	28,769 SF
	67,789 SF

BALCONY AREA	
LVL	GSF
LEVEL 2	570 SF
LEVEL 3	570 SF
LEVEL 4	1,359 SF
LEVEL 5	1,359 SF
LEVEL 6	1,359 SF
LEVEL 8	1,321 SF
LEVEL 9	1,321 SF
LEVEL 10	1,321 SF
LEVEL 11	1,321 SF
LEVEL 12	1,321 SF
LEVEL 13	1,321 SF
LEVEL 14	1,321 SF
LEVEL 15	1,321 SF
LEVEL 16	1,321 SF
LEVEL 17	1,321 SF
LEVEL 18	1,321 SF
LEVEL 19	1,321 SF
LEVEL 20	1,321 SF
LEVEL 21	1,321 SF
LEVEL 22	1,321 SF
LEVEL 23	660 SF
LEVEL 24	660 SF
LEVEL 25	660 SF
LEVEL 26	660 SF
LEVEL 27	660 SF
LEVEL 28	660 SF
	28,984 SF



23 LEVEL 23 (LEVELS 23-28 TYP.) 1" = 100'-0"

8 LEVEL 8 (LEVELS 8-22 SIM.) 1" = 100'-0"

4 LEVEL 4 (LEVELS 5 SIM.) 1" = 100'-0"

2 LEVEL 2 (LEVEL 3 SIM.) 1" = 100'-0"

9C LEVEL 9C 1" = 100'-0"

7 LEVEL 7 1" = 100'-0"

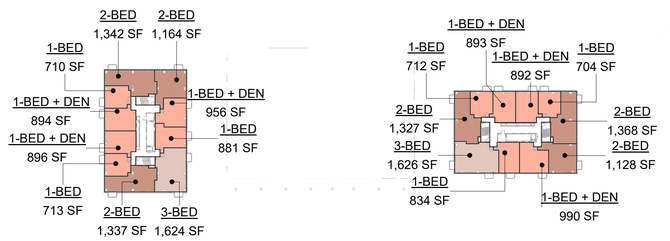
1M LEVEL 1M 1" = 100'-0"

8C LEVEL 8C 1" = 100'-0"

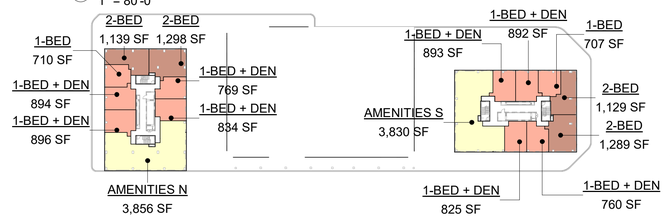
6 LEVEL 6 1" = 100'-0"

1 LEVEL 1 1" = 100'-0"

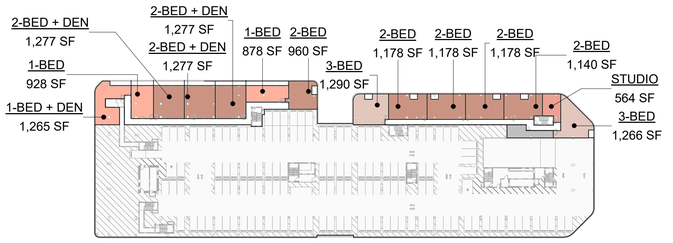
UNIT TYPE DISTRIBUTION DIAGRAMS



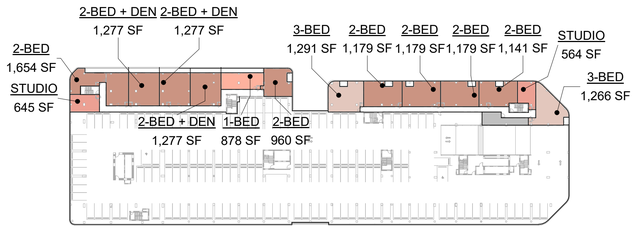
L8 NORTH LVLS 8-28 & SOUTH LVLS 8-22 1" = 80'-0"



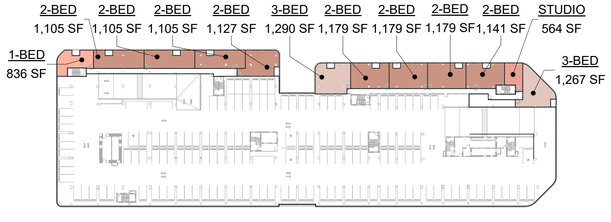
L7 LEVEL 7 - UNIT MIX 1" = 80'-0"



L6 LEVEL 6 - UNIT MIX 1" = 80'-0"



L4 LEVEL 4 - UNIT MIX (LVL 5 SIM.) 1" = 80'-0"



L2 LEVEL 2 - UNIT MIX (LVL 3 SIM.) 1" = 80'-0"

UNIT TYPE MIX SUMMARY

	RESI NSF	# UNITS N	# UNITS S	STUDIO	1BD	1BD+DEN	2BD	3BD	
LVL 28	10,517	10			3	3	3	1	
LVL 27	10,517	10			3	3	3	1	
LVL 26	10,517	10			3	3	3	1	
LVL 25	10,517	10			3	3	3	1	
LVL 24	10,517	10			3	3	3	1	
LVL 23	10,517	10			3	3	3	1	
LVL 22	20,993	10	10		6	6	6	2	
LVL 21	20,993	10	10		6	6	6	2	
LVL 20	20,993	10	10		6	6	6	2	
LVL 19	20,993	10	10		6	6	6	2	
LVL 18	20,993	10	10		6	6	6	2	
LVL 17	20,993	10	10		6	6	6	2	
LVL 16	20,993	10	10		6	6	6	2	
LVL 15	20,993	10	10		6	6	6	2	
LVL 14	20,993	10	10		6	6	6	2	
LVL 13	20,993	10	10		6	6	6	2	
LVL 12	20,993	10	10		6	6	6	2	
LVL 11	20,993	10	10		6	6	6	2	
LVL 10	20,993	10	10		6	6	6	2	
LVL 9	20,993	10	10		6	6	6	2	
LVL 8	20,993	10	10		6	6	6	2	
LVL 7	13,034	7	7		2	8	4		
LVL 6	15,653	14		1	2	1	8	2	
LVL 5	15,763	14		2	1		9	2	
LVL 4	15,764	14		2	1		9	2	
LVL 3	13,077	12		1	1		8	2	
LVL 2	13,077	12		1	1		8	2	
LVL 1									
	464,358		**440**	**7**	**116**	**117**	**154**	**46**	**440**
	1,055 avrg			2%	26%	27%	35%	10%	**100%**

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

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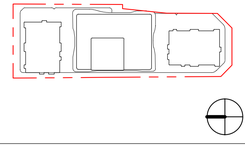
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KEY PLAN



GENERAL NOTES

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

GROSS BUILDING AREA & UNIT MIX

SHEET NO.

G_005

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME

RENDERINGS

SHEET NO.

G_006

PROJECT NO. 2401

DATE 29-MAY-2026

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME

RENDERINGS

SHEET NO.

G_007

PROJECT NO. 2401

DATE 29-MAY-2026

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A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME

RENDERINGS

SHEET NO.

G_008

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	

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ARCHITECT

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KEY PLAN

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

RENDERINGS

SHEET NO.

G_009

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	

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NO.	DESCRIPTION	DATE
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

RENDERINGS

SHEET NO.

G_010

PROJECT NO. 2401

DATE 29-MAY-2026

SCALE

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PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

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KEY PLAN

GENERAL NOTES

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PROJECT NO.	2401
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RENDERINGS

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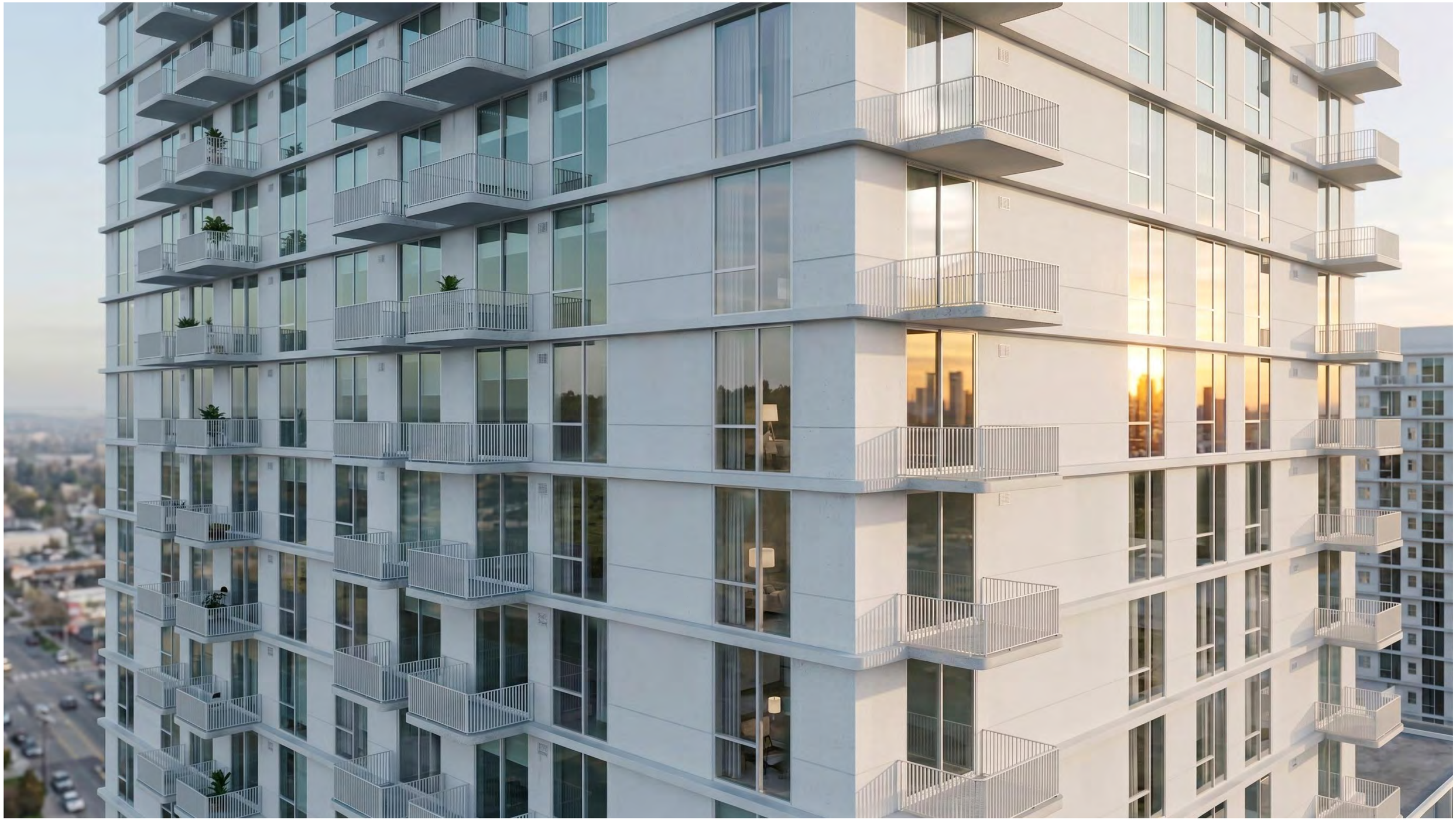
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DATE 29-MAY-2026

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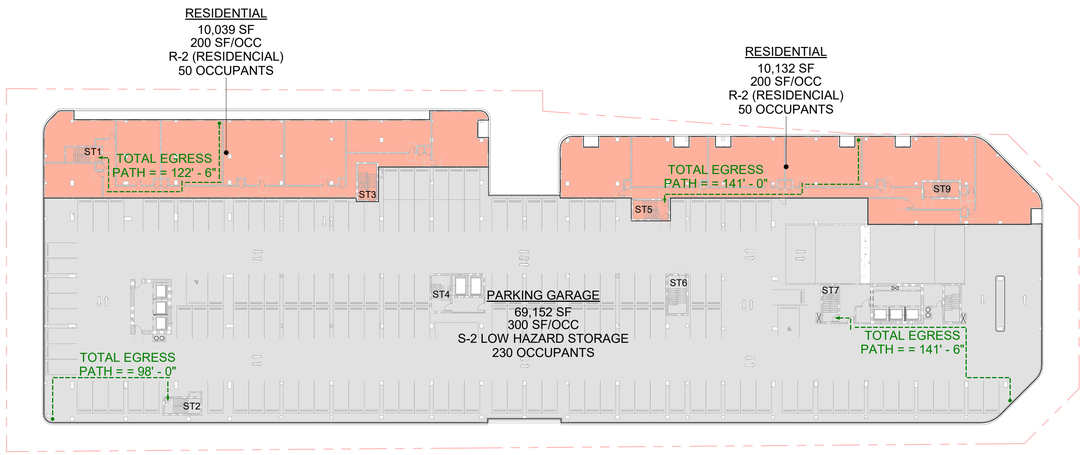
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PROJECT NO. 2401

DATE 29-MAY-2026

SCALE

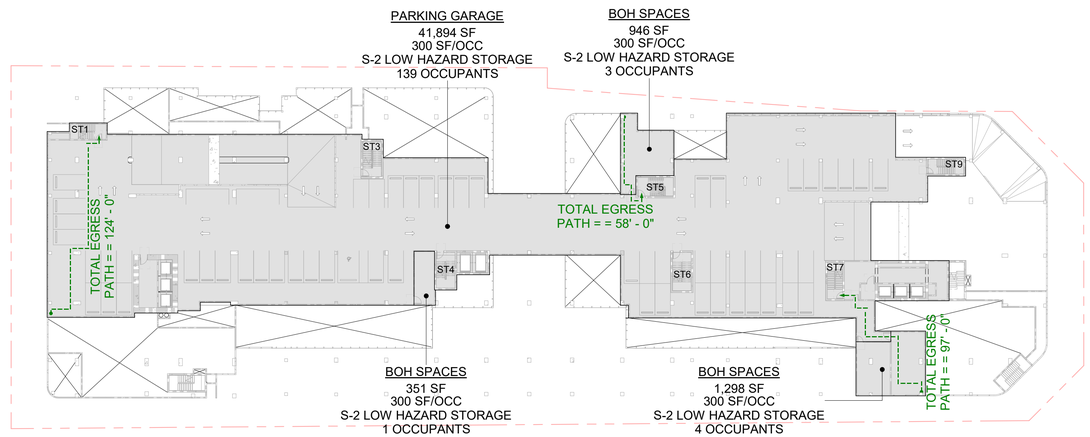
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5 LEVEL 5 - FIRE & LIFE SAFETY PLAN (LEVEL 4 SIM.)
1" = 40'-0"

EGRESS CAPACITY - LEVEL 5 - (OCCUPANCY (FBC))				
NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
RESIDENTIAL	10,132 SF	200	R-2 (RESIDENCIAL)	50
RESIDENTIAL	10,039 SF	200	R-2 (RESIDENCIAL)	50
PARKING GARAGE	69,152 SF	300	S-2 LOW HAZARD STORAGE	230
				330

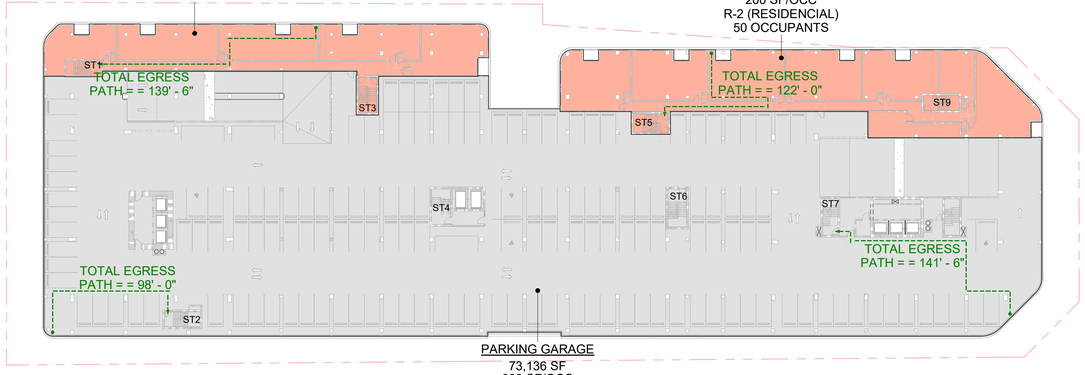
EGRESS CAPACITY - STAIRS - LEVEL 5				
STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED	SERVING
ST1-5	4' - 0"	0.2	240	RESI
ST2-5	4' - 0"	0.2	240	GARAGE
ST3-5	5' - 0"	0.2	300	RESI + GARAGE
ST4-5	5' - 0"	0.2	300	GARAGE
ST5-5	5' - 0"	0.2	300	RESI + GARAGE
ST6-5	5' - 0"	0.2	300	GARAGE
ST7-5	4' - 0"	0.2	240	GARAGE
ST9-5	4' - 0"	0.2	240	RESI
			2,160	



1M LEVEL 1M - FIRE & LIFE SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 1M - (OCCUPANCY (FBC))				
NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
BOH SPACES	946 SF	300	S-2 LOW HAZARD STORAGE	3
BOH SPACES	351 SF	300	S-2 LOW HAZARD STORAGE	1
PARKING GARAGE	41,894 SF	300	S-2 LOW HAZARD STORAGE	139
BOH SPACES	1,298 SF	300	S-2 LOW HAZARD STORAGE	4
				147

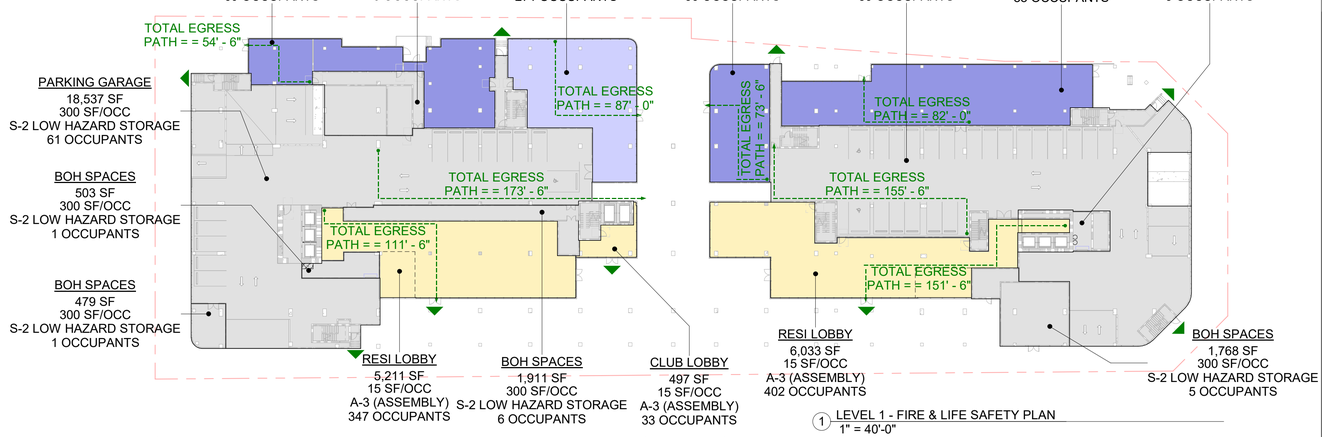
EGRESS CAPACITY - STAIRS - LEVEL 1M				
STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED	SERVING
ST1-1M	4' - 0"	0.2	240	GARAGE
ST3-1M	5' - 0"	0.2	300	GARAGE
ST4-1M	5' - 0"	0.2	300	GARAGE
ST5-1M	5' - 0"	0.2	300	GARAGE
ST6-1M	5' - 0"	0.2	300	GARAGE
ST7-1M	4' - 0"	0.2	240	GARAGE
ST9-1M	4' - 0"	0.2	240	GARAGE
			1,920	



2 LEVEL 2 - FIRE & LIFE SAFETY PLAN (LEVEL 3 SIM.)
1" = 40'-0"

EGRESS CAPACITY - LEVEL 2 - (OCCUPANCY (FBC))				
NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
RESIDENTIAL	6,844 SF	200	R-2 (RESIDENCIAL)	34
RESIDENTIAL	10,132 SF	200	R-2 (RESIDENCIAL)	50
PARKING GARAGE	73,136 SF	300	S-2 LOW HAZARD STORAGE	243
				327

EGRESS CAPACITY - STAIRS - LEVEL 2				
STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED	SERVING
ST1-2	4' - 0"	0.2	240	RESI + GARAGE
ST2-2	4' - 0"	0.2	240	GARAGE
ST3-2	5' - 0"	0.2	300	RESI + GARAGE
ST4-2	5' - 0"	0.2	300	GARAGE
ST5-2	5' - 0"	0.2	300	RESI + GARAGE
ST6-2	5' - 0"	0.2	300	GARAGE
ST7-2	4' - 0"	0.2	240	GARAGE
ST9-2	4' - 0"	0.2	240	RESI
			2,160	



1 LEVEL 1 - FIRE & LIFE SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 1 NORTH - (OCCUPANCY (FBC))				
NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
F&B	4,071 SF	15	A-2 (ASSEMBLY)	271
CLUB LOBBY	497 SF	15	A-3 (ASSEMBLY)	33
RESI LOBBY	5,211 SF	15	A-3 (ASSEMBLY)	347
RETAIL	3,620 SF	60	M-1 MERCANTILE	60
BOH SPACES	4,919 SF	300	S-2 LOW HAZARD STORAGE	14
PARKING GARAGE	18,537 SF	300	S-2 LOW HAZARD STORAGE	61
	36,855 SF			786

EGRESS CAPACITY - LEVEL 1 SOUTH - (OCCUPANCY (FBC))				
NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
RESI LOBBY	6,033 SF	15	A-3 (ASSEMBLY)	402
RETAIL	7,519 SF	60	M-1 MERCANTILE	124
BOH SPACES	2,739 SF	300	S-2 LOW HAZARD STORAGE	8
PARKING GARAGE	17,715 SF	300	S-2 LOW HAZARD STORAGE	59
	34,007 SF			593

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

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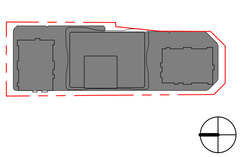
DEVELOPMENT & CONSTRUCTION MANAGER

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KEY PLAN



GENERAL NOTES

1. EGRESS LIGHTING SHOWN ON LIFE SAFETY PLANS IS FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION ON EGRESS LIGHTING.

- PATH OF TRAVEL
- BEGINING OF TRAVEL
- END POINT OF TRAVEL
- EXIT DISCHARGE
- NON-RATED WALL CONSTRUCTION
- 1-HR RATED WALL CONSTRUCTION
- 2-HR RATED WALL CONSTRUCTION
- 3-HR RATED WALL CONSTRUCTION

* CAPACITY INCREASE BASED ON BUILDINGS'S AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH FBC SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH FBC SECTION 907.5.2.2.

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

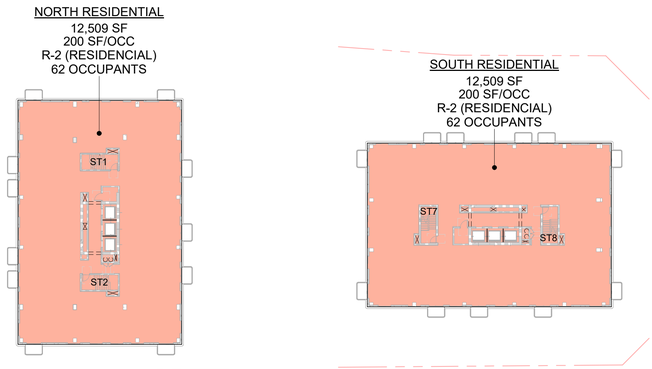
FIRE & LIFE SAFETY PLANS

SHEET NO.

G_021

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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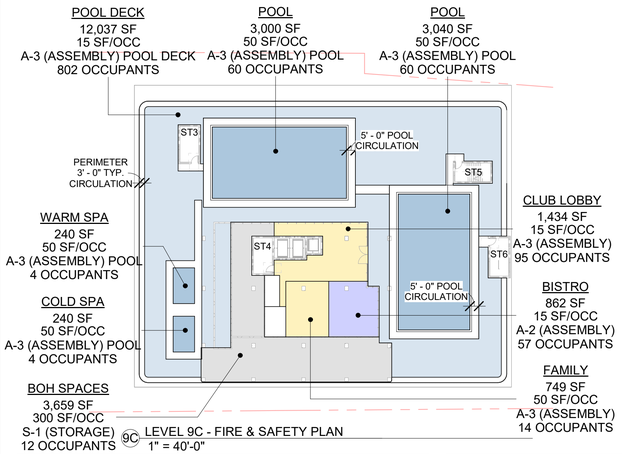
13 LEVEL 13 - FIRE & LIFE SAFETY PLAN (TYP. TOWER PLAN)
1" = 40'-0"

EGRESS CAPACITY - LEVEL 13 - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
NORTH RESIDENTIAL	12,509 SF	200	R-2 (RESIDENCIAL)	62
SOUTH RESIDENTIAL	12,509 SF	200	R-2 (RESIDENCIAL)	62

EGRESS CAPACITY - STAIRS - LEVEL 13

STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST1-13	4' - 0"	0.2	240
ST2-13	4' - 0"	0.2	240
ST7-13	4' - 0"	0.2	240
ST8-13	4' - 0"	0.2	240
			960



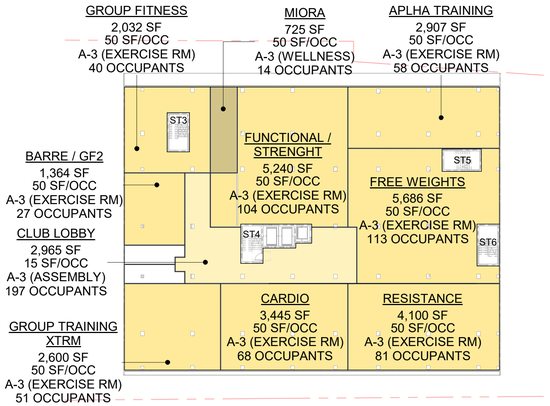
9C LEVEL 9C - FIRE & SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 9C - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
BOH SPACES	3,659 SF	300	S-1 (STORAGE)	12
POOL DECK	12,037 SF	15	A-3 (ASSEMBLY) POOL DECK	802
POOL	3,040 SF	50	A-3 (ASSEMBLY) POOL	60
POOL	3,000 SF	50	A-3 (ASSEMBLY) POOL	60
WARM SPA	240 SF	50	A-3 (ASSEMBLY) POOL	4
COLD SPA	240 SF	50	A-3 (ASSEMBLY) POOL	4
CLUB LOBBY	1,434 SF	15	A-3 (ASSEMBLY)	95
FAMILY	749 SF	50	A-3 (ASSEMBLY)	14
BISTRO	862 SF	15	A-2 (ASSEMBLY)	57
				1,108

EGRESS CAPACITY - STAIRS - LEVEL 9C

STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST3-8C	5' - 0"	0.2	300
ST4-9C	5' - 0"	0.2	300
ST5-9C	5' - 0"	0.2	300
ST6-9C	5' - 0"	0.2	300
			1,200



8C LEVEL 8C - FIRE & LIFE SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 8C - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
CLUB LOBBY	2,965 SF	15	A-3 (ASSEMBLY)	197
FUNCTIONAL / STRENGHT	5,240 SF	50	A-3 (EXERCISE RM)	104
GROUP FITNESS	2,032 SF	50	A-3 (EXERCISE RM)	40
APLHA TRAINING	2,907 SF	50	A-3 (EXERCISE RM)	58
FREE WEIGHTS	5,686 SF	50	A-3 (EXERCISE RM)	113
RESISTANCE	4,100 SF	50	A-3 (EXERCISE RM)	81
CARDIO	3,445 SF	50	A-3 (EXERCISE RM)	68
GROUP TRAINING XTRM	2,600 SF	50	A-3 (EXERCISE RM)	51
BARRE / GF2	1,364 SF	50	A-3 (EXERCISE RM)	27
MIORA	725 SF	50	A-3 (WELLNESS)	14
				753

EGRESS CAPACITY - STAIRS - LEVEL 8C

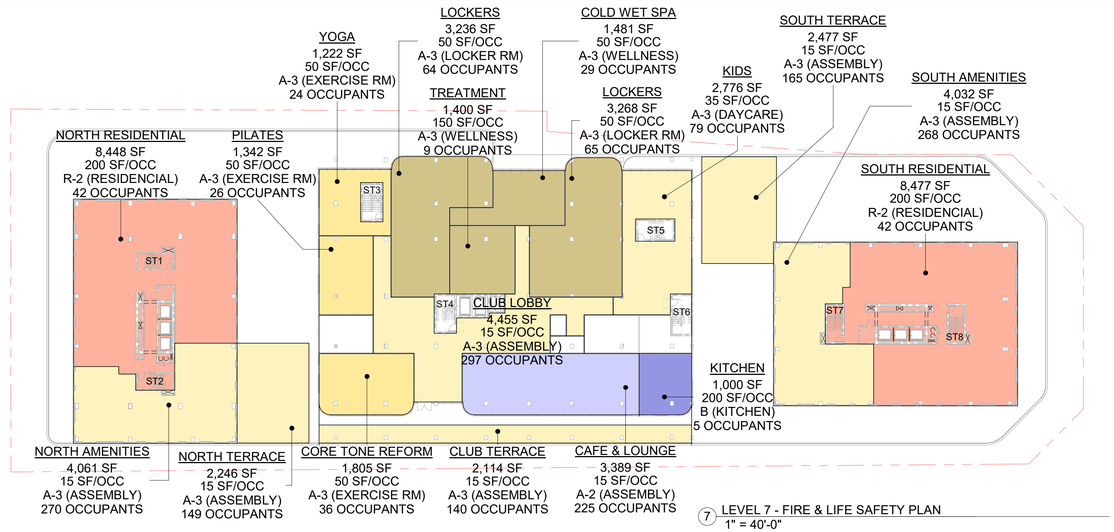
STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST3-8C	5' - 0"	0.2	300
ST4-8C	5' - 0"	0.2	300
ST5-8C	5' - 0"	0.2	300
ST6-8C	5' - 0"	0.2	300
			1,200

EGRESS CAPACITY - LEVEL 7 CLUBHOUSE - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
CAFE & LOUNGE	3,389 SF	15	A-2 (ASSEMBLY)	225
CLUB LOBBY	4,455 SF	15	A-3 (ASSEMBLY)	297
CLUB TERRACE	2,114 SF	15	A-3 (ASSEMBLY)	140
KIDS	2,776 SF	35	A-3 (DAYCARE)	79
YOGA	1,222 SF	50	A-3 (EXERCISE RM)	24
CORE TONE REFORM	1,805 SF	50	A-3 (EXERCISE RM)	36
PILATES	1,342 SF	50	A-3 (EXERCISE RM)	26
LOCKERS	3,236 SF	50	A-3 (LOCKER RM)	64
LOCKERS	3,268 SF	50	A-3 (LOCKER RM)	65
COLD WET SPA	1,481 SF	50	A-3 (WELLNESS)	29
TREATMENT	1,400 SF	150	A-3 (WELLNESS)	9
KITCHEN	1,000 SF	200	B (KITCHEN)	5
				999

EGRESS CAPACITY - STAIRS - LEVEL 7 CLUBHOUSE

STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST3-7	5' - 0"	0.2	300
ST4-7	5' - 0"	0.2	300
ST5-7	5' - 0"	0.2	300
ST6-7	5' - 0"	0.2	300
			1,200



7 LEVEL 7 - FIRE & LIFE SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 7 NORTH - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
NORTH AMENITIES	4,061 SF	15	A-3 (ASSEMBLY)	270
NORTH TERRACE	2,246 SF	15	A-3 (ASSEMBLY)	149
NORTH RESIDENTIAL	8,448 SF	200	R-2 (RESIDENCIAL)	42
				461

EGRESS CAPACITY - STAIRS - LEVEL 7 NORTH

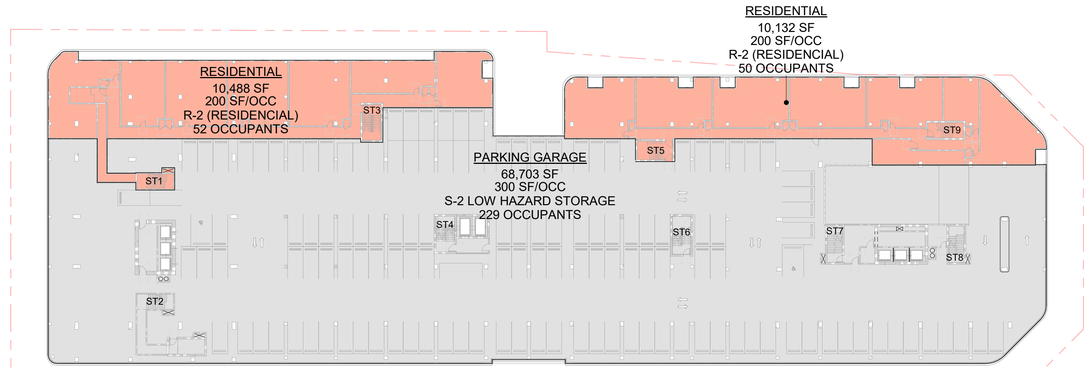
STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST1-7	4' - 0"	0.2	240
ST2-7	4' - 0"	0.2	240
			480

EGRESS CAPACITY - LEVEL 7 SOUTH - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
SOUTH AMENITIES	4,032 SF	15	A-3 (ASSEMBLY)	268
SOUTH TERRACE	2,477 SF	15	A-3 (ASSEMBLY)	165
SOUTH RESIDENTIAL	8,477 SF	200	R-2 (RESIDENCIAL)	42
				475

EGRESS CAPACITY - STAIRS - LEVEL 7 SOUTH

STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED
ST7-7	4' - 0"	0.2	240
ST8-7	4' - 0"	0.2	240
			480



6 LEVEL 6 - FIRE & LIFE SAFETY PLAN
1" = 40'-0"

EGRESS CAPACITY - LEVEL 6 - (OCCUPANCY (FBC))

NAME	AREA	AREA - OCCUPANCY FACTOR	AREA - OCCUPANCY TYPE	OCCUPANCY LOAD
RESIDENTIAL	10,488 SF	200	R-2 (RESIDENCIAL)	52
RESIDENTIAL	10,132 SF	200	R-2 (RESIDENCIAL)	50
PARKING GARAGE	68,703 SF	300	S-2 LOW HAZARD STORAGE	229
	89,323 SF			331

EGRESS CAPACITY - STAIRS - LEVEL 6

STAIR ID	STAIR CLEAR WIDTH	CAPACITY FACTOR (FBC 1005.3.1)*	OCCUPANT LOAD SERVED	SERVING
ST1-6	4' - 0"	0.2	240	RESI
ST2-6	4' - 0"	0.2	240	GARAGE
ST3-6	5' - 0"	0.2	300	RESI + GARAGE
ST4-6	5' - 0"	0.2	300	GARAGE
ST5-6	5' - 0"	0.2	300	RESI + GARAGE
ST6-6	5' - 0"	0.2	300	GARAGE
ST7-6	4' - 0"	0.2	240	GARAGE
ST9-6	4' - 0"	0.2	240	RESI
			2,160	

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

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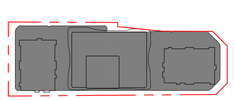
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

P A L M A

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1143 W RUNDELL PLACE, #203, CHICAGO, ILLINOIS 60607
T +1 312 496 3117
INFO@PALMA.GLOBAL

KEY PLAN



GENERAL NOTES

1. EGRESS LIGHTING SHOWN ON LIFE SAFETY PLANS IS FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION ON EGRESS LIGHTING.

PATH OF TRAVEL
BEGINING OF TRAVEL
END POINT OF TRAVEL
EXIT DISCHARGE

NON-RATED WALL CONSTRUCTION
1-HR RATED WALL CONSTRUCTION
2-HR RATED WALL CONSTRUCTION
3-HR RATED WALL CONSTRUCTION

* CAPACITY INCREASE BASED ON BUILDINGS'S AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH FBC SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH FBC SECTION 907.5.2.2.

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

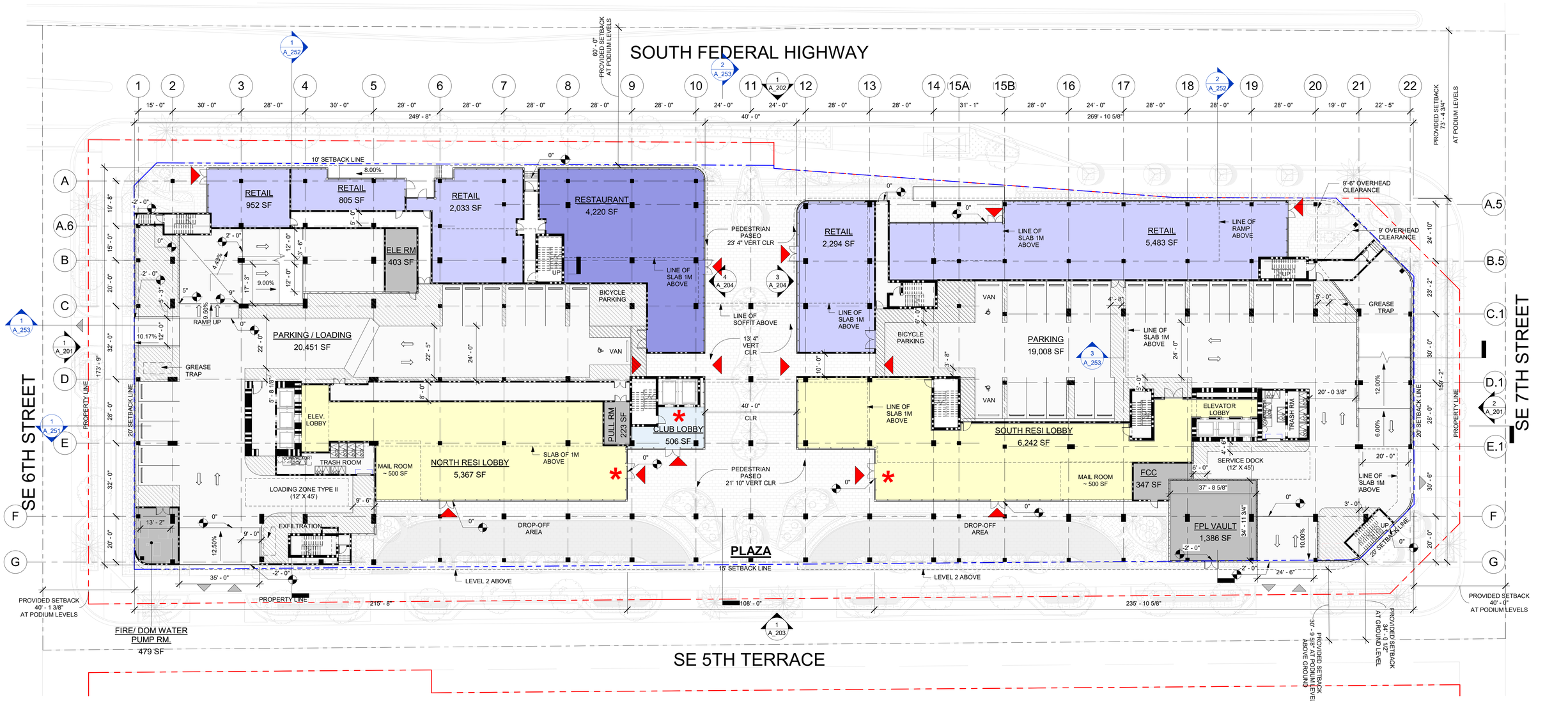
FIRE & LIFE SAFETY PLANS

SHEET NO.

G_022

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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PARKING LEVEL 1	
TYPE	COUNT
ADA VAN STALL (12'+5' x 18')	3
STANDARD STALL (8'-8" x 18')	31
TOTAL THIS LEVEL: 34	

1 LEVEL 1 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

GENERAL NOTES

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	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

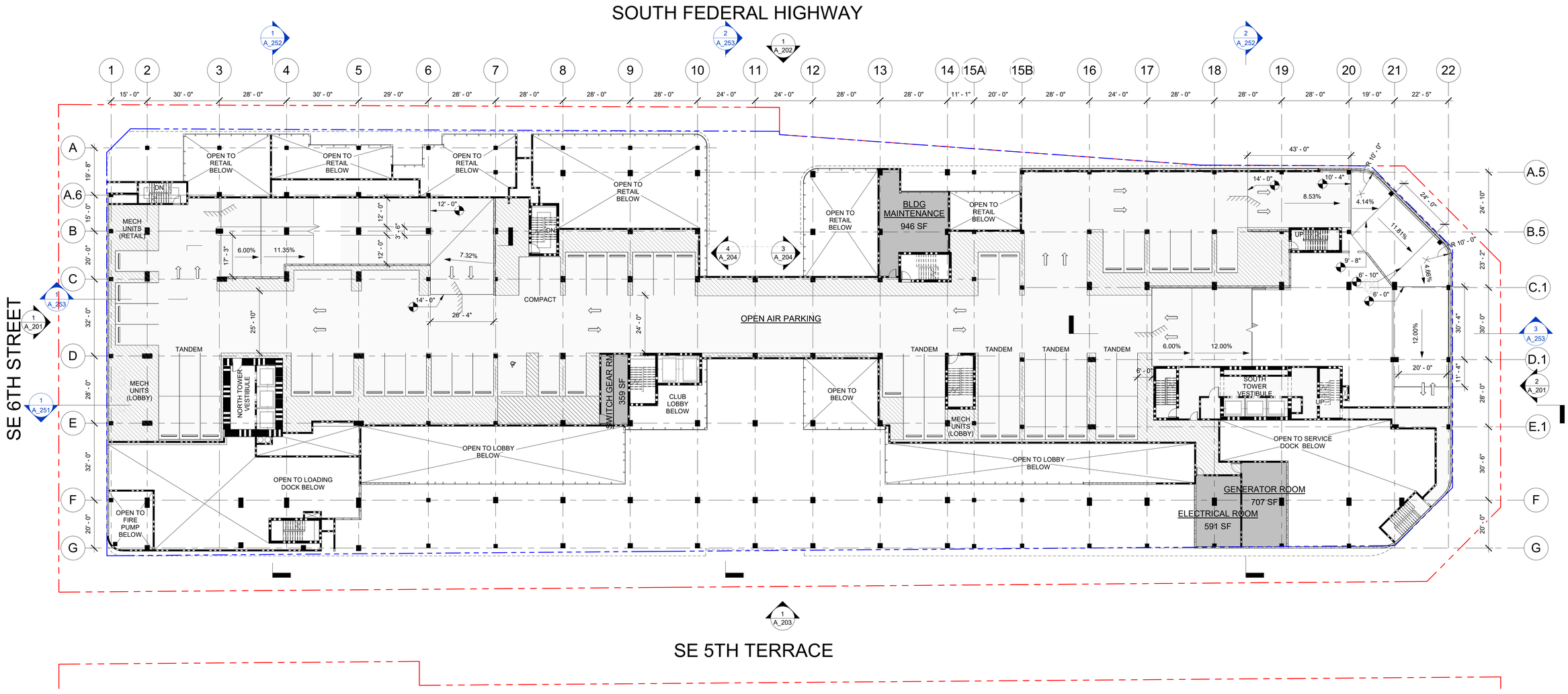
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 1 PLAN

SHEET NO.
A_101

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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PARKING LEVEL 1M	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	1
COMPACT (8'-8" x 16')	2
PARALLEL STALL (8'-8" x 24')	2
STANDARD STALL (8'-8" x 18')	42
TANDEM STALL (8'-8" x 18')	12
TOTAL THIS LEVEL: 59	

1 LEVEL 1M PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

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A	ISSUED FOR DRC REVIEW	24-JUL-2026

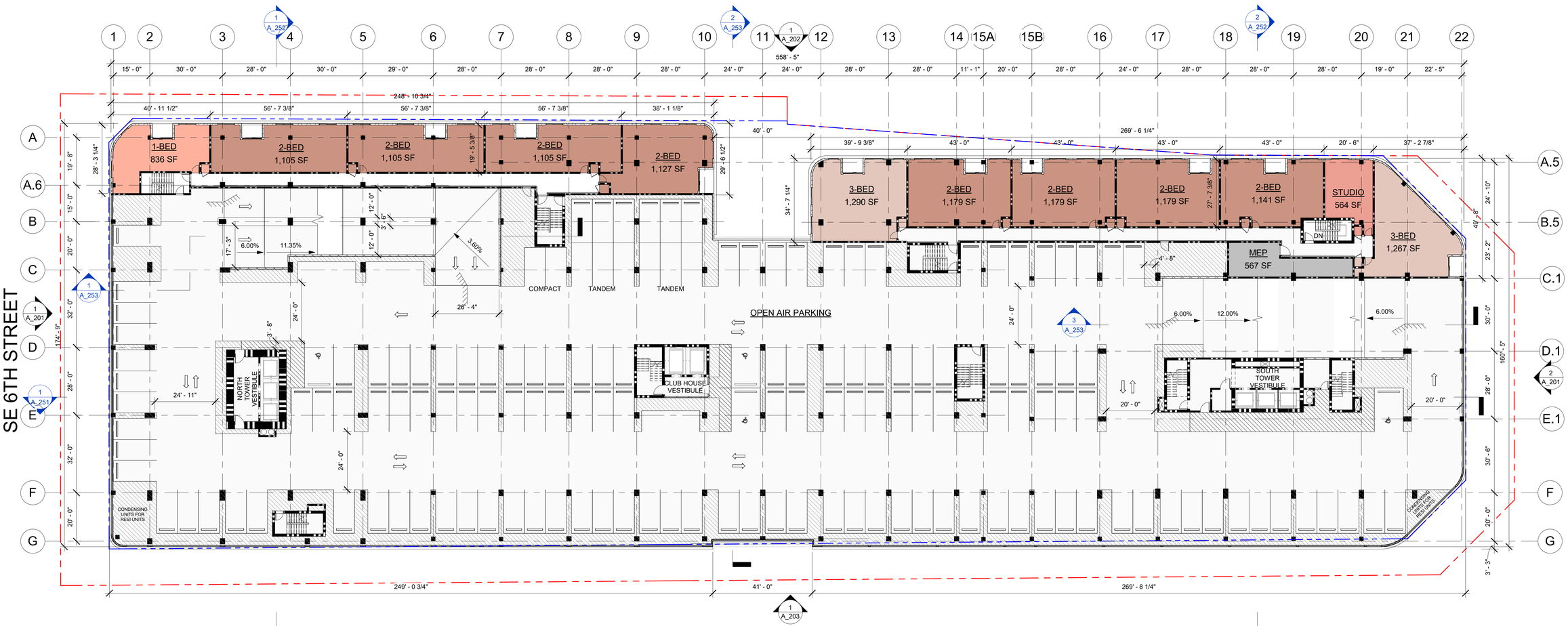
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 1M PLAN

SHEET NO.
A_101M

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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PARKING LEVEL 2	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	4
COMPACT (8'-8" x 16')	2
PARALLEL STALL (8'-8" x 24')	3
STANDARD STALL (8'-8" x 18')	135
TANDEM STALL (8'-8" x 18')	6
TOTAL THIS LEVEL: 150	

1 LEVEL 2 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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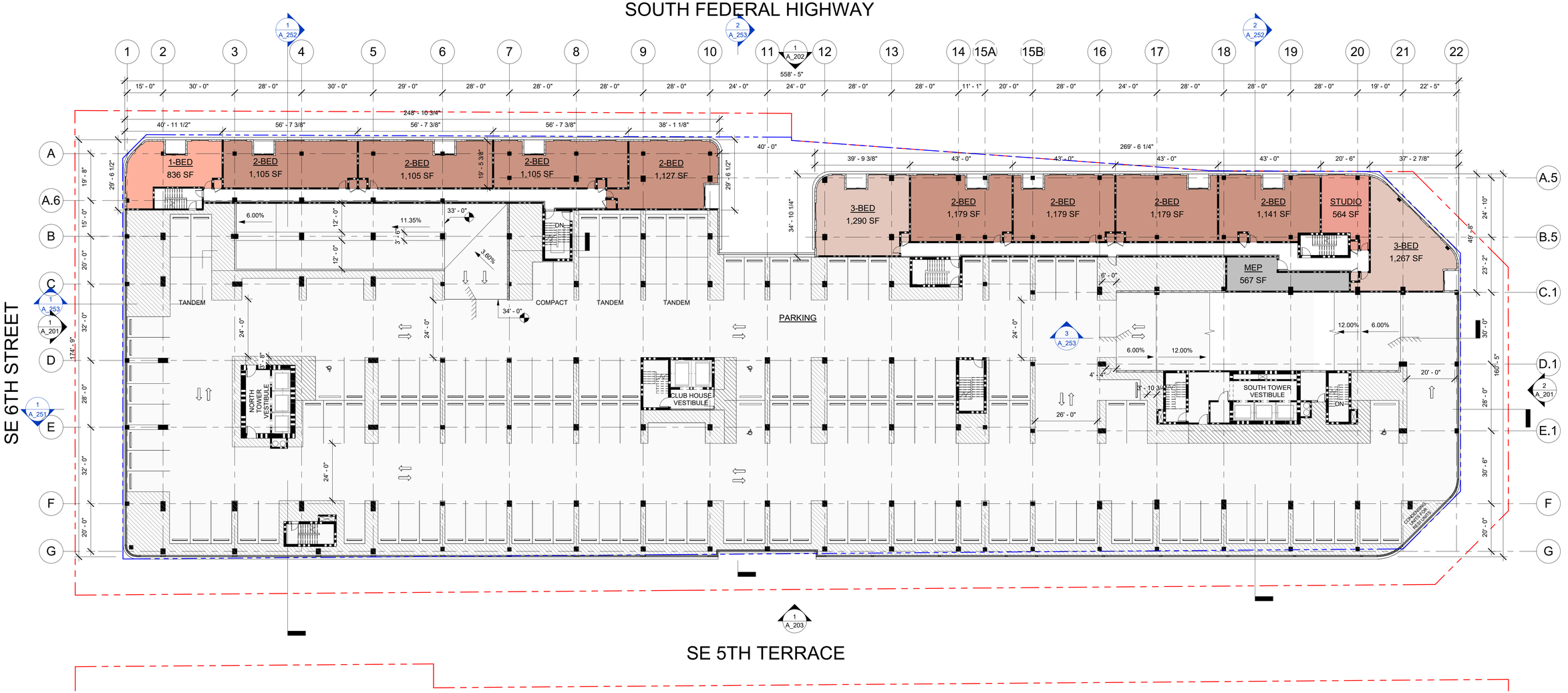
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 2 PLAN

SHEET NO.
A_102

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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PARKING LEVEL 3	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	4
COMPACT (8'-8" x 16')	2
PARALLEL STALL (8'-8" x 24')	4
STANDARD STALL (8'-8" x 18')	130
TANDEM STALL (8'-8" x 18')	8
TOTAL THIS LEVEL: 148	

1 LEVEL 3 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

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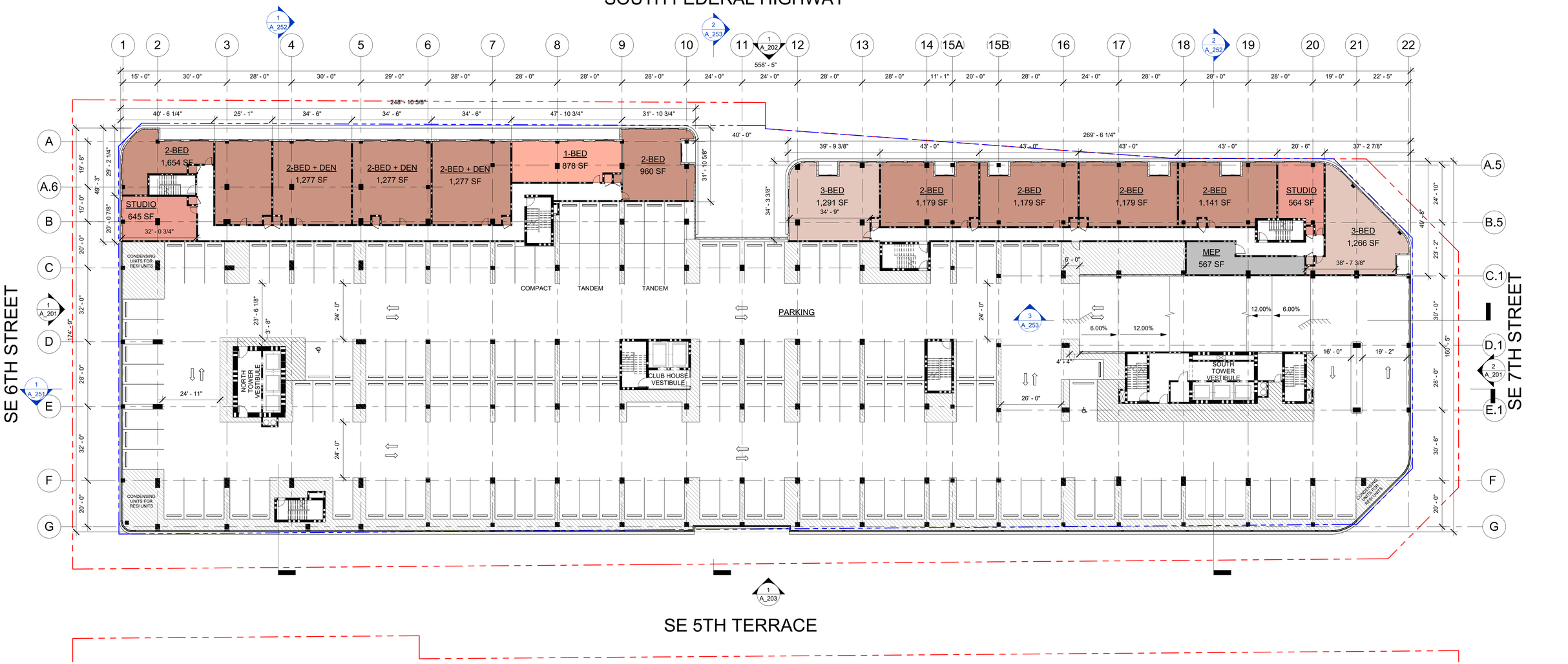
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 3 PLAN

SHEET NO.
A_103

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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PARKING LEVEL 4	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	2
COMPACT (8'-8" x 16')	2
PARALLEL STALL (8'-8" x 24')	1
STANDARD STALL (8'-8" x 18')	145
TANDEM STALL (8'-8" x 18')	6
TOTAL THIS LEVEL: 156	

1 LEVEL 4 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

GENERAL NOTES

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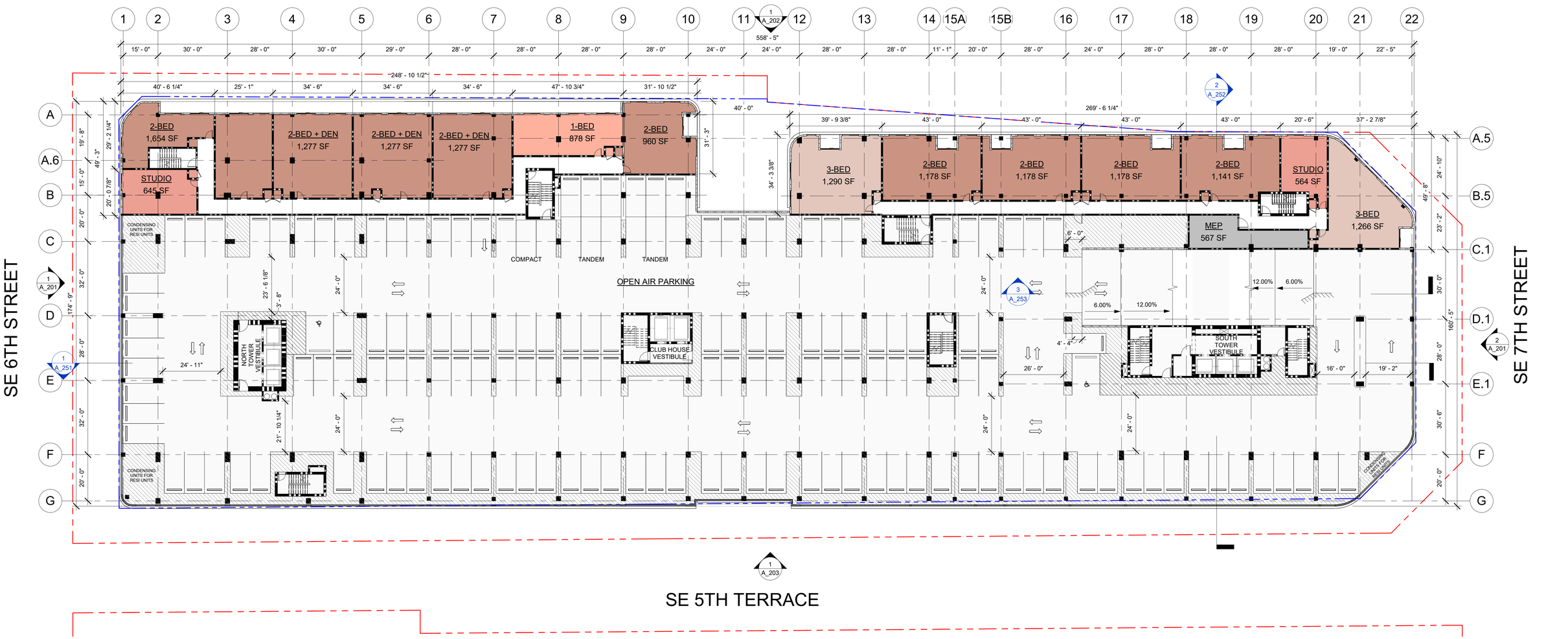
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 4 PLAN

SHEET NO.
A_104

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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PARKING LEVEL 5	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	2
COMPACT (8'-8" x 16')	2
PARALLEL STALL (8'-8" x 24')	1
STANDARD STALL (8'-8" x 18')	145
TANDEM STALL (8'-8" x 18')	6
TOTAL THIS LEVEL: 156	

1 LEVEL 5 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
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KEY PLAN

GENERAL NOTES

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

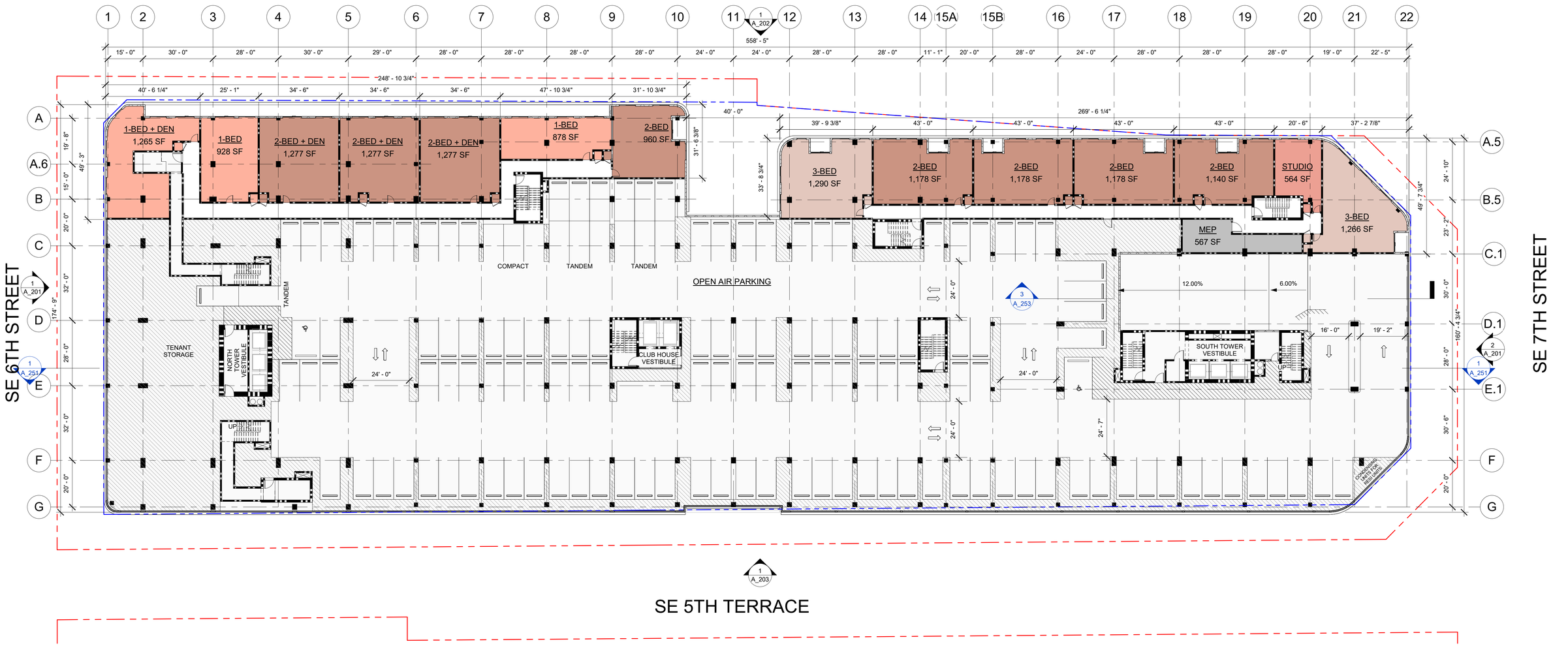
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 5 PLAN

SHEET NO.
A_105

PROJECT NO. 2401
DATE 29-MAY-2026
SCALE 1" = 20'-0"

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PARKING LEVEL 6	
TYPE	COUNT
ACCESSIBLE STALL (12'+5' x 18')	2
COMPACT (8'-8" x 16')	3
PARALLEL STALL (8'-8" x 24')	2
STANDARD STALL (8'-8" x 18')	124
TANDEM STALL (8'-8" x 18')	7
TOTAL THIS LEVEL: 138	

2 LEVEL 6 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT
RIO VISTA MULTIFAMILY DEVELOPMENT
601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

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KEY PLAN

GENERAL NOTES

SEAL & SIGNATURE

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A	ISSUED FOR DRC REVIEW	24-JUL-2026

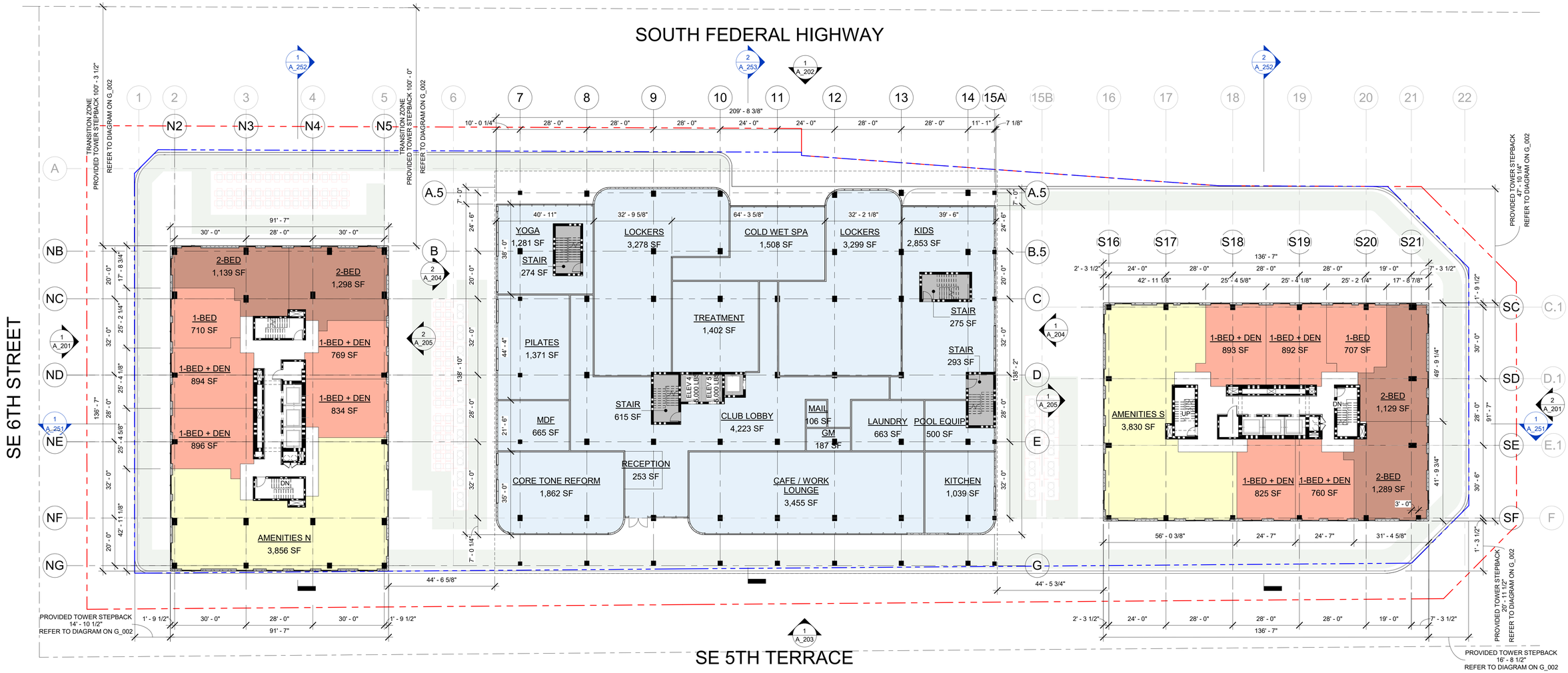
NOT FOR CONSTRUCTION

SHEET NAME
OVERALL LEVEL 6 PLAN

SHEET NO.
A_106

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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1 LEVEL 7 PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

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KEY PLAN

GENERAL NOTES

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A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME

OVERALL LEVEL 7 PLAN

SHEET NO.

A_107

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

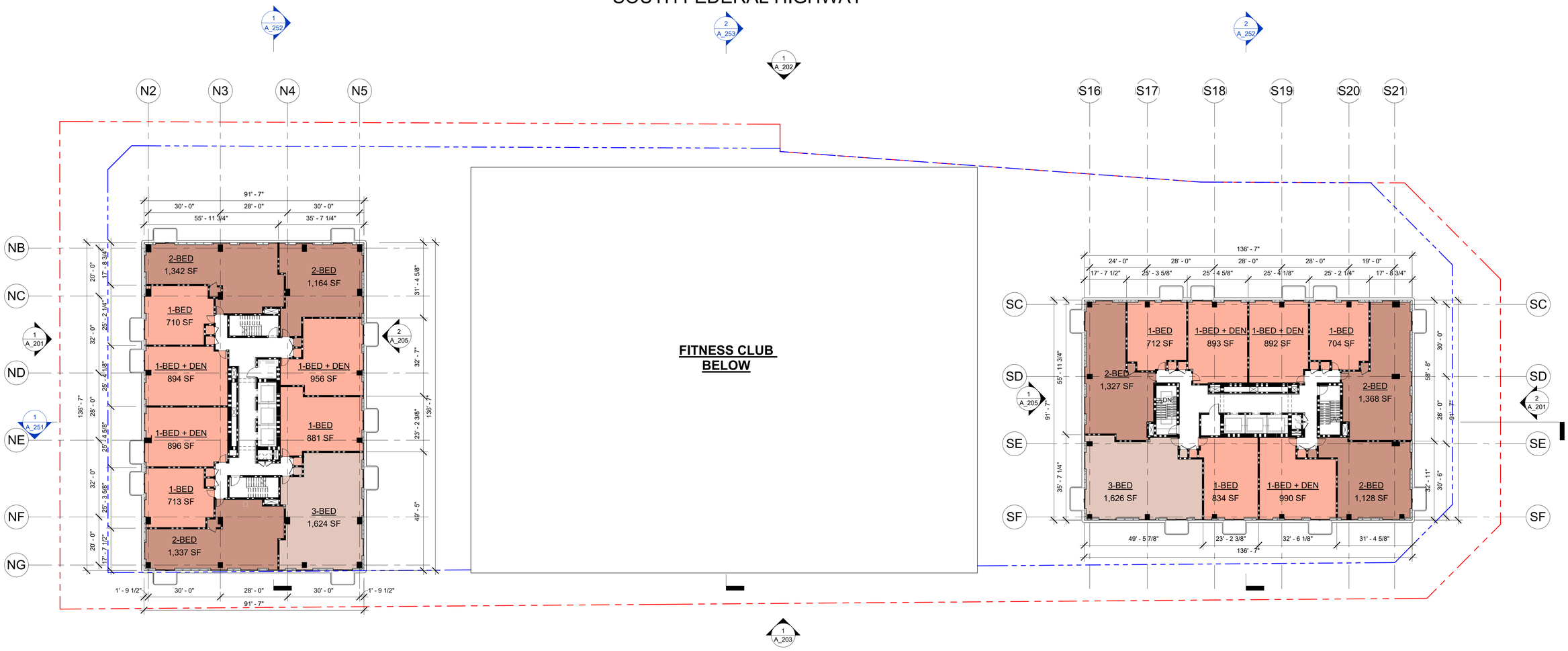
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SOUTH FEDERAL HIGHWAY

SE 6TH STREET

SE 7TH STREET

SE 5TH TERRACE



1 LEVEL 8 PLAN (TYP. TOWER)
1" = 20'-0"

0' 5' 10' 20'

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

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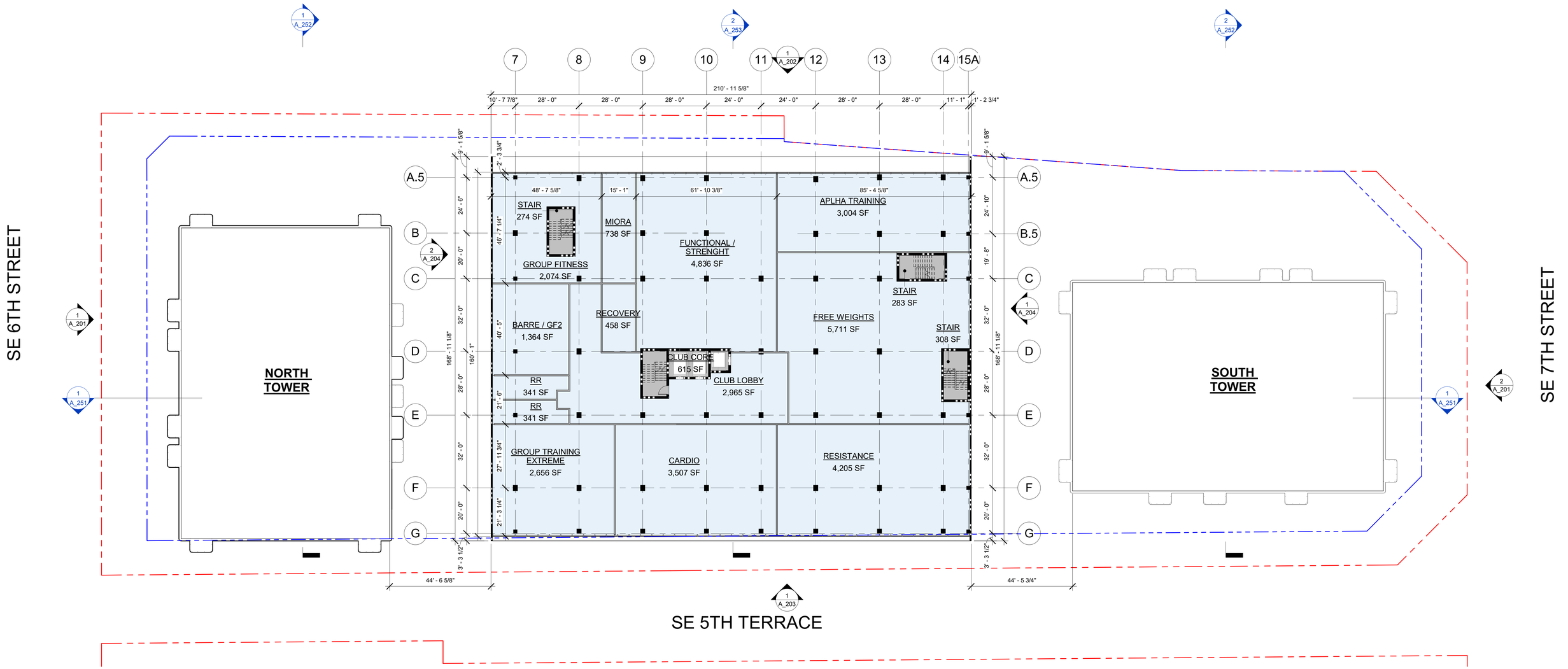
OVERALL LEVEL 8 PLAN (TYP.)

SHEET NO.

A_108

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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1 LEVEL 8C PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

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SHEET NAME

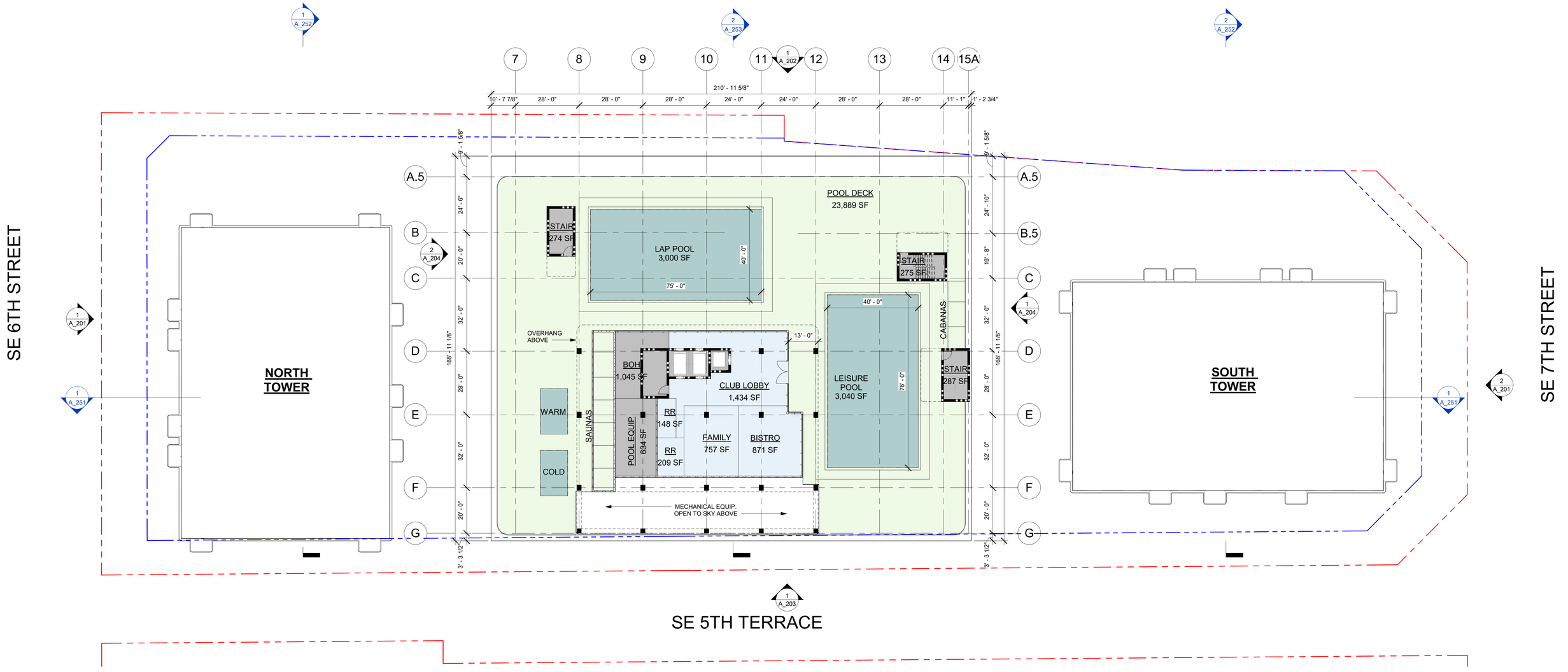
OVERALL LEVEL 8C PLAN

SHEET NO.

A_108C

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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1 LEVEL 9C PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT

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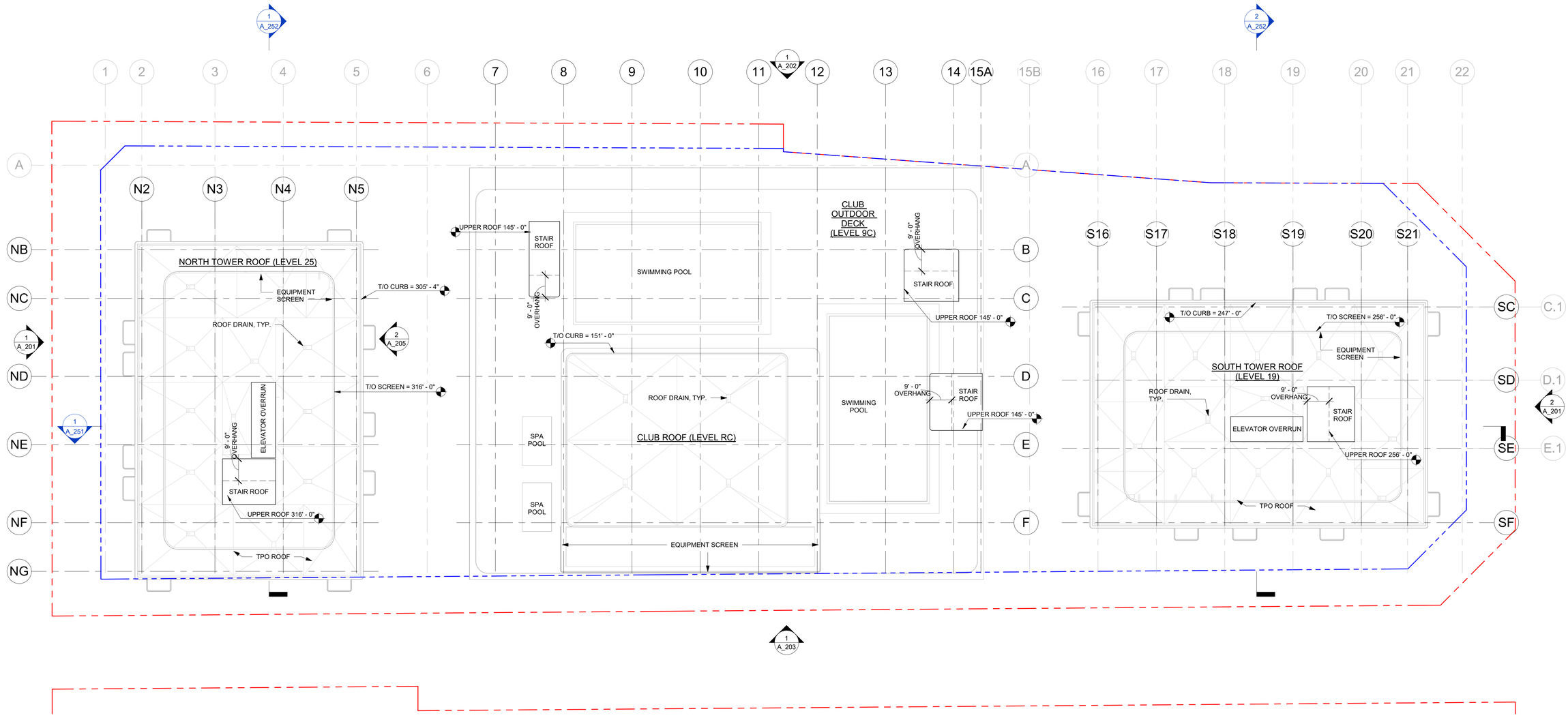
OVERALL LEVEL 9C PLAN

SHEET NO.

A_109C

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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1 ROOF PLAN
1" = 20'-0"

0' 5' 10' 20'

PROJECT

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NOT FOR CONSTRUCTION

SHEET NAME

TOWER ROOF PLANS

SHEET NO.

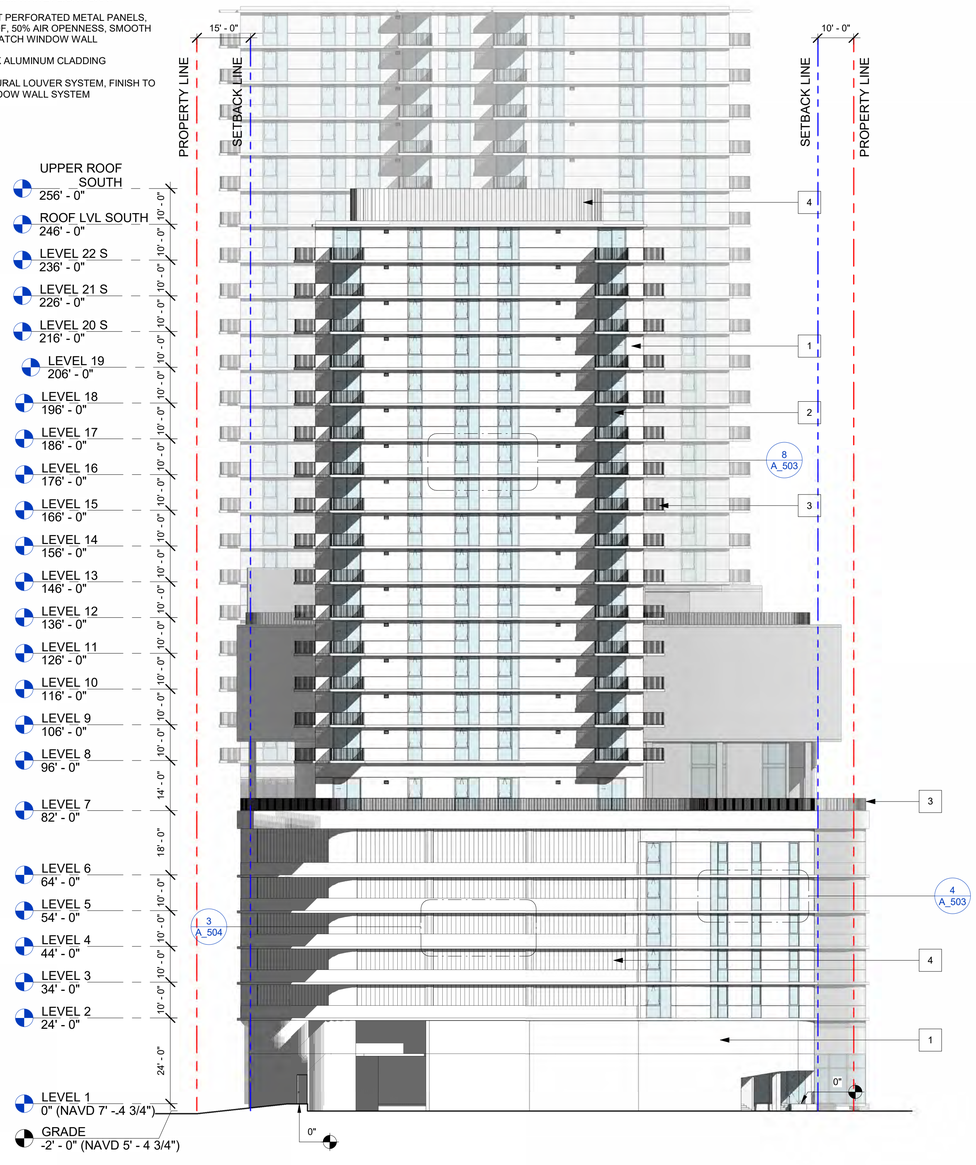
A_130

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

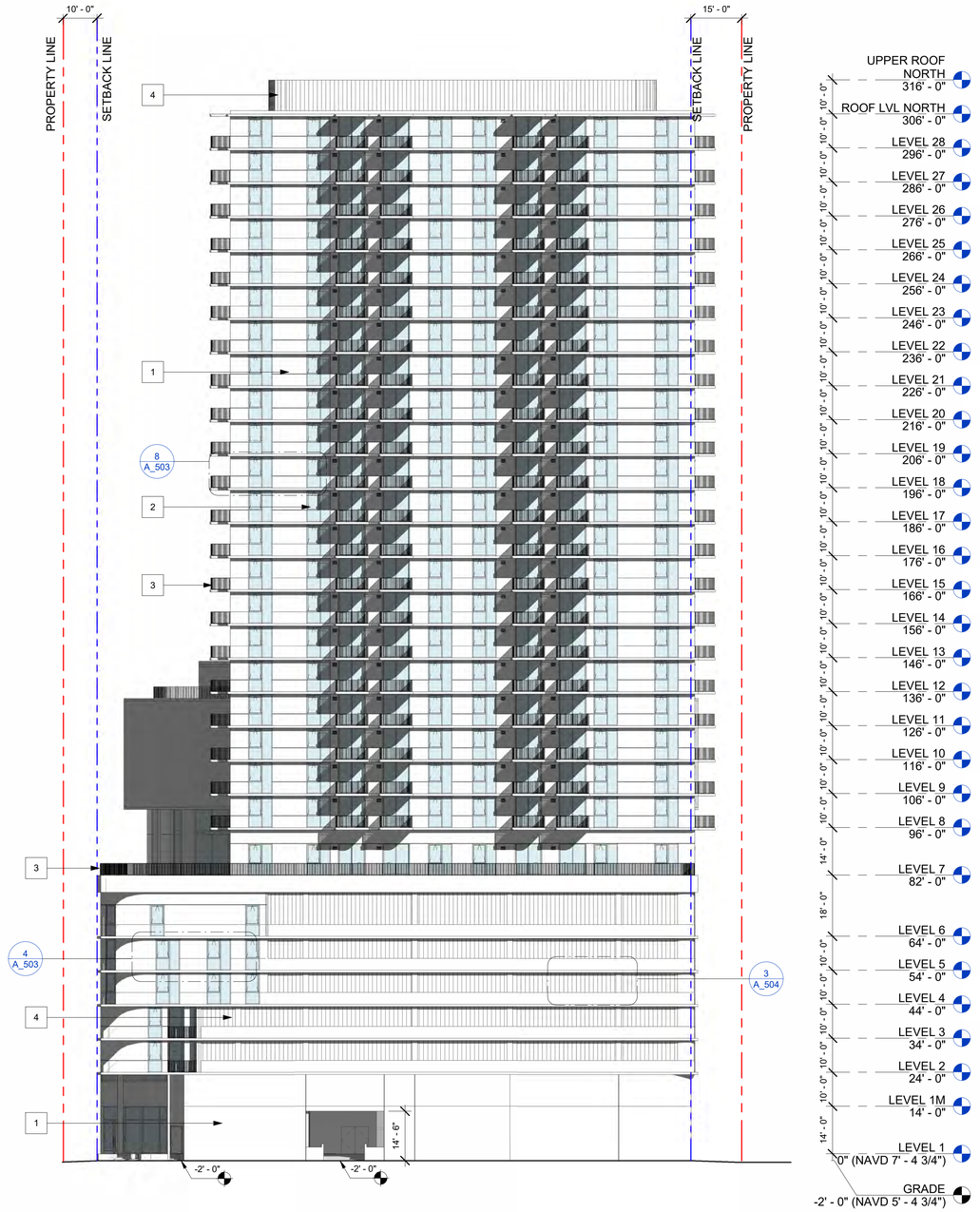
© Copyright JO PALMA + PARTNERS CORPORATION

MATERIAL NOTES

1. CEMENTITIOUS FINISH SMOOTH, WHITE
2. WINDOW WALL SYSTEM WITH LOW-E GLAZING, MULLIONS WARM WHITE / LIGHT GRAY FINISH
3. GUARDRAIL, VERTICAL PICKETS, FINISH SMOOTH WARM WHITE / LIGHT GRAY
4. FULL HEIGHT PERFORATED METAL PANELS, SIGHT PROOF, 50% AIR OPENNESS, SMOOTH FINISH TO MATCH WINDOW WALL
5. WOOD LOOK ALUMINUM CLADDING
6. ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



2 OVERALL SOUTH ELEVATION
1" = 20'-0"



1 OVERALL NORTH ELEVATION
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

KUSHNER COMPANIES
767 FITTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
T +1 212 527 7000
WWW.KUSHNER.COM

DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

P A L M A

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1143 W RUNDELL PLACE, #203, CHICAGO, ILLINOIS 60607
T +1 312 496 3117
INFO@PALMA.GLOBAL

KEY PLAN

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
3. REFER TO A_101 FOR GROUND FLOOR DOCUMENTATION.

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

OVERALL BUILDING ELEVATIONS

SHEET NO.

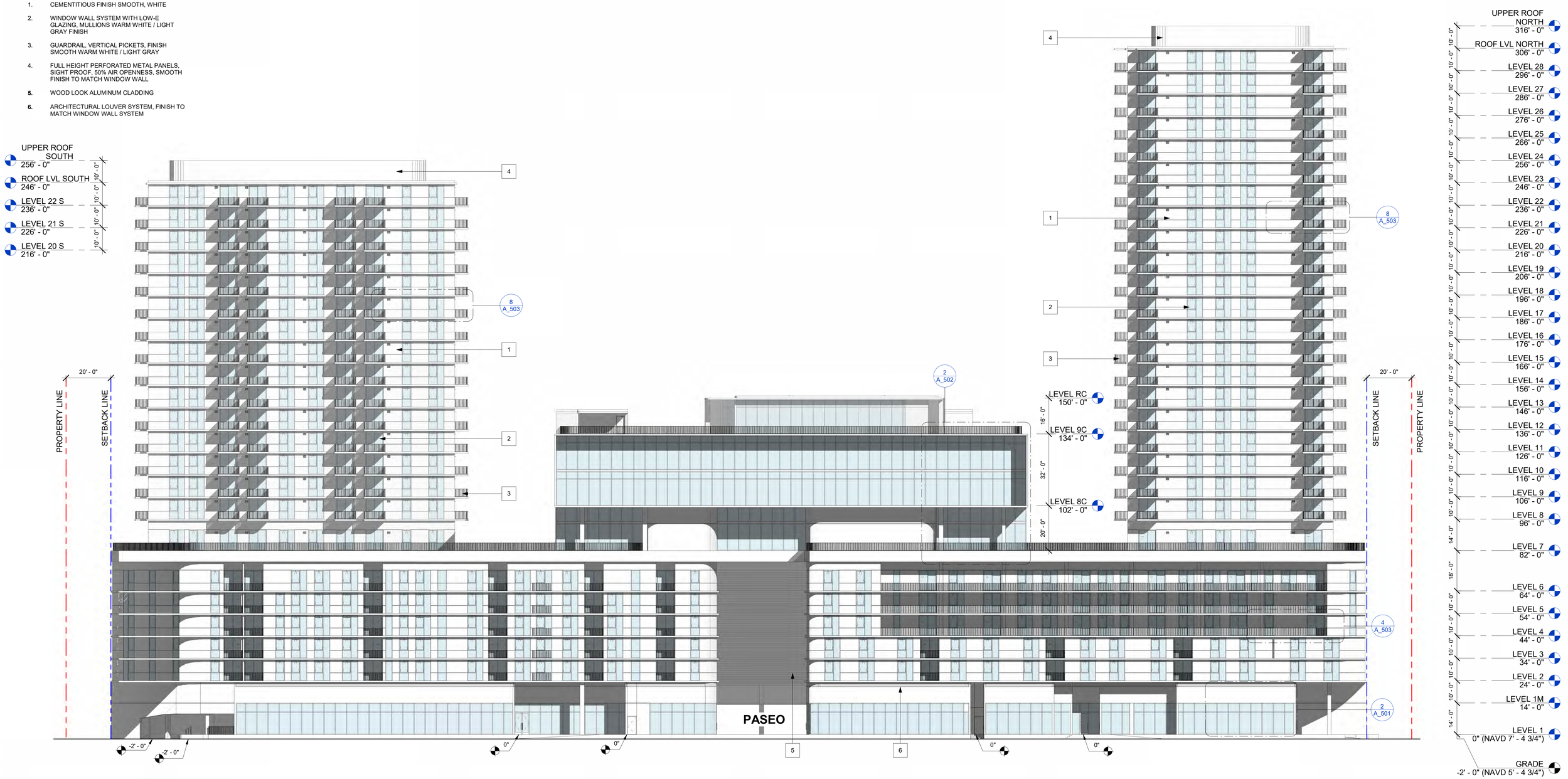
A_201

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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MATERIAL NOTES

1. CEMENTITIOUS FINISH SMOOTH, WHITE
2. WINDOW WALL SYSTEM WITH LOW-E GLAZING, MULLIONS WARM WHITE / LIGHT GRAY FINISH
3. GUARDRAIL, VERTICAL PICKETS, FINISH SMOOTH WARM WHITE / LIGHT GRAY
4. FULL HEIGHT PERFORATED METAL PANELS, SIGHT PROOF, 50% AIR OPENNESS, SMOOTH FINISH TO MATCH WINDOW WALL
5. WOOD LOOK ALUMINUM CLADDING
6. ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



1 OVERALL EAST ELEVATION
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

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DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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INFO@PALMA.GLOBAL

KEY PLAN

GENERAL NOTES
1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
3. REFER TO A_101 FOR GROUND FLOOR DOCUMENTATION.

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

OVERALL BUILDING ELEVATIONS

SHEET NO.

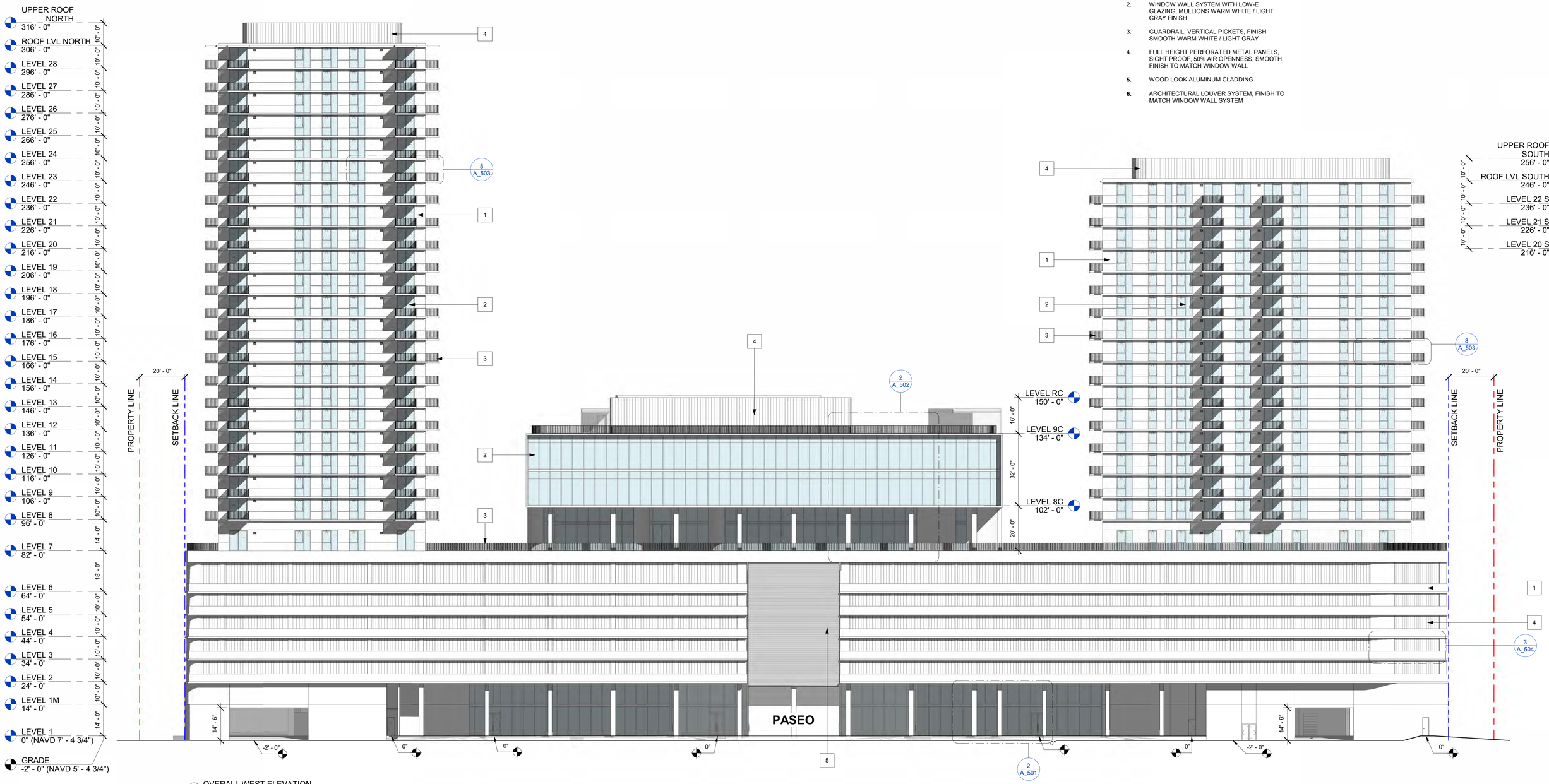
A_202

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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MATERIAL NOTES

1. CEMENTITIOUS FINISH SMOOTH, WHITE
2. WINDOW WALL SYSTEM WITH LOW-E GLAZING, MULLIONS WARM WHITE / LIGHT GRAY FINISH
3. GUARDRAIL, VERTICAL PICKETS, FINISH SMOOTH WARM WHITE / LIGHT GRAY
4. FULL HEIGHT PERFORATED METAL PANELS, SIGHT PROOF, 50% AIR OPENNESS, SMOOTH FINISH TO MATCH WINDOW WALL
5. WOOD LOOK ALUMINUM CLADDING
6. ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



1 OVERALL WEST ELEVATION
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

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767 FIFTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
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DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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KEY PLAN

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
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SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

OVERALL BUILDING ELEVATIONS

SHEET NO.

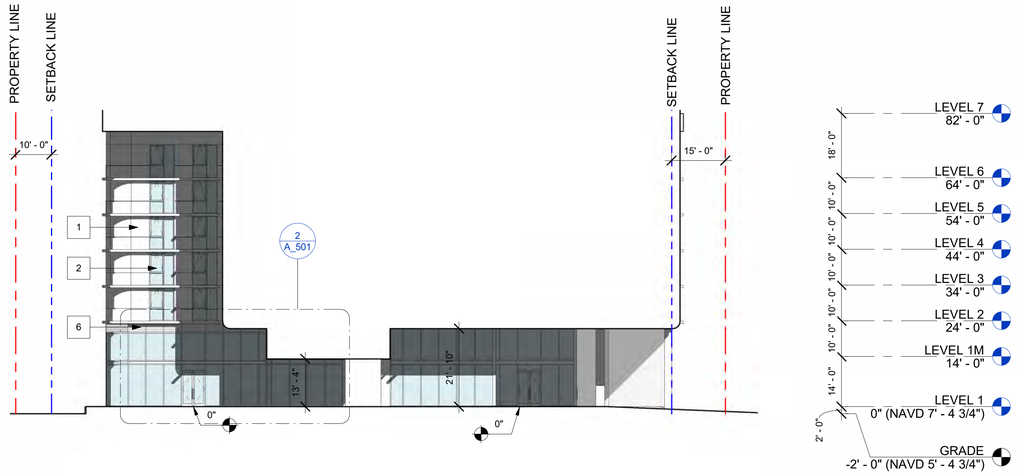
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PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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MATERIAL NOTES

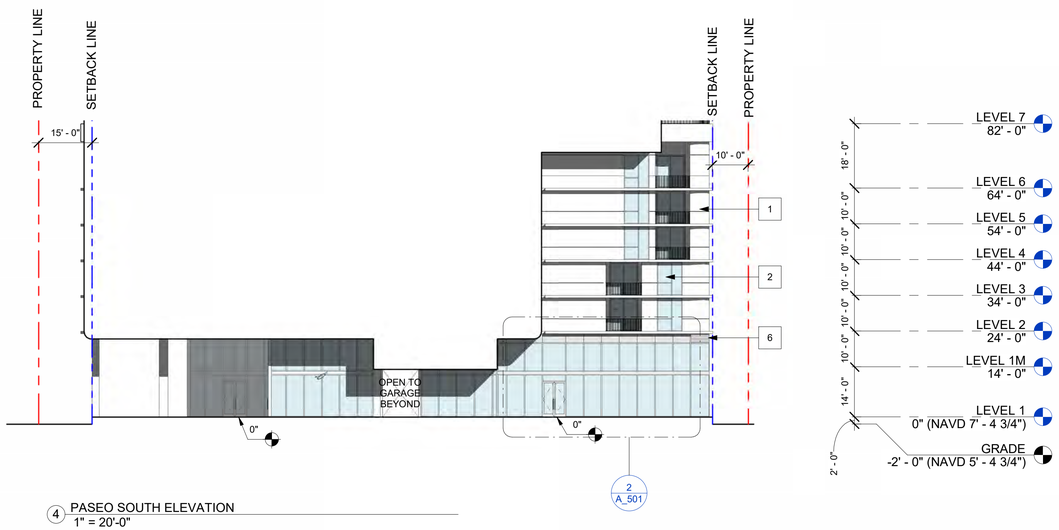
1. CEMENTITIOUS FINISH SMOOTH, WHITE
2. WINDOW WALL SYSTEM WITH LOW-E GLAZING, MULLIONS WARM WHITE / LIGHT GRAY FINISH
3. GUARDRAIL, VERTICAL PICKETS, FINISH SMOOTH WARM WHITE / LIGHT GRAY
4. FULL HEIGHT PERFORATED METAL PANELS, SIGHT PROOF, 50% AIR OPENNESS, SMOOTH FINISH TO MATCH WINDOW WALL
5. WOOD LOOK ALUMINUM CLADDING
6. ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



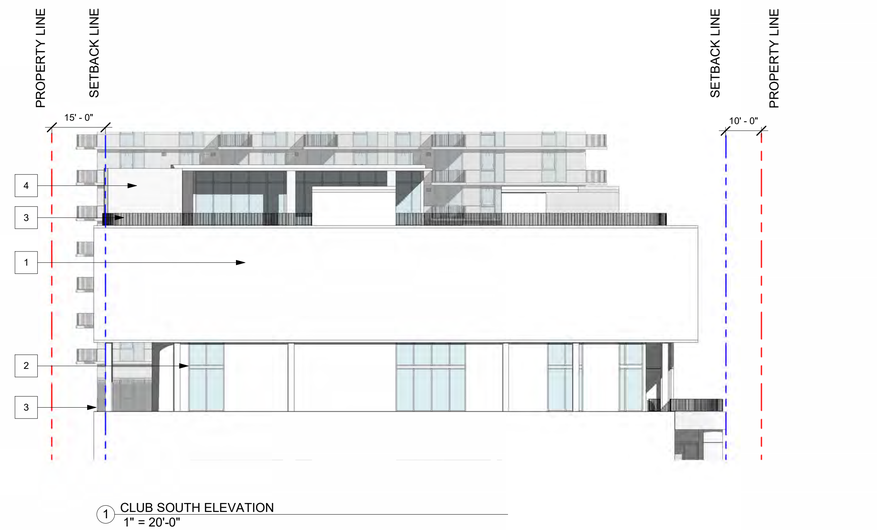
3 PASEO NORTH ELEVATION
1" = 20'-0"



2 CLUB NORTH ELEVATION
1" = 20'-0"



4 PASEO SOUTH ELEVATION
1" = 20'-0"



1 CLUB SOUTH ELEVATION
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

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KUSHNER COMPANIES
767 FIFTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
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WWW.KUSHNER.COM

DEVELOPMENT & CONSTRUCTION MANAGER

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INFO@PALMA.GLOBAL

KEY PLAN

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
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SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

PARTIAL BUILDING ELEVATIONS

SHEET NO.

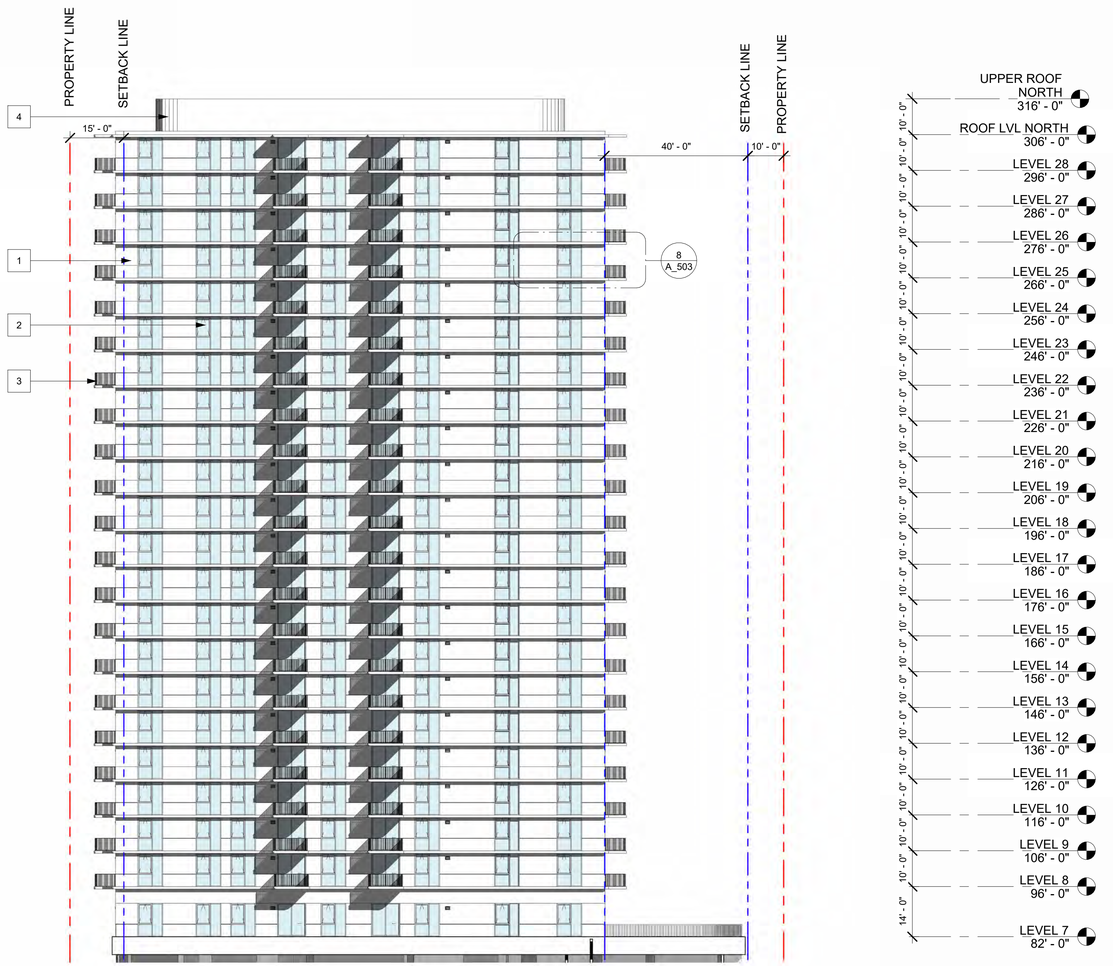
A_204

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

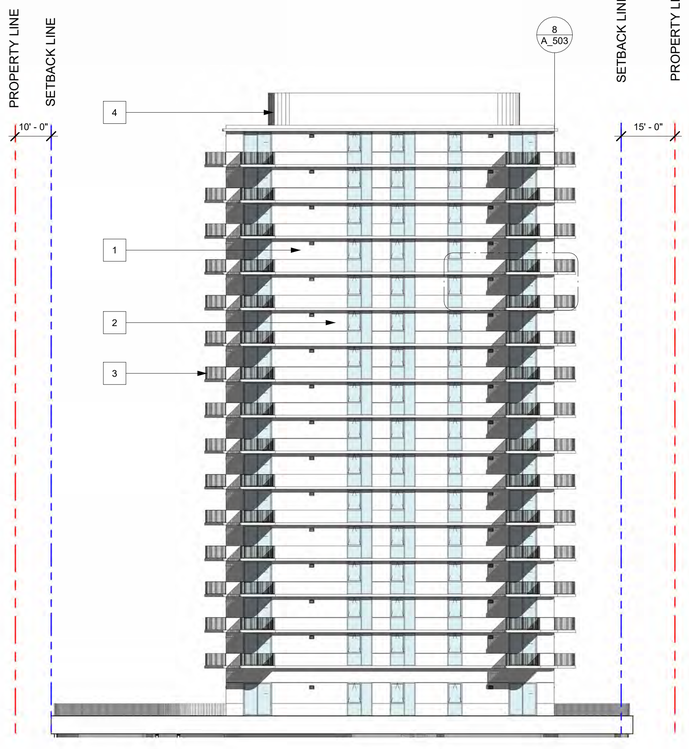
© Copyright JO PALMA + PARTNERS CORPORATION

MATERIAL NOTES

1. CEMENTITIOUS FINISH SMOOTH, WHITE
2. WINDOW WALL SYSTEM WITH LOW-E GLAZING, MULLIONS WARM WHITE / LIGHT GRAY FINISH
3. GUARDRAIL, VERTICAL PICKETS, FINISH SMOOTH WARM WHITE / LIGHT GRAY
4. FULL HEIGHT PERFORATED METAL PANELS, SIGHT PROOF, 50% AIR OPENNESS, SMOOTH FINISH TO MATCH WINDOW WALL
5. WOOD LOOK ALUMINUM CLADDING
6. ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



2 NORTH TOWER - SOUTH ELEVATION
1" = 20'-0"



1 SOUTH TOWER - NORTH ELEVATION
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

KUSHNER COMPANIES
767 FITTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
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WWW.KUSHNER.COM

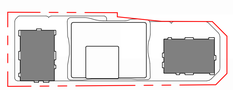
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

P A L M A

JO PALMA + PARTNERS CORPORATION
1143 W RUNDELL PLACE, #203, CHICAGO, ILLINOIS 60607
T +1 312 496 3117
INFO@PALMA.GLOBAL

KEY PLAN



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
3. REFER TO A_101 FOR GROUND FLOOR DOCUMENTATION.

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

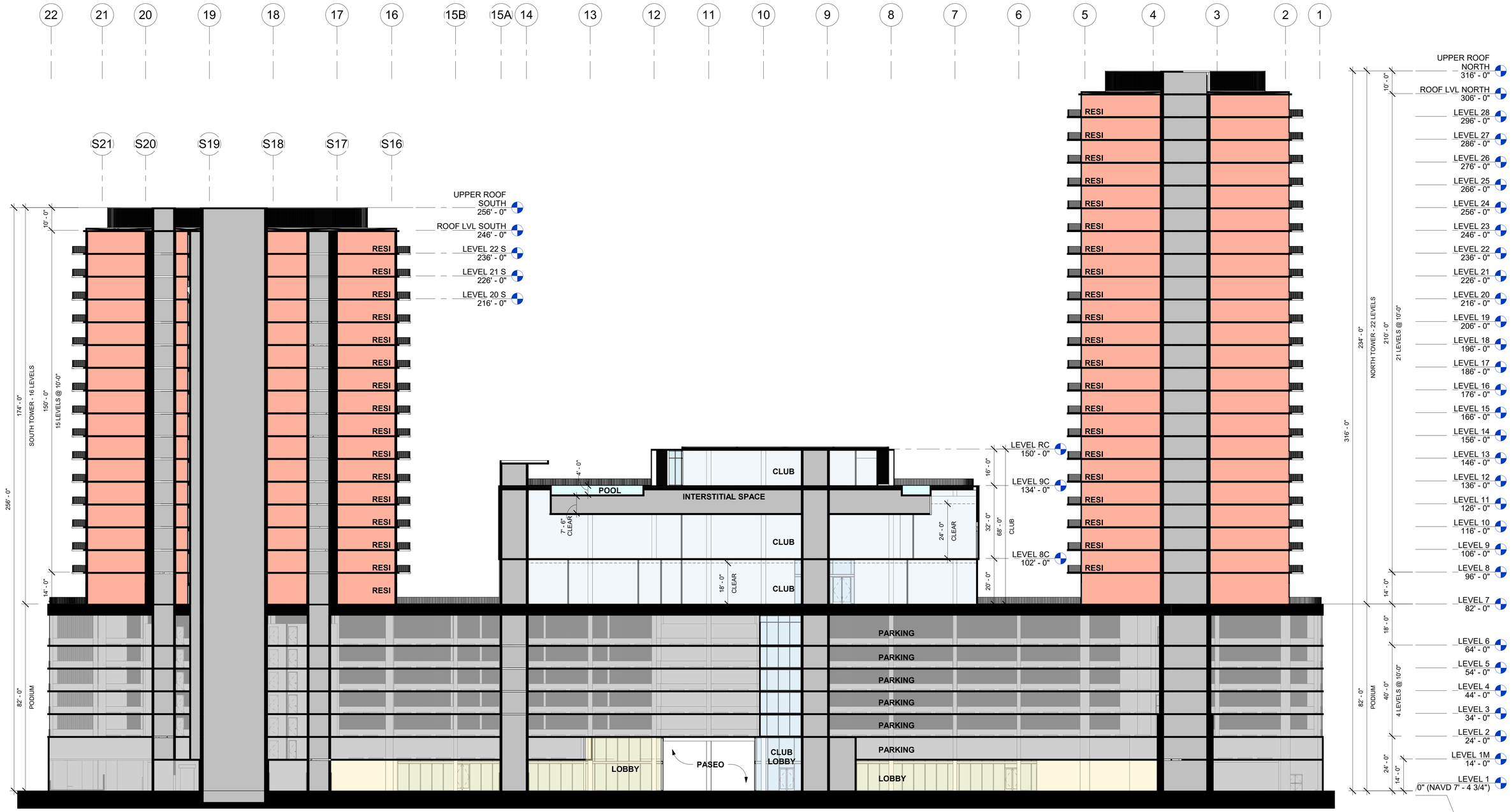
PARTIAL BUILDING ELEVATIONS

SHEET NO.

A_205

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	As indicated

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1 BUILDING SECTION (NORTH-SOUTH)
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

KUSHNER COMPANIES
767 FIFTH AVENUE, 50 FL, NEW YORK, NEW YORK 10153
T +1 212 527 7000
WWW.KUSHNER.COM

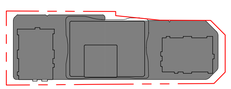
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

P A L M A

JO PALMA + PARTNERS CORPORATION
1143 W RUNDELL PLACE, #203, CHICAGO, ILLINOIS 60607
T +1 312 496 3117
INFO@PALMA.GLOBAL

KEY PLAN



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
3. REFER TO A_101 FOR GROUND FLOOR DOCUMENTATION.

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

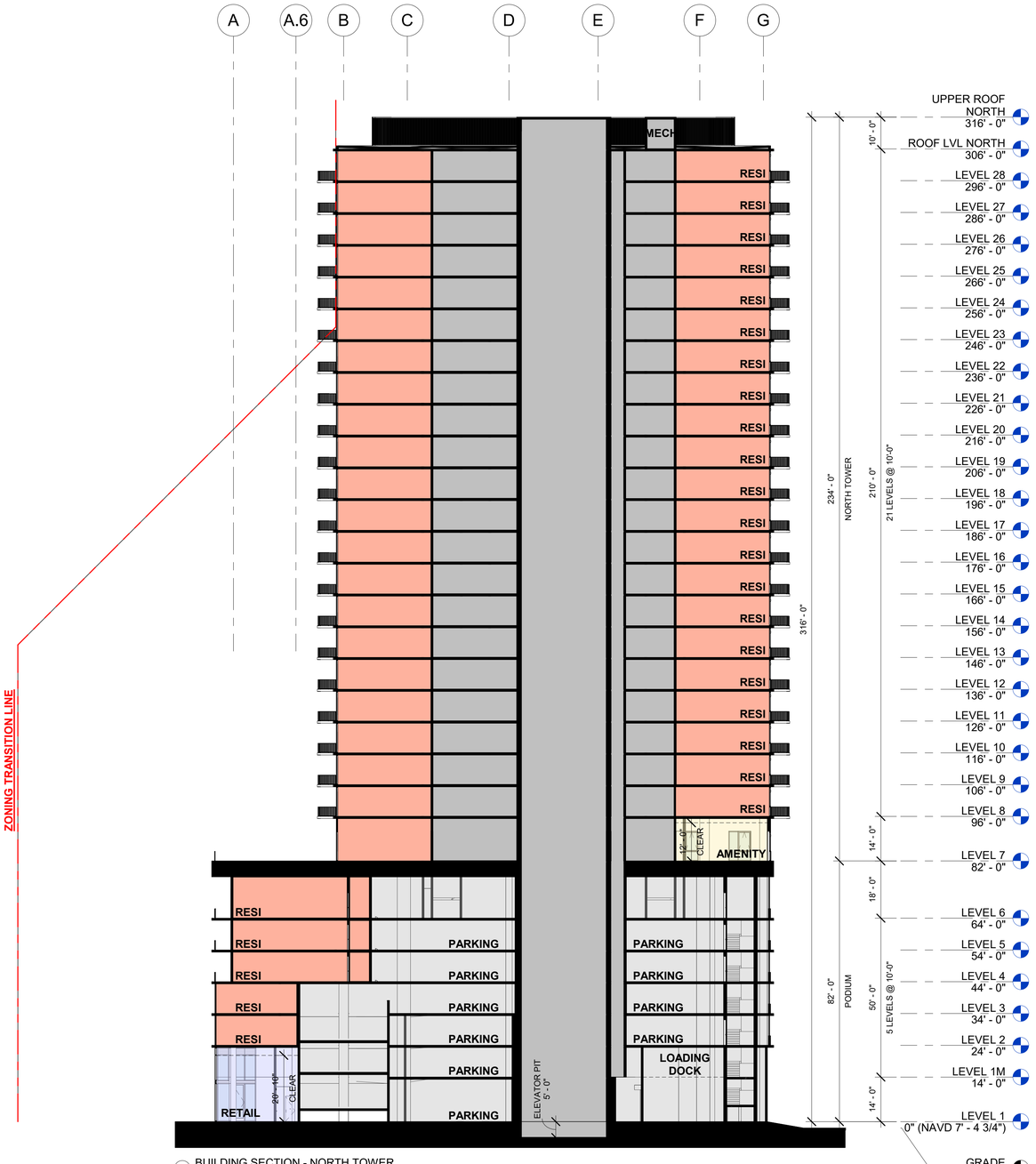
BUILDING SECTIONS

SHEET NO.

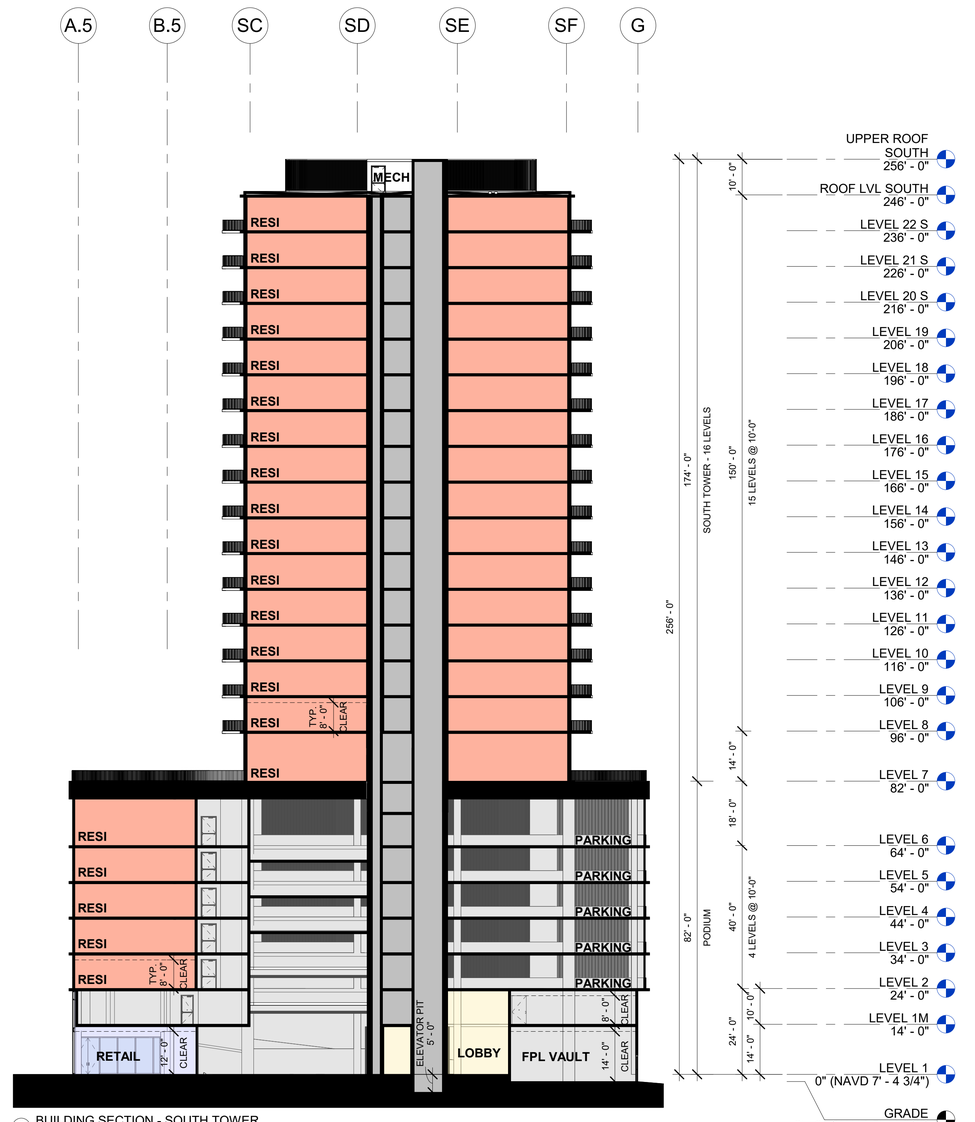
A_251

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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1 BUILDING SECTION - NORTH TOWER
1" = 20'-0"



2 BUILDING SECTION - SOUTH TOWER
1" = 20'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

KUSHNER COMPANIES
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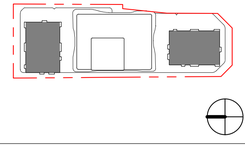
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

P A L M A

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T +1 312 496 3117
INFO@PALMA.GLOBAL

KEY PLAN



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
2. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPING, PLANTING, SITE LIGHTING, AND FURNITURE INFORMATION.
3. REFER TO A_101 FOR GROUND FLOOR DOCUMENTATION.

SEAL & SIGNATURE

INFORMATION INCLUDED HEREWITH IS OF CONCEPTUAL NATURE AND IS SUBJECT TO CHANGE BASED ON INPUT FROM ENGINEERING AND OTHER DESIGN CONSULTANTS AND AS THE PROJECT IS FURTHER DEVELOPED.

NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

BUILDING SECTIONS

SHEET NO.

A_252

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1" = 20'-0"

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WINDOW WALL WITH LOW-E GLASS,
MAX 20% VISUAL REFLECTANCE, WARM WHITE / LIGHT GRAY MULLIONS



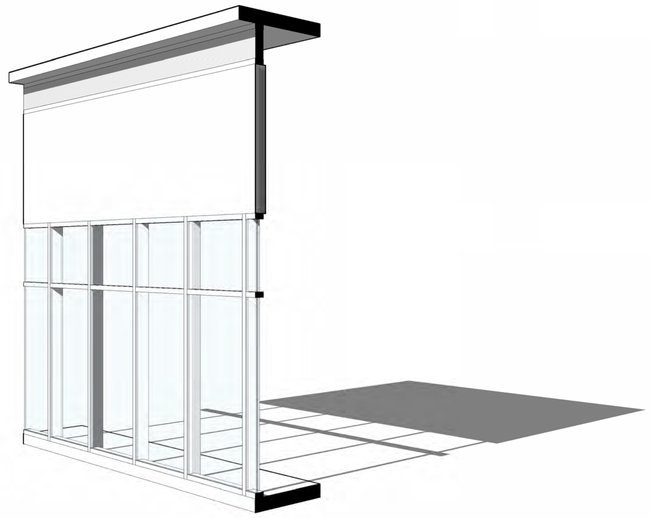
CEMENTITIOUS FINISH, SMOOTH, WHITE



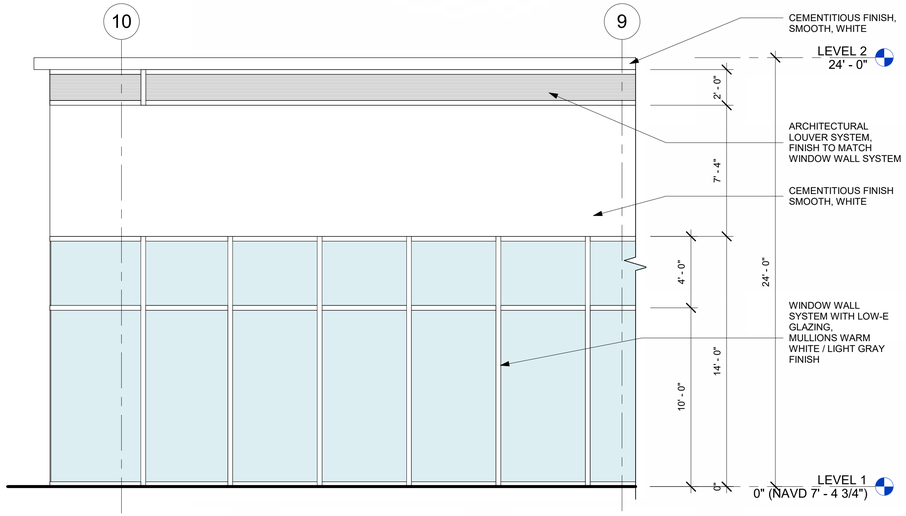
STOREFRONT DOUBLE DOORS, SWING, MEDIUM STILE WITH 10" BASE, GLAZING AND FRAME FINISH TO MATCH WINDOW WALL SYSTEM



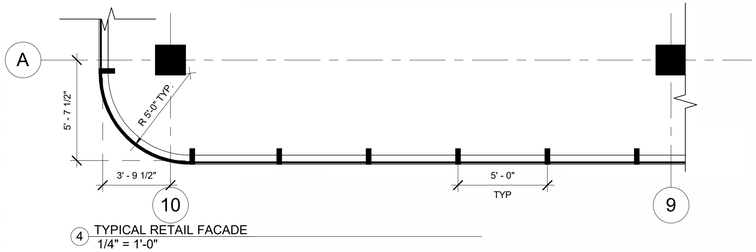
ARCHITECTURAL LOUVER SYSTEM, FINISH TO MATCH WINDOW WALL SYSTEM



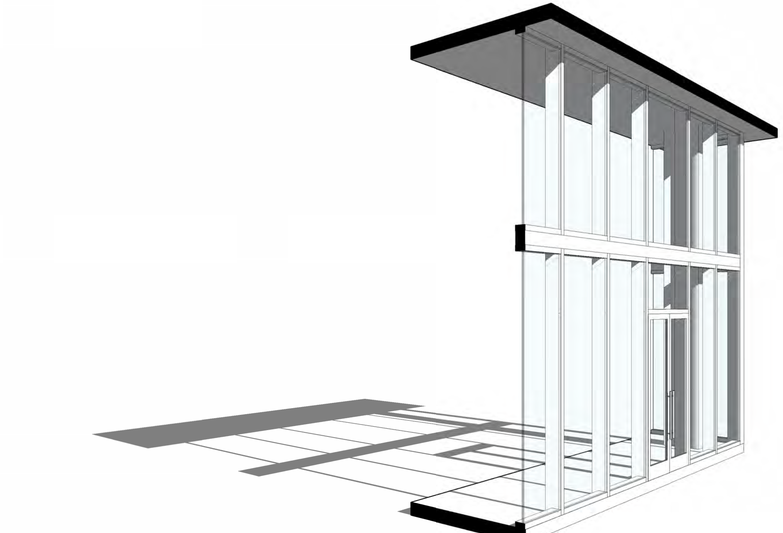
6 TYPICAL RETAIL FACADE



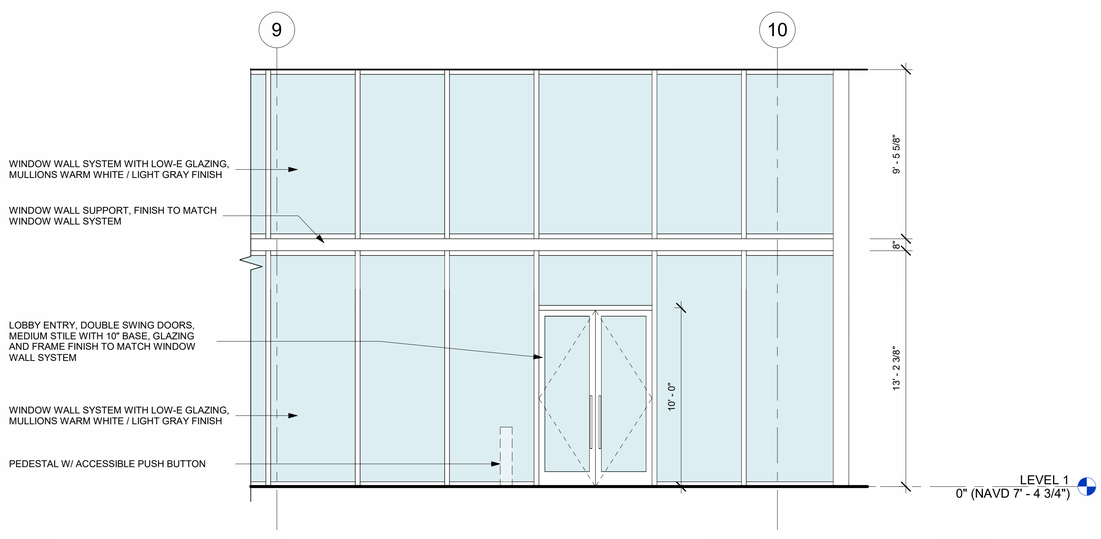
5 TYPICAL RETAIL FACADE
1/4" = 1'-0"



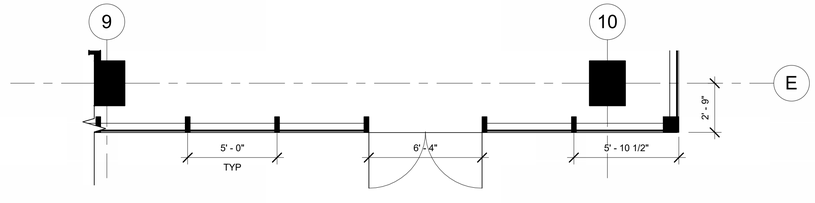
4 TYPICAL RETAIL FACADE
1/4" = 1'-0"



3 TYPICAL LOBBY FACADE



2 TYPICAL LOBBY FACADE
1/4" = 1'-0"



1 TYPICAL LOBBY FACADE
1/4" = 1'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

CAIN

KUSHNER

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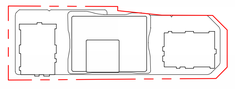
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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1143 W RUNDELL PLACE, #203, CHICAGO, ILLINOIS 60607
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KEY PLAN



GENERAL NOTES

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

EXTERIOR SYSTEMS

SHEET NO.

A_501

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1/4" = 1'-0"

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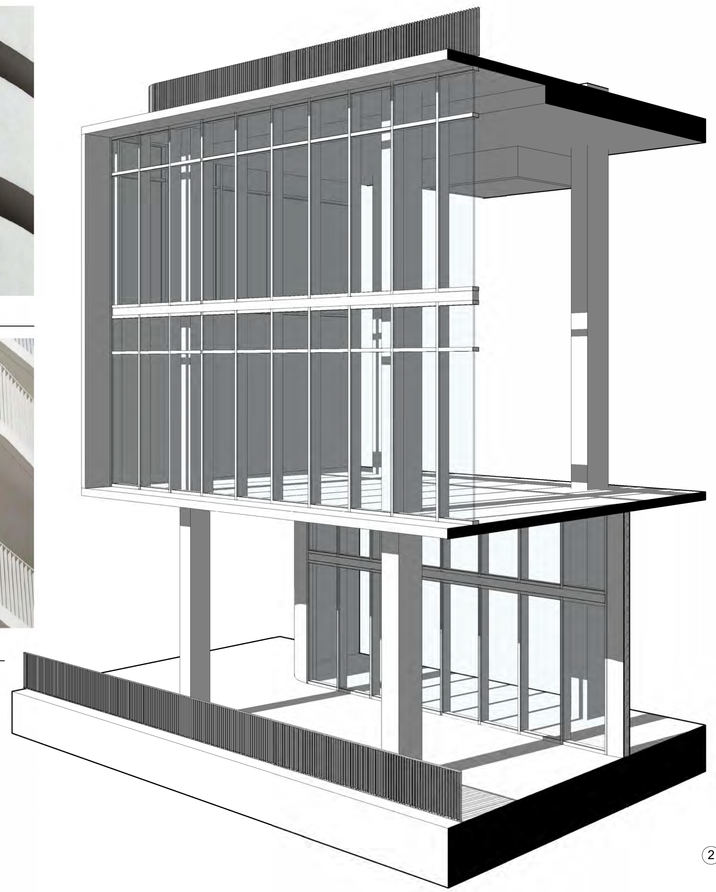
WINDOW WALL WITH LOW-E GLASS,
MAX 20% VISUAL REFLECTANCE, WARM WHITE / LIGHT GRAY MULLIONS



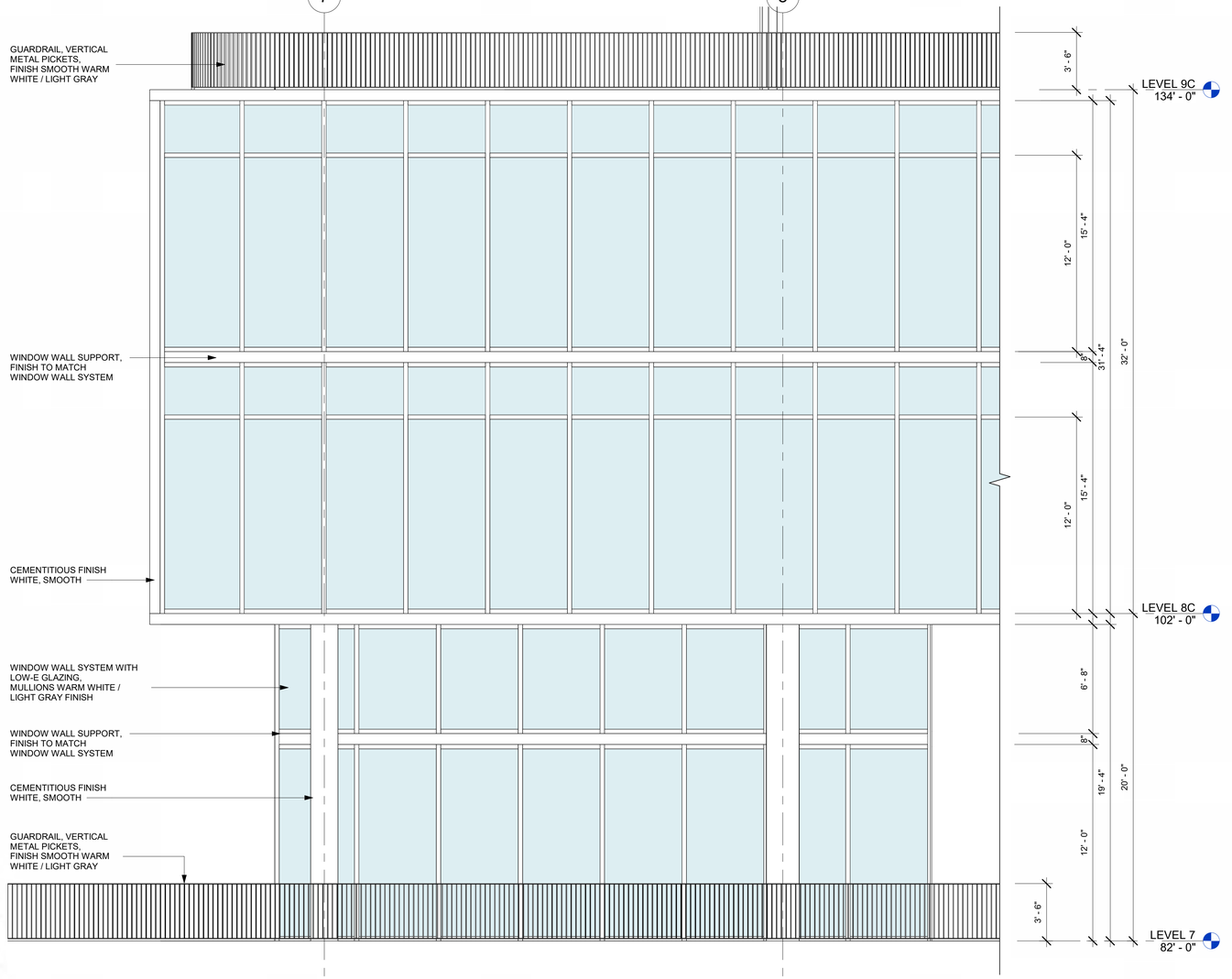
CEMENTITIOUS FINISH, SMOOTH, WHITE



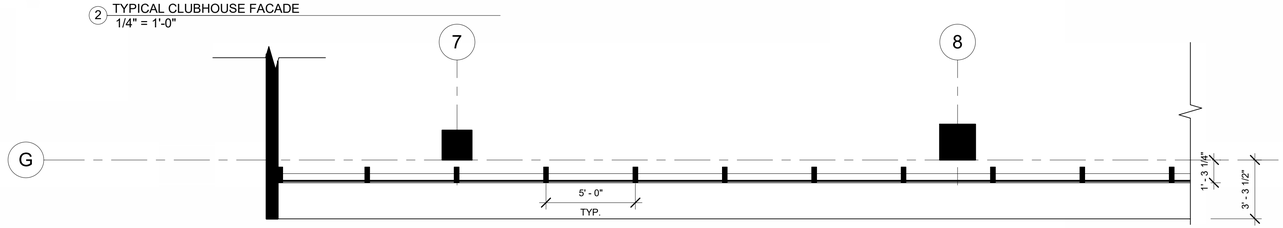
GUARDRAIL, VERTICAL METAL PICKETS,
FINISH SMOOTH WARM WHITE / LIGHT GRAY



3 TYPICAL AMENITY FACADE



2 TYPICAL CLUBHOUSE FACADE
1/4" = 1'-0"



1 TYPICAL CLUBHOUSE FACADE LEVEL 8C PLAN
1/4" = 1'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

CLIENT

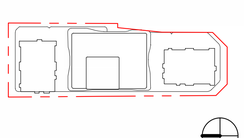
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DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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KEY PLAN



GENERAL NOTES

SEAL & SIGNATURE

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NO.	DESCRIPTION	DATE
	IN-PROGRESS SCHEMATIC DESIGN	29-MAY-2026
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

EXTERIOR SYSTEMS

SHEET NO.

A_502

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1/4" = 1'-0"

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X-VENT WHITE FINISH



WINDOW WALL WITH LOW-E GLASS, WITH OPERABLE PANEL, MAX 20% VISUAL REFLECTANCE, MULLION WARM WHITE / LIGHT GRAY FINISH



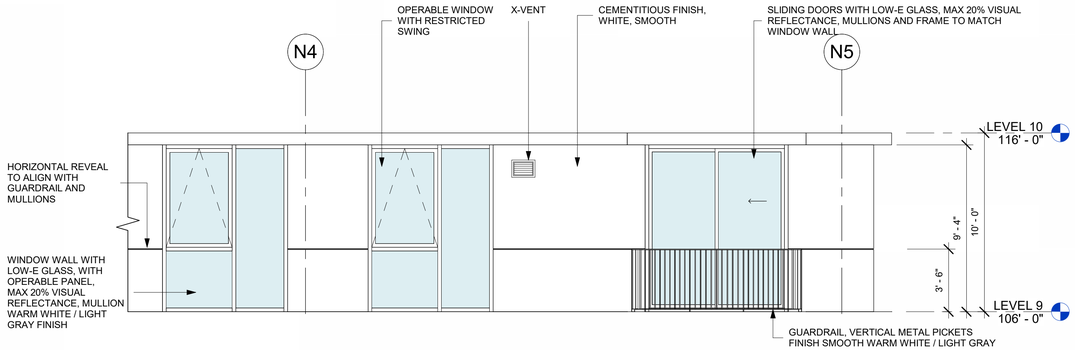
SLIDING DOORS WITH LOW-E GLASS, MAX 20% VISUAL REFLECTANCE, MULLIONS AND FRAME TO MATCH WINDOW WALL



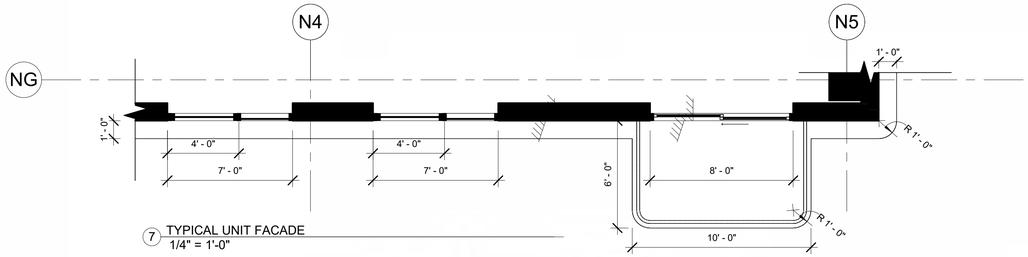
CEMENTITIOUS FINISH, SMOOTH, WHITE



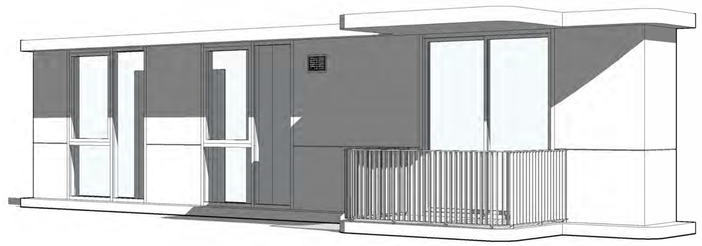
GUARDRAIL, VERTICAL METAL PICKETS
FINISH SMOOTH WARM WHITE / LIGHT GRAY



8 TYPICAL TOWER UNIT FACADE ELEVATION
1/4" = 1'-0"



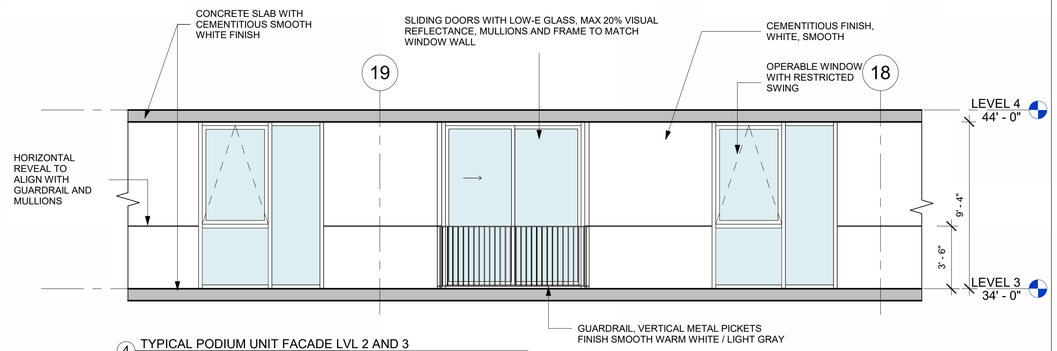
7 TYPICAL UNIT FACADE
1/4" = 1'-0"



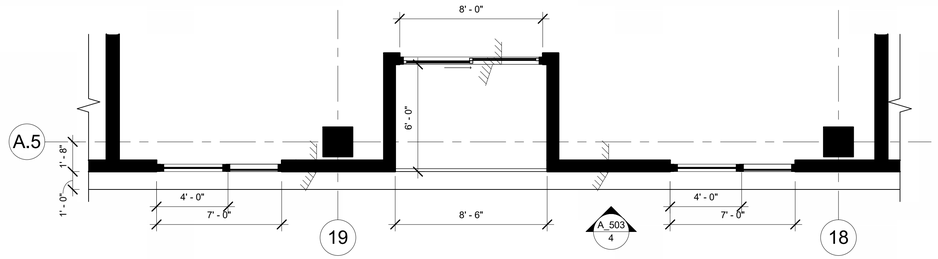
6 TYPICAL TOWER UNIT FACADE



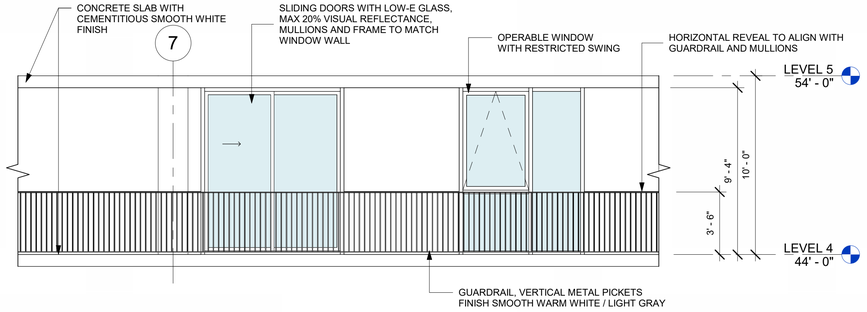
5 TYPICAL PODIUM UNIT FACADE



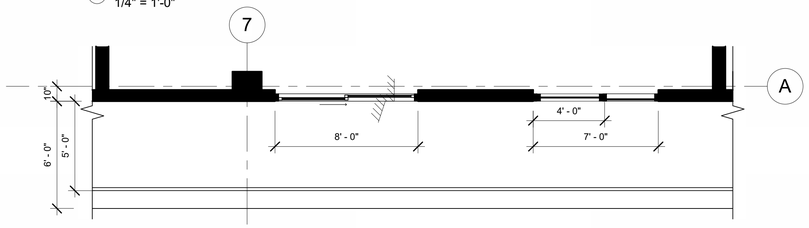
4 TYPICAL PODIUM UNIT FACADE LVL 2 AND 3
1/4" = 1'-0"



3 TYPICAL PODIUM UNIT FACADE PLAN LVL 2 AND 3
1/4" = 1'-0"



2 TYPICAL PODIUM UNIT FACADE LVL 4, 5, 6
1/4" = 1'-0"



1 TYPICAL PODIUM UNIT FACADE LVL 4, 5, 6
1/4" = 1'-0"

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

601 S FEDERAL HWY, FORT LAUDERDALE, FL 33301

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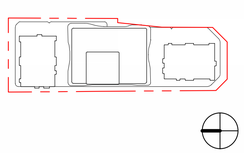
DEVELOPMENT & CONSTRUCTION MANAGER

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KEY PLAN



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A	ISSUED FOR DRC REVIEW	24-JUL-2026

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SHEET NAME

EXTERIOR SYSTEMS

SHEET NO.

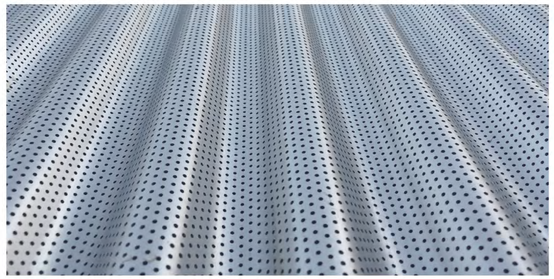
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PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1/4" = 1'-0"

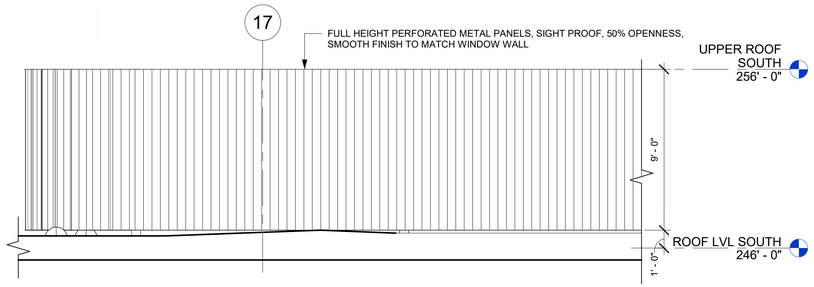
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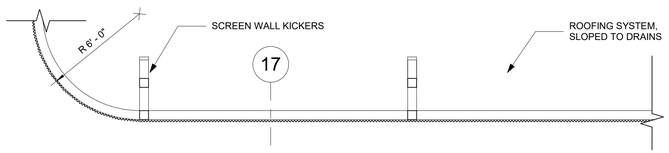
CEMENTITIOUS FINISH, SMOOTH, WHITE



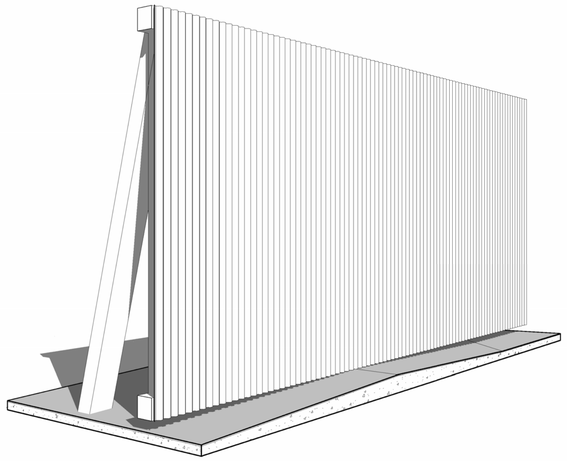
PERFORATED METAL PANELS, FLUTED, SIGHT PROOF, 50% OPENNESS,
SMOOTH FINISH TO MATCH WINDOW WALL



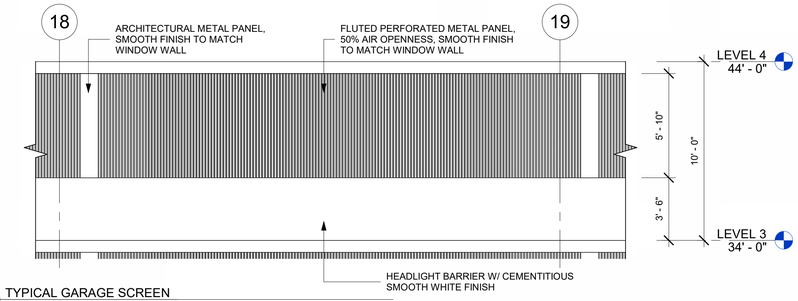
6 ROOFTOP SCREENING ELEVATION
1/4" = 1'-0"



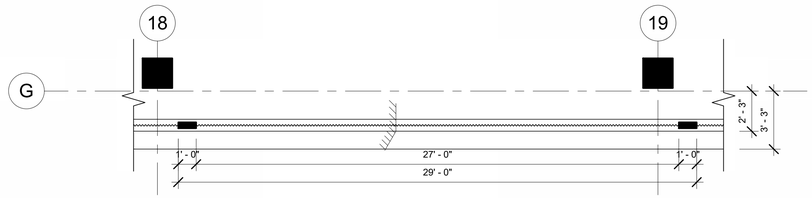
5 ROOFTOP SCREENING PLAN
1/4" = 1'-0"



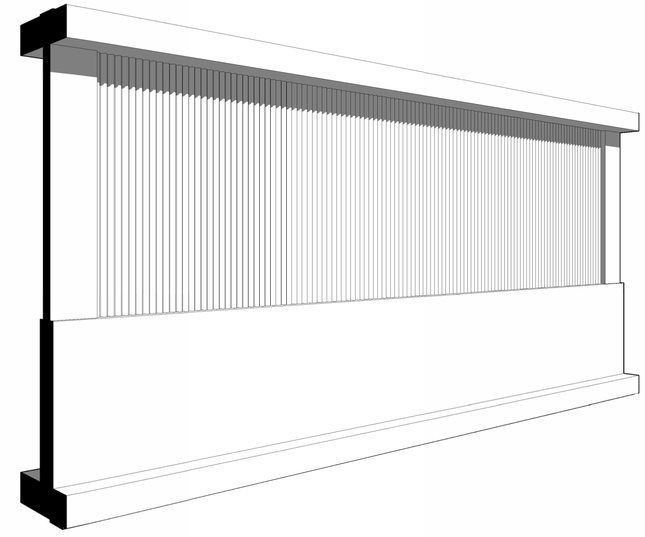
4 TYPICAL CROWN SCREEN



3 TYPICAL GARAGE SCREEN
1/4" = 1'-0"



2 TYPICAL GARAGE SCREEN
1/4" = 1'-0"



1 TYPICAL GARAGE SCREEN

PROJECT

RIO VISTA MULTIFAMILY DEVELOPMENT

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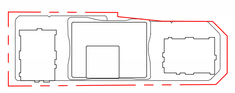
DEVELOPMENT & CONSTRUCTION MANAGER

ARCHITECT

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KEY PLAN



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NO.	DESCRIPTION	DATE
A	ISSUED FOR DRC REVIEW	24-JUL-2026

NOT FOR CONSTRUCTION

SHEET NAME

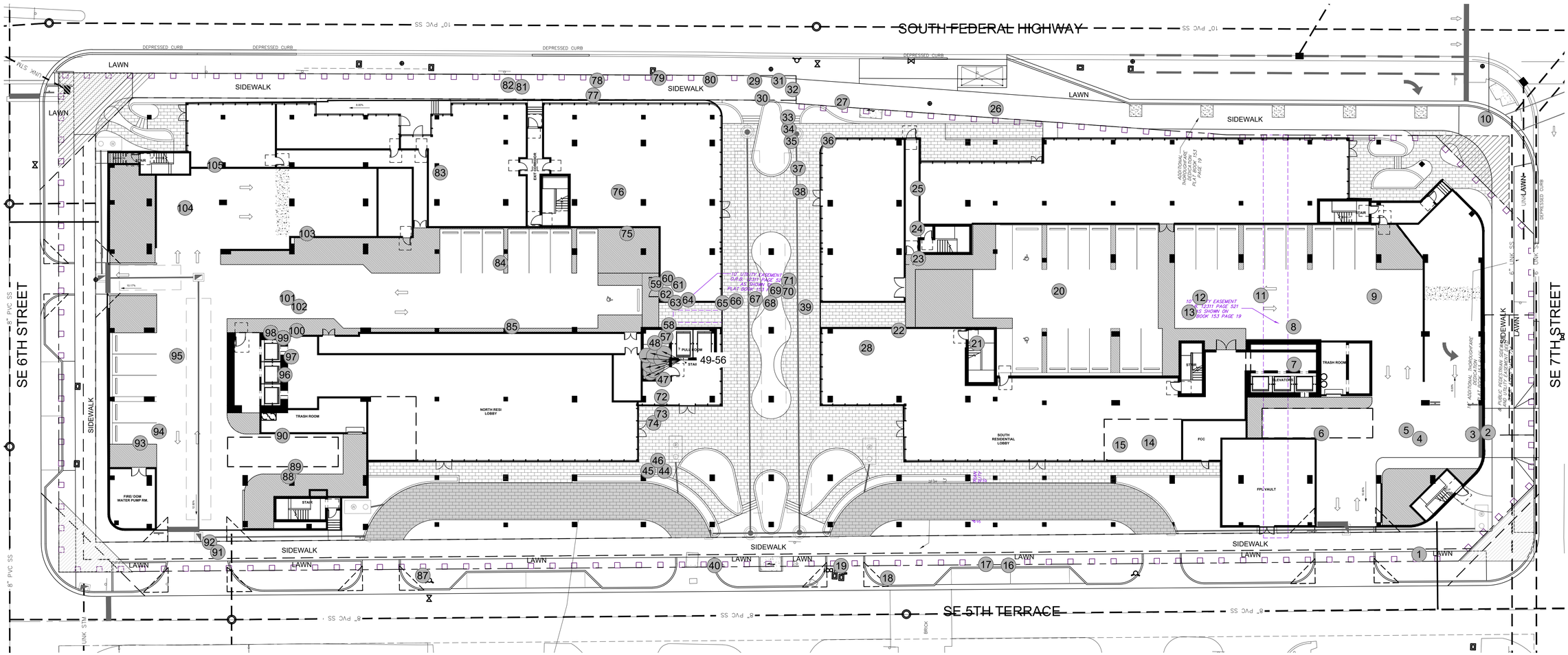
EXTERIOR SYSTEMS

SHEET NO.

A_504

PROJECT NO.	2401
DATE	29-MAY-2026
SCALE	1/4" = 1'-0"

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TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

SYMBOL LEGEND

(#) Tree to Remove

TREE & PALM REMOVAL & REPLACMENT CALUCULATIONS			
Total Tree Replacement Caliper (in)	184.843	OR	$1,961.27
Total Palm C.T. (feet)	1554.4	OR	$8,820.00
Total Number of Palms	54	OR	(54) 8' CT PALMS
Specimen Tree Removal		EQUALS	$0.00
Cross Sectional Diameter (in²)	0.00		Payment to Tree Trust Fund

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3691 fax/sms: 954.923.3689
www.witkindesign.com

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RIO VISTA

FORT LAUDERDALE

TREE DISPOSITION PLAN

Project:

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 07/07/2026

Scale: See Left

Drawn by: AGS

Sheet No.:

TD-1

Cad Id.: 2026-006

TREE & PALM DISPOSITION TABLE

#	Scientific name	Common name	DBH (in)	H/Ct (Ft.)	Canopy (Ft.)	Condition	CLEAR TRUNK (ft)	Class	Health %	Mitigation Required	Disposition	REPACEMENT CALCULATIONS			
												Caliper Replacement (in)	Cross Sectional Diameter (in^2)	OR	Dollar Replacement
1	Black Olive	*Bucida buceras*	19.5	34.7	36	Fair		D	52%	YES	REMOVE	4.056	NA	OR	$40.56
2	Queen Palm	*Syagrus*	10	27.7	14	Fair	21		49%	YES	REMOVE	NA	NA	OR	$180.00
3	Queen Palm	*Syagrus*	10	17.5	6	Poor	15		30%	YES	REMOVE	NA	NA	OR	$180.00
4	Laurel Oak	*Quercus laurifolia*	16.75	28.1	24	Poor		E	38%	YES	REMOVE	1.273	NA	OR	$6.37
5	Live Oak	*Quercus virginiana*	18.75	31.2	39	Fair		D	55%	YES	REMOVE	4.125	NA	OR	$41.25
6	Yellow Tabebuia	*Tabebuia caraiba*	5.25	19.3	6	Poor		D	40%	YES	REMOVE	0.84	NA	OR	$8.40
7	Live Oak	*Quercus virginiana*	23.75	39.7	30	Fair		D	51%	YES	REMOVE	4.845	NA	OR	$48.45
8	Royal Poinciana	*Delonix regia*	17	33.6	29	Fair		D	52%	YES	REMOVE	3.432	NA	OR	$34.32
9	Black Olive	*Bucida buceras*	27.75	57.9	34	Fair		D	58%	YES	REMOVE	6.438	NA	OR	$64.38
10	Mahogany	*Swietenia mahagoni*	22.5	34.5	32	Fair		D	58%	YES	REMOVE	5.22	NA	OR	$52.20
11	Black Olive	*Bucida buceras*	24.25	54.8	26	Fair		D	55%	YES	REMOVE	5.335	NA	OR	$53.35
12	Black Olive	*Bucida buceras*	21	47.3	32	Fair		D	47%	YES	REMOVE	3.948	NA	OR	$39.48
13	Umbrella Tree	*Heptapleurum actinophyllum*	16" multi	23.1	20	Fair			47%	NO	REMOVE	NA	NA	OR	$0.00
14	Live Oak	*Quercus virginiana*	13	28.8	24	Fair		D	47%	YES	REMOVE	2.444	NA	OR	$24.44
15	Live Oak	*Quercus virginiana*	18.75	39.1	38	Fair		D	50%	YES	REMOVE	3.75	NA	OR	$37.50
16	Royal Poinciana	*Delonix regia*	32.5	39.2	46	Fair		D	57%	YES	REMOVE	7.41	NA	OR	$74.10
17	Tree Ligustrum	*Ligustrum japonicum*	6	7	8	Fair		D	49%	YES	REMOVE	1.176	NA	OR	$11.76
18	Live Oak	*Quercus virginiana*	30.75	49.4	38	Fair		D	53%	YES	REMOVE	6.519	NA	OR	$65.19
19	Tree Ligustrum	*Ligustrum japonicum*	10" multi	6	8	Fair		D	55%	YES	REMOVE	2.2	NA	OR	$22.00
20	Live Oak	*Quercus virginiana*	31.25	41.6	44	Fair		D	55%	YES	REMOVE	6.875	NA	OR	$68.75
21	Foxtail Palm	*Wodyetia bifurcata*	10	25.9	6	Fair	22		60%	YES	REMOVE	NA	NA	OR	$180.00
22	Pygmy Date Palm	*Phoenix robelenii*	5, 5	12.4	13	Good	8		62%	YES	REMOVE	NA	NA	OR	$180.00
23	Pygmy Date Palm	*Phoenix robelenii*	5, 5, 4	9.7	13	Good	6		64%	NO	REMOVE	NA	NA	OR	$0.00
24	Royal Palm	*Roystonea regia*	20.5	44.7	12	Fair			55%	YES	REMOVE	NA	NA	OR	$180.00
25	Royal Palm	*Roystonea regia*	15.5	51.4	16	Fair			55%	YES	REMOVE	NA	NA	OR	$180.00
26	Royal Poinciana	*Delonix regia*	24	30.9	42	Fair		D	55%	YES	REMOVE	5.28	NA	OR	$52.80
27	Royal Poinciana	*Delonix regia*	23	28.8	38	Fair		D	48%	YES	REMOVE	4.464	NA	OR	$44.64
28	Thrinax Palm	*Thrinax radiata*	3	8.4	4	Good	5		70%	NO	REMOVE	NA	NA	OR	$0.00
29	Solitaire Palm	*Ptychosperma*	3	13	6	Fair	10		53%	YES	REMOVE	NA	NA	OR	$180.00
30	Christmas Palm	*Adonidia merrillii*	4.5	15	6	Fair	12		53%	YES	REMOVE	NA	NA	OR	$180.00
31	Black Olive	*Bucida buceras*	21	30.9	24	Fair		D	47%	YES	REMOVE	3.948	NA	OR	$39.48
32	Christmas Palm	*Adonidia merrillii*	4.5	15	6	Fair	12		53%	YES	REMOVE	NA	NA	OR	$180.00
33	Christmas Palm	*Adonidia merrillii*	5	26.5	6	Fair	23		53%	YES	REMOVE	NA	NA	OR	$180.00
34	Christmas Palm	*Adonidia merrillii*	22.5	26.5	6	Fair	12		53%	YES	REMOVE	NA	NA	OR	$180.00
35	Gumbo Limbo	*Bursera simaruba*	12	36.7	16	Good		C	68%	YES	REMOVE	4.896	NA	OR	$73.44
36	Live Oak	*Quercus virginiana*	18.5	44.5	26	Fair		D	52%	YES	REMOVE	3.848	NA	OR	$38.48
37	Solitaire Palm	*Ptychosperma elegans*	3	21.1	6	Fair	18		53%	YES	REMOVE	NA	NA	OR	$180.00
38	Live Oak	*Quercus virginiana*	16.75	41.2	26	Fair		D	46%	YES	REMOVE	3.082	NA	OR	$30.82
39	Live Oak	*Quercus virginiana*	29.5	39.1	44	Fair		D	48%	YES	REMOVE	5.664	NA	OR	$56.64
40	Live Oak	*Quercus virginiana*	13.25	34.2	24	Fair		D	54%	YES	REMOVE	2.862	NA	OR	$28.62
41	Mastwood	*Calophyllum inophyllum*	27	44.2	33	Fair		D	45%	YES	REMOVE	4.86	NA	OR	$48.60
42	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
43	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
44	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
45	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
46	Black Olive	*Bucida buceras*	17.5	37.4	26	Fair		D	45%	YES	REMOVE	3.15	NA	OR	$31.50
47	Mastwood	*Calophyllum inophyllum*	10.25	28.5	22	Fair		D	47%	YES	REMOVE	1.927	NA	OR	$19.27
48	Black Olive	*Bucida buceras*	19	44.2	16	Poor		E	37%	YES	REMOVE	1.406	NA	OR	$14.06
49	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
50	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
51	Solitaire Palm	*Ptychosperma elegan*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
52	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
53	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
54	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
55	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00

TREE & PALM DISPOSITION TABLE

#	Scientific name	Common name	DBH (in)	H/Ct (Ft.)	Canopy (Ft.)	Condition	CLEAR TRUNK (ft)	Class	Health %	Mitigation Required	Disposition	REPACEMENT CALCULATIONS			
												Caliper Replacement (in)	Cross Sectional Diameter (in^2)	OR	Dollar Replacement
56	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
57	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
58	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
59	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
60	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
61	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
62	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
63	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
64	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
65	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
66	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
67	Black Olive	*Bucida buceras*	20.75	38.5	32	Fair		D	53%	YES	REMOVE	4.399	NA	OR	$43.99
68	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
69	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
70	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
71	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
72	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
73	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
74	Solitaire Palm	*Ptychosperma elegans*	3	35.2	6	Fair	32		53%	YES	REMOVE	NA	NA	OR	$180.00
75	Solitaire Palm	*Ptychosperma elegans*	3	18	6	Fair	15		53%	YES	REMOVE	NA	NA	OR	$180.00
76	Solitaire Palm	*Ptychosperma elegan*	3, 3, 3	20	8	Fair	17		53%	YES	REMOVE	NA	NA	OR	$180.00
77	Mastwood	*Calophyllum inophyllum*	22	27.7	22	Fair		D	52%	YES	REMOVE	4.576	NA	OR	$45.76
78	Christmas Palm	*Adonidia merrillii*	5, 4, 3	10	8	Fair	7		53%	NO	REMOVE	NA	NA	OR	$0.00
79	Christmas Palm	*Adonidia merrillii*	5, 5	11	6	Fair	8		51%	YES	REMOVE	NA	NA	OR	$180.00
80	Christmas Palm	*Adonidia merrillii*	5, 5	11	6	Fair	8		51%	YES	REMOVE	NA	NA	OR	$180.00
81	Christmas Palm	*Adonidia merrillii*	5, 4, 3	16	10	Fair	13		53%	YES	REMOVE	NA	NA	OR	$180.00
82	Mahogany	*Swietenia mahagoni*	20	31.3	33	Poor		D	40%	YES	REMOVE	3.2	NA	OR	$32.00
83	Mahogany	*Swietenia mahagoni*	43	50.5	61	Fair		D	49%	YES	REMOVE	8.477	NA	OR	$84.77
84	Laurel Oak	*Quercus laurifolia*	30.5	34.1	34	Fair		D	48%	YES	REMOVE	5.856	NA	OR	$58.56
85	Sabal Palm	*Sabal palmetto*	17	16.4	8	Good	12		75%	YES	REMOVE	NA	NA	OR	$180.00
86	Pink Tabebuia	*Tabebuia heterophylla*	7.75	19	12	Fair		D	52%	YES	REMOVE	1.612	NA	OR	$16.12
87	Areca Palm	*Dypsis lutescens*	13" multi	10.8	8	Fair	8		53%	NO	REMOVE	0	NA	OR	$0.00
88	Gumbo Limbo	*Bursera simaruba*	7.25	18.1	12	Fair		D	57%	YES	REMOVE	1.653	NA	OR	$16.53
89	Gumbo Limbo	*Bursera simaruba*	8.75	18.1	16	Fair		D	47%	YES	REMOVE	1.645	NA	OR	$16.45
90	Sabal Palm	*Sabal palmetto*	12	21.7	8	Good	18		75%	YES	REMOVE	NA	NA	OR	$180.00
91	Coconut Palm	*Cocos nucifera*	7	21.1	15	Fair			49%	YES	REMOVE	NA	NA	OR	$180.00
92	Live Oak	*Quercus virginiana*	16.75	28.4	28	Fair		D	55%	YES	REMOVE	3.685	NA	OR	$36.85
93	Gumbo Limbo	*Bursera simaruba*	13.5	26	20	Fair		C	60%	YES	REMOVE	4.86	NA	OR	$72.90
94	Coconut Palm	*Cocos nucifera*	7	39.2	16	Good	31		70%	YES	REMOVE	NA	NA	OR	$180.00
95	Live Oak	*Quercus virginiana*	40.25	54.4	62	Fair		D	58%	YES	REMOVE	9.338	NA	OR	$93.38
96	Gumbo Limbo	*Bursera simaruba*	14	23	30	Good		C	65%	YES	REMOVE	5.46	NA	OR	$81.90
97	Sabal Palm	*Sabal palmetto*	12	12	8	Good	9		70%	YES	REMOVE	NA	NA	OR	$180.00
98	Live Oak	*Quercus virginiana*	8.75, 6.25	24	15	Poor		D	40%	YES	REMOVE	1.4	NA	OR	$14.00
99	Live Oak	*Quercus virginiana*	11, 11.5	35.6	26	Fair		D	47%	YES	REMOVE	2.162	NA	OR	$21.62
100	Sabal Palm	*Sabal palmetto*	12	13	8	Good	9		70%	YES	REMOVE	NA	NA	OR	$180.00
101	Gumbo Limbo	*Bursera simaruba*	7.75	24.2	12	Fair		C	60%	YES	REMOVE	4.14	NA	OR	$62.10
102	Sabal Palm	*Sabal palmetto*	13	18.7	8	Good	15		70%	YES	REMOVE	NA	NA	OR	$180.00
103	Mahogany	*Swietenia mahagoni*	13	28.3	26	Good		C	65%	YES	REMOVE	4.485	NA	OR	$67.28
104	Sabal Palm	*Sabal palmetto*	14	18.8	8	Good	15		70%	YES	REMOVE	NA	NA	OR	$180.00
105	Mahogany	*Swietenia mahagoni*	20.5	33.8	36	Fair		D	57%	YES	REMOVE	2.622	NA	OR	$26.22

TREE & PALM REMOVAL & REPLACMENT CALUCULATIONS

Total Tree Replacement Caliper (in)	184.843	OR	$1,961.27
Total Palm C.T. (feet)	1554.4	OR	$8,820.00
Total Number of Palms	54	OR	(54) 8' CT PALMS
Specimen Tree Removal		EQUALS	$0.00
Cross Sectional Diameter (in^2)	0.00		Payment to Tree Trust Fund

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RIO VISTA
FORT LAUDERDALE
TREE DISPOSITION LIST

Project:

Revisions: Date: By:

Seal:

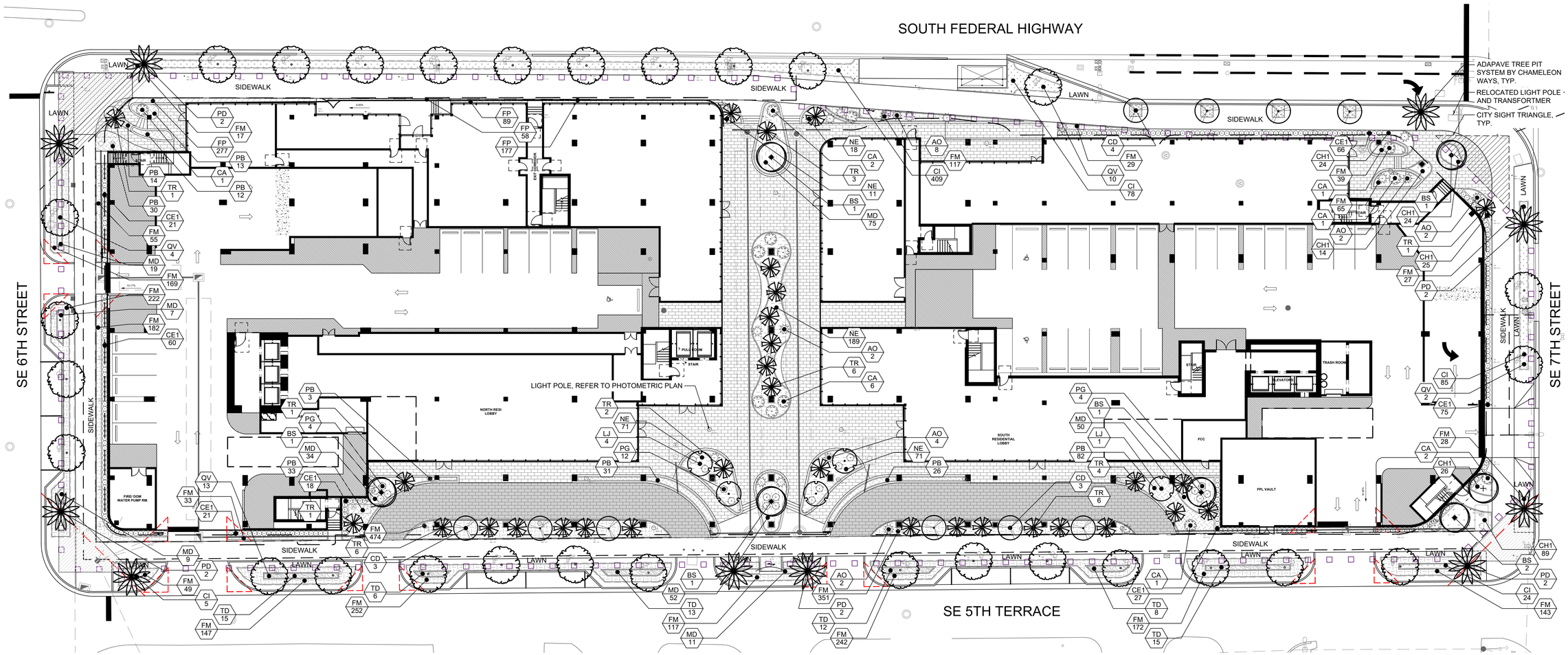
Lic. # LA6667290
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 07/07/2026
Scale: See Left
Drawn by: AGS
Sheet No.:

TD-2

Cad Id.: 2026-006

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LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LEGEND

ZONE DISTRICT: RAC-CC

Gross Land: 172,490(s.f.) = 3.96 ac
Net Land: 112,492 (s.f.) = 2.58 ac
Water Bodies: 0

DESCRIPTION	REQ.	PROV.
LOT REQUIREMENTS		
Lot Tree Requirement 112,492 sf - NET LOT AREA (1 TREE PER 1,000)	N/A	N/A
Lot Shrub Requirement (10 PER 1,000 SF):	N/A	1,120+
Maximum Lawn Area (50% of Landscape Area) 10,000 x 50% =	5,000	0
Street trees (30' O.C.): 1170 lineal feet = 39 trees	39	39
VUA REQUIREMENTS		
(VUA 0 sq ft) 20% of total VUA to be landscape area	N/A	N/A
1 tree for every 1,000 sq ft of VUA	N/A	N/A
6 shrubs for every 1,000 sq ft of VUA	N/A	N/A
SITE TOTALS		
Total Number of Shrubs	N/A	1,120+
Total Number of Trees (Palms count 3:1)	39	65
60% Shrubs / Hedge To Be Native	N/A	672+
50% of Trees Shall Be Native & / or Drought Tolerant	20	20+

V.U.A. = 2,016SF	REQUIRED	PROVIDED
V.U.A. LANDSCAPE AREA (20% OF GROSS V.U.A.) SF	N/A	N/A
V.U.A. TOTAL TREES (1 PER 1000 S.F.)	N/A	N/A
V.U.A. TOTAL SHRUBS (6 PER 1000 SF)	N/A	N/A
V.U.A. SHADE TREES (25% of V.U.A. trees, 3" CAL.)	N/A	N/A
V.U.A.SHADE TREES (25% of V.U.A. trees, 2-3" CAL.)	N/A	N/A
V.U.A. FLOWERING TREES (20% of V.U.A. trees)	N/A	N/A
V.U.A. PALMS (20% of V.U.A. trees)	N/A	N/A

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

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

TREE & PALM MITIGATION		
	Required	Provided
Tree Replacement Caliper (in)	185	72
Total Palm C.T. (feet)	1,554	189

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
	BS	7	Bursera simaruba / Gumbo Limbo	24` HT. X 8` SPR. X 6" DBH	F.G.	Y	-
	CD	10	Coccoloba diversifolia / Pigeon Plum	12` HT. X 4` SPR. 2" DBH.	F.G.	Y	-
	LJ	5	Ligustrum japonicum / Japanese Privet	10' HT. X 10' SPR.	F.G.	N	MULTI TRUNK
	QV	29	Quercus virginiana 'Cathedral" / Live Oak	24` HT. X 8` SPR. X 6" DBH	F.G.	Y	10` C.T.MIN.
PALM TREES							
	PD	10	Phoenix dactylifera 'Medjool' / Medjool Date Palm	12' C.T.	F.G.	N	MATCHED HEIGHTS
	TR	31	Thrinax radiata / Florida Thatch Palm	3'-9' C.T.	F.G.	Y	STAGGERED HTS.
SHRUBS							
	AO	20	Alcantarea odorata / Silver - Blue Bromeliad	2`-6" O.A. SPR.	-	N	-
	CE1	288	Conocarpus erectus / Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	-	Y	-
	CA	14	Crinum augustum 'Queen Emma' / Purple Crinum Lily	3` O.A. HT.	-	N	-
	PG	20	Philodendron giganteum / Giant Philodendron	36" HT. X 24" SPR.	-	N	-
SHRUB AREAS							
	CH1	202	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	18" HT. X 18" SPR. / 18" O.C.	-	Y	-
	CI	601	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	24" HT. X 24" SPR. / 24" O.C.	-	Y	-
	MD	257	Monstera deliciosa / Swiss Cheese Plant	24" HT. X 24" SPR. / 24" O.C.	-	N	-
	NE	360	Nephrolepis exaltata / Boston Fern	24" HT. X 24" SPR. / 24" O.C.	-	Y	-
	PB	244	Philodendron Burle Marx / Burle Marx	24" HT. X 24" SPR / 24" O.C.	-	N	-
	TD	69	Tripsacum dactyloides / Fakahatchee Grass	36" HT. X 36" SPR. / 24" O.C.	-	Y	-
GROUND COVERS							
	FM	2,930	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	-	N	-
	FP	601	Ficus pumila / Creeping Fig	6" HT. X 12" SPR. / 12" O.C.	-	N	-
LAWN	As Req'd.		Stenotaphrum secundatum 'Floratam' / St. Augustine Grass	SOLID EVEN SOD			

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RIO VISTA

FORT LAUDERDALE

LANDSCAPE PLAN

Project:

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 07/07/2026

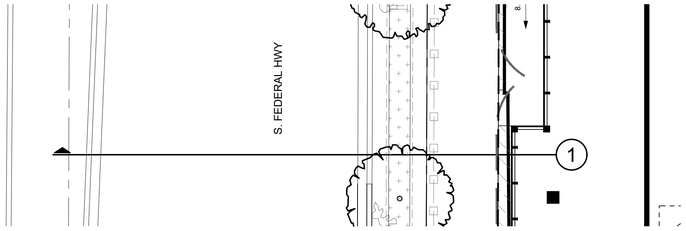
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Drawn by: AGS

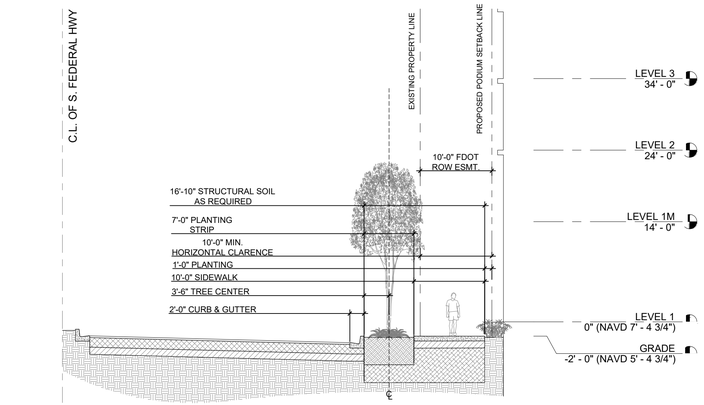
Sheet No.:

L-1

Cad Id.: 2026-006

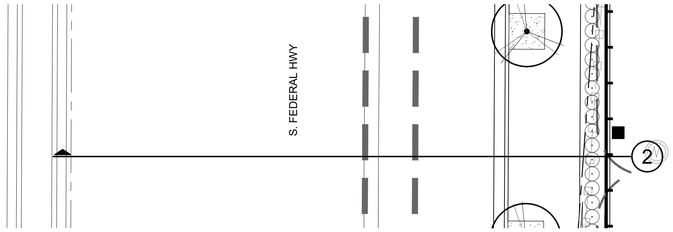


A PLAN
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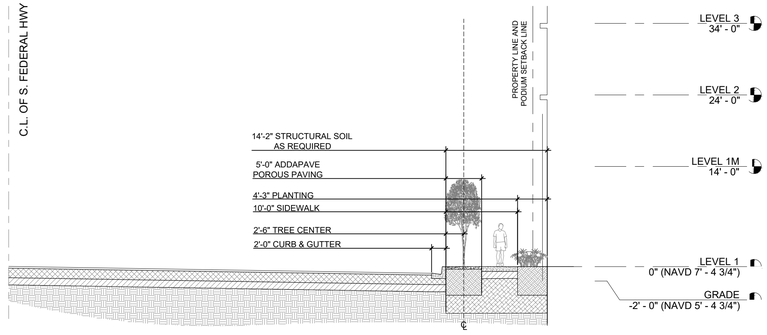


B SECTION
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1 SOUTH FEDERAL HIGHWAY (NORTH)

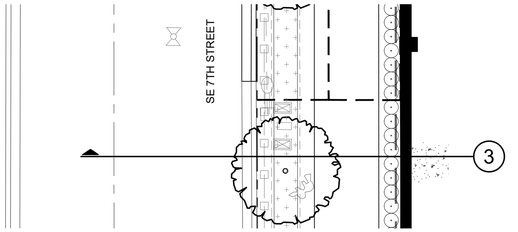


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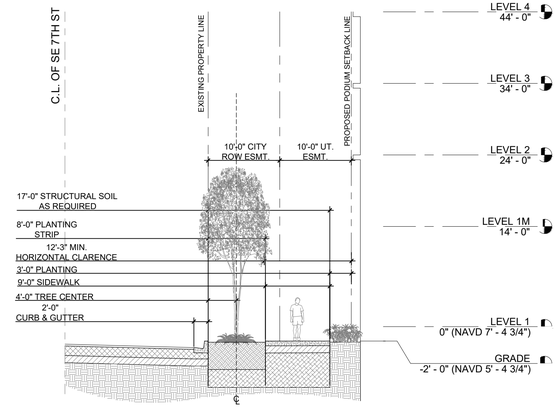


B SECTION
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2 SOUTH FEDERAL HIGHWAY (SOUTH)

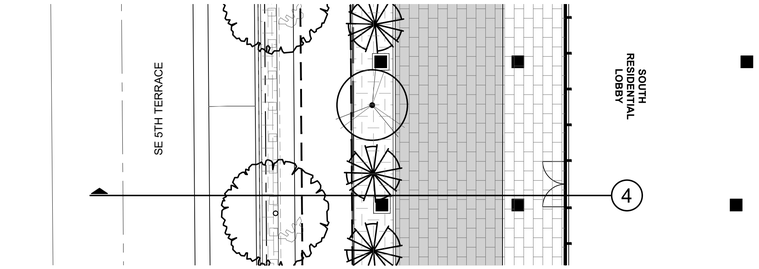


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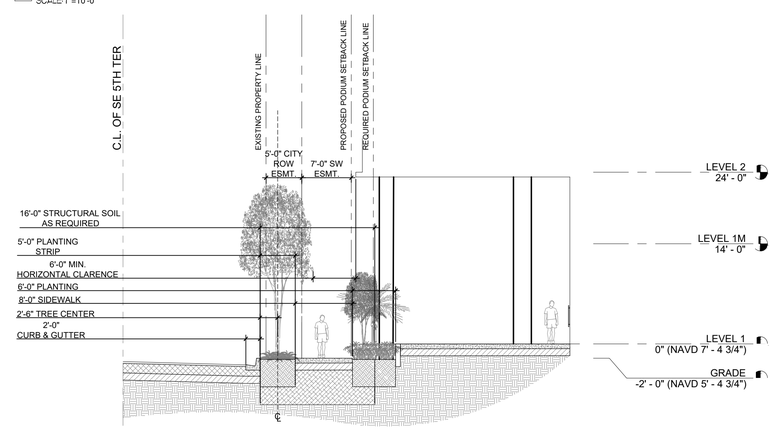


B SECTION
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3 SE 7TH STREET

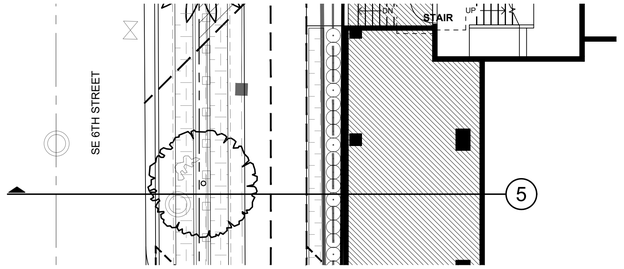


A PLAN
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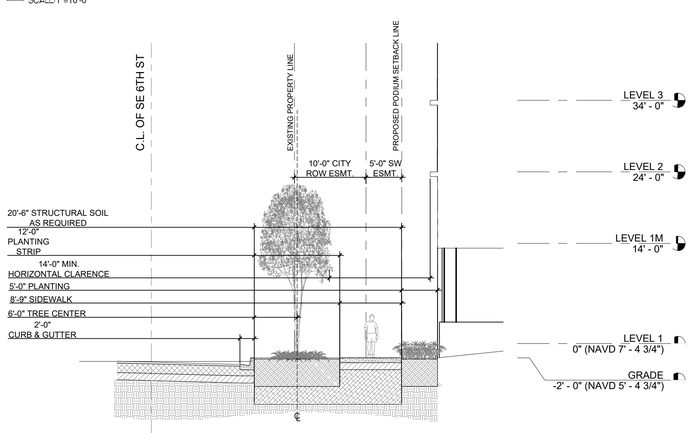


B SECTION
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4 SE 5TH TERRACE

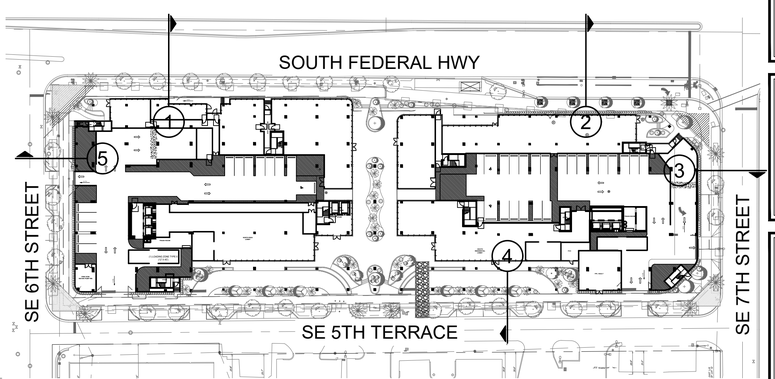


A PLAN
SCALE:1"=10'-0"



B SECTION
SCALE:1"=10'-0"

5 SE 6TH STREET



6 KEY PLAN

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Project:
RIO VISTA
FORT LAUDERDALE
LANDSCAPE STREET SECTIONS

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Street Sections
Date: 07/07/2026
Scale: See Left
Drawn by: AGS
Sheet No.:
L-2
Cad Id.: 2026-006

PLANTING NOTES:

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

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

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

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes include : additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

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

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

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

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. (This does not apply to retention / detention areas.) Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

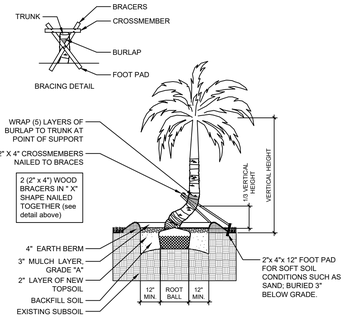
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

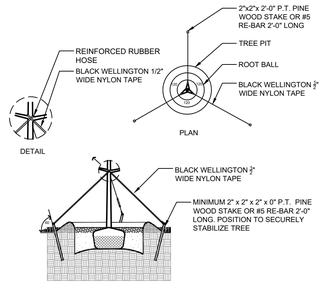
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

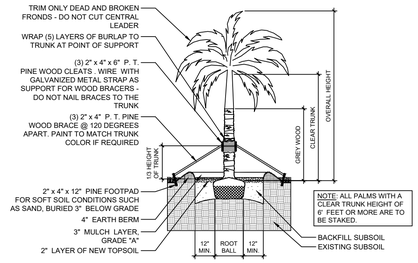
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



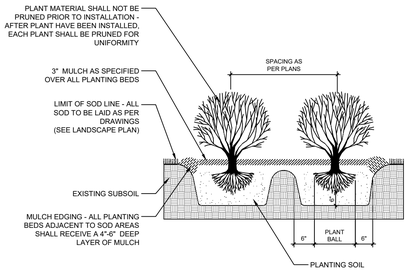
CURVED TRUNK PALM PLANTING DETAIL



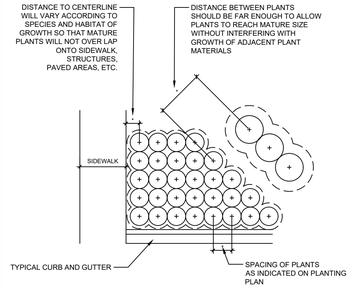
TYPICAL TREE GUYING DETAIL



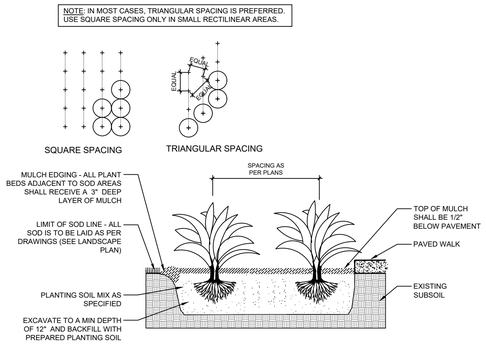
STRAIGHT TRUNK PALM PLANTING DETAIL



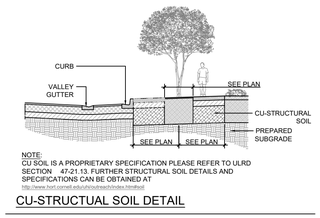
TYPICAL SHRUB PLANTING DETAIL



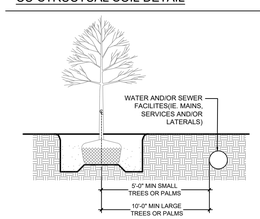
TYPICAL CONTAINER SPACING DETAIL



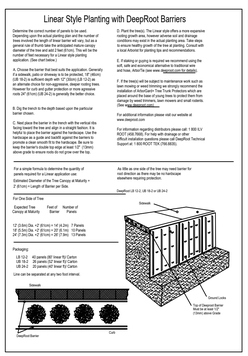
TYPICAL GROUNDCOVER PLANTING DETAIL



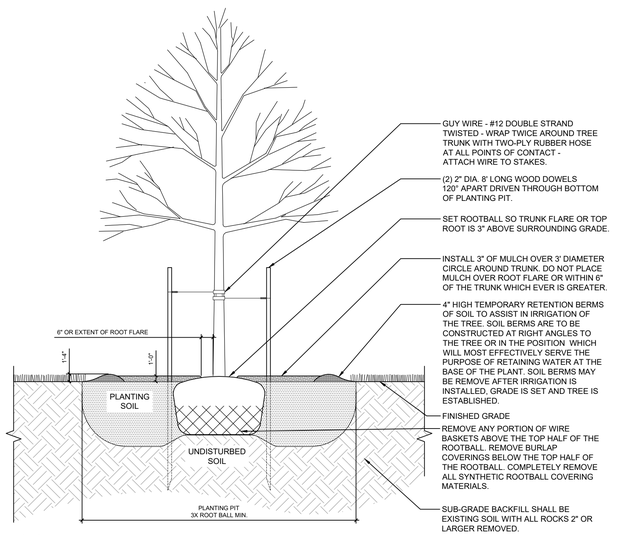
CU-STRUCTUAL SOIL DETAIL



TYPICAL PLANTING ADJACENT TO UTILITIES DETAIL

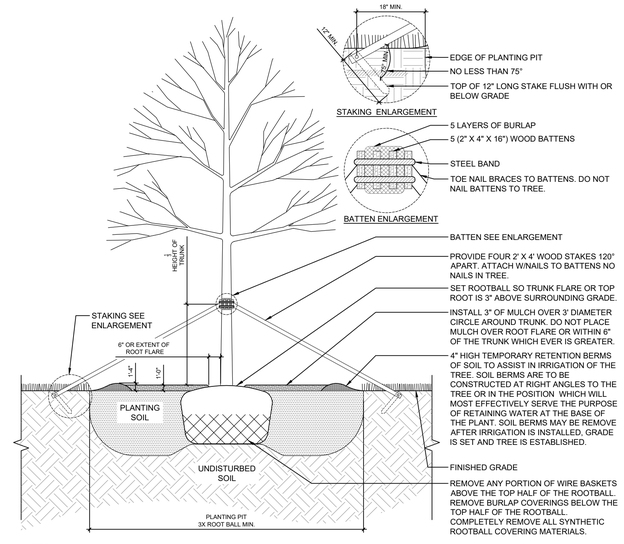


DEEPROOT- ROOT BARRIER DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.
5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
(954) 923-3689 fax/alt: (954) 923-3689
www.witkindesign.com

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RIO VISTA
FORT LAUDERDALE
LANDSCAPE DETAILS

Project:

Revisions: Date: By:

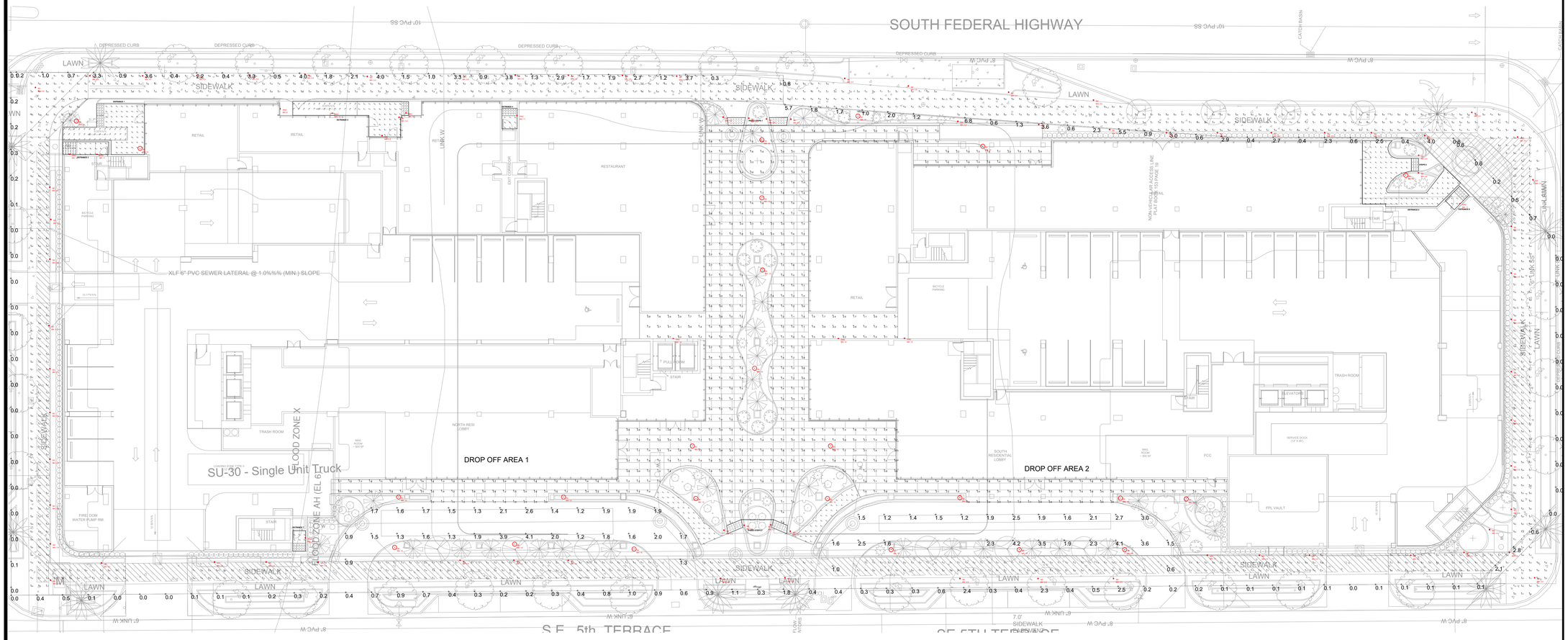
Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Details
Date: 07/07/2026
Scale: See Left
Drawn by: AGS
Sheet No.:

L-3

Cad Id.: 2026-006



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	Arrangement Watts	LLF
	9	SA	Single	2530	21	21	0.900
	5	SB	Single	2391	24	24	0.900
	10	SC	Single	2006	24	24	0.900
	77	SD	Single	628	10.7	10.7	0.900
	2	SW1	Single	2135	18.2	18.2	0.900
	9	SW2	Single	1418	12.2	12.2	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DROP OFF AREA 1	Illuminance	Fc	1.78	4.1	0.9	1.98	4.56
DROP OFF AREA 2	Illuminance	Fc	2.13	4.2	0.6	3.55	7.00
PASEO_Planar	Illuminance	Fc	1.60	6.2	0.6	2.67	10.33
PROPERTY LINE - SE 5TH TERRACE	Illuminance	Fc	0.46	2.5	0.0	N.A.	N.A.
PROPERTY LINE - SE 6TH STREET	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
PROPERTY LINE - SE 7TH STREET	Illuminance	Fc	0.39	2.8	0.0	N.A.	N.A.
PROPERTY LINE - SOUTH FEDERAL HIGHWAY	Illuminance	Fc	2.02	6.8	0.2	10.10	34.00
RAMP 1	Illuminance	Fc	3.71	5.5	1.6	2.32	3.44
RAMP 2	Illuminance	Fc	6.12	11.2	2.5	2.45	4.48
SIDEWALK	Illuminance	Fc	2.30	7.6	0.5	4.60	15.20
ENTRANCE 1	Illuminance	Fc	3.36	5.5	1.1	3.05	5.00
ENTRANCE 2	Illuminance	Fc	8.00	11.9	4.0	2.00	2.98
ENTRANCE 3	Illuminance	Fc	5.96	13.3	1.2	4.97	11.08
ENTRANCE 4	Illuminance	Fc	5.00	8.4	2.9	1.72	2.90
ENTRANCE 5	Illuminance	Fc	1.15	2.5	0.6	1.92	4.17
ENTRANCE 6	Illuminance	Fc	4.56	8.3	2.6	1.75	3.19
ENTRANCE 7	Illuminance	Fc	4.61	8.3	2.5	1.84	3.32
PASEO STEPS 1	Illuminance	Fc	5.08	9.1	2.1	2.42	4.33
PASEO STEPS 2	Illuminance	Fc	7.53	27.9	3.3	2.28	8.45
STEPS 5	Illuminance	Fc	10.97	20.0	7.6	1.44	2.63

LedPax – Residential Lighting Project
Lighting Schedule & General Notes
Project Name: Rio Vista
Client:
Location: Rio Vista, Fort Lauderdale
Date: 2026-07-07

Shalom Gutenbourg
346-414-2934
Shalom@ledpax.co
www.ledpax.co
750 N Dixie Highway Highway suite D
Hollywood FL

LEDPAX

FIXTURE ID	PICTURE / SPECS LINK	FIXTURE TYPE / DESCRIPTION	ROOM / LOCATION	MANUFACTURER	MODEL NUMBER	LAMP TYPE	WATTAGE	COLOR TEMPERATURE (CCT)	FINISH	VOLTAGE	DIMMING	MOUNTING TYPE	NOTES
SITE													
SA		LED TOP POST DECORATIVE SITE LUMINAIRE	SITE	INVUE	LXS-VA1-740-U-SYM-C-FINISH	LED	21W	40K	TBD	120V/277V	0-10V	8' POLE + 2' HEAD TO ACHIEVE 10' OVERALL MOUNTING HEIGHT	ADVISE/CONFIRM FINISH
SB		LED TOP POST DECORATIVE SITE LUMINAIRE	SITE	INVUE	LXS-VA1-740-U-ASW-C-FINISH	LED	24W	40K	TBD	120V/277V	0-10V	8' POLE + 2' HEAD TO ACHIEVE 10' OVERALL MOUNTING HEIGHT	ADVISE/CONFIRM FINISH
SC		LED TOP POST DECORATIVE SITE LUMINAIRE	SITE	INVUE	LXS-VA1-740-U-ASC-C-FINISH	LED	24W	40K	TBD	120V/277V	0-10V	8' POLE + 2' HEAD TO ACHIEVE 10' OVERALL MOUNTING HEIGHT	ADVISE/CONFIRM FINISH
SD		42" LED DECORATIVE BOLLARD	SITE	INVUE	LXB-C1-740-X-U-A-GM-FINISH	LED	10.7W	40K	TBD	120V/277V	0-10V	GROUND SURFACE	ADVISE/CONFIRM FINISH
SW1		LED WALLPACK	SITE	LUMARK	XTOR2B-W-FINISH	LED	18.2W	40K	TBD	120V/277V	0-10V	WALL SURFACE	ADVISE/CONFIRM FINISH
SW2		LED WALLPACK	SITE	LUMARK	XTOR1B-W-FINISH	LED	12.2W	40K	TBD	120V/277V	0-10V	WALL SURFACE	ADVISE/CONFIRM FINISH

General Project Notes

1. All work must comply with NEC, state, and local electrical codes.
2. Contractor to verify all fixture locations with interior design and architectural drawings before installation.
3. Coordinate all ceiling fixture locations with HVAC, A/C and structural systems.
4. Submit lighting shop drawings and submittals to LEDPAX for approval prior to ordering.
5. Maintain fixture mounting heights as per reflected ceiling plans unless directed otherwise.
6. Provide blocking as required for mounting all wall and ceiling fixtures.
7. Emergency and egress lighting must comply with code and be connected to backup/emergency power.
8. Low voltage wiring to be Class 2. Maintain separation from high voltage lines.
9. Verify and minimize voltage drop for all low voltage runs. Use appropriate wire gauge.
10. Ensure compatibility of all dimmers, drivers, and controls before rough-in.
11. Label all circuits, zones, and controls clearly for ease of commissioning.
11. Coordinate with Art and lighting control specialists for integration of dimming systems and smart controls.

General Lighting Notes

All lighting layout, fixture placement, and specifications shall be reviewed and approved by the architect and interior designer prior to construction.
Coordinate final fixture finishes with interior design palette.
All dimensions and ceiling heights to be verified on site prior to installation.
All fixtures to be installed per manufacturer's instructions and adjusted to the specified aiming angles and beam spreads.
Ensure clean ceiling integration with millwork, HVAC, sprinklers, and structural elements.
All light sources shall have a minimum CRI of 90, with R9 ≥ 50 unless otherwise noted.
All color temperatures (CCT) to be consistent throughout the project and coordinated with finishes: 2700K–3000K for residential, 3000K–3500K for commercial or hospitality, tunable white where noted.

Lighting Note – No Substitutions Without Approval

All lighting fixtures, specifications, and design intent indicated in this documentation are part of a cohesive lighting design strategy. Substitutions, alternates, or changes to the lighting layout, fixture selection, color temperature, finish, beam spread, controls, or driver specifications shall not be made without the written approval of the lighting designer. Unauthorized changes may compromise design integrity, lighting performance, and warranty compliance.

LEDPAX

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.
This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	07/07/26

LEDPAX
750 N Dixie Highway
Highway suite D
Hollywood FL
346-414-2934

Project Name and Address

RIO VISTA
Site - Lighting Study
Fort Lauderdale, FL

FILE	PROJECTS\2026\JULY
CLIENT	LEDPAX

Project	RIO VISTA	Sheet	L0
Date	07/07/2026		
Scale	1" = 20'	DRAWN BY	ML

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.

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

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

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

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

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

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
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

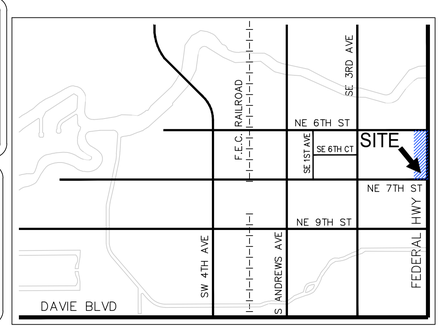
1.51'

N.A.V.D. 88

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

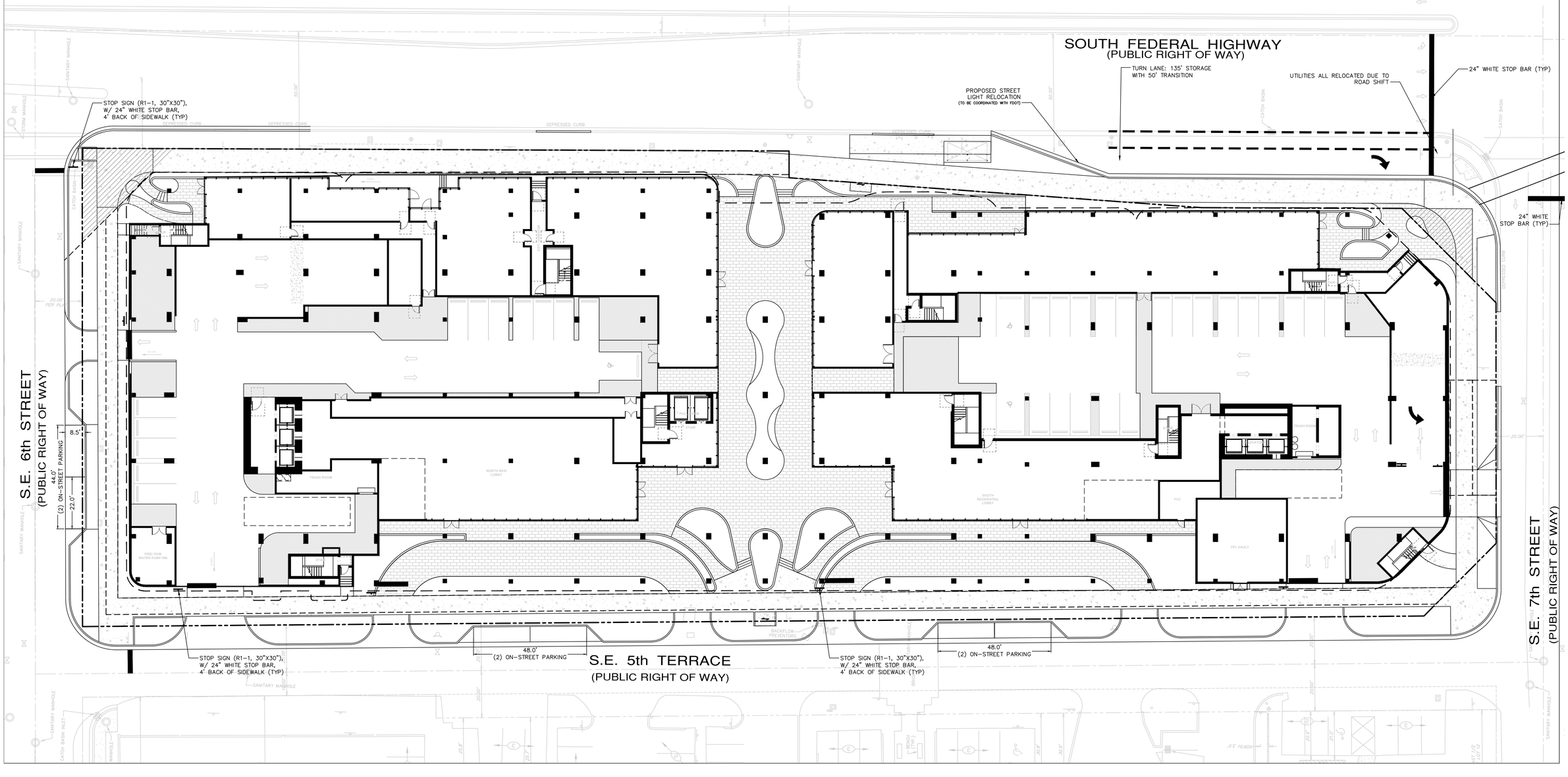
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LOCATION MAP
NTS

NORTH



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
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/20/26
Job No. 17-1400.02	Plot Date 07/20/26
Drawn by SHG	Sheet No. C1
Proj. Mgr. SHG	
Appr. by SHG	– of 1

GRADING AND DRAINAGE NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC. DATED _____, 2018.

16. ELEVATIONS SHOWN ARE NAVD88.

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

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

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

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

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

FLOOD ZONE " AE " ELEV (6.0) NAVD
ON FIRM MAP #12011C0369 J, DATED JULY 31, 2024

BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (5.5) NAVD

DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (6.00) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (3.0) NAVD

VERTICAL DATUM CONVERSION

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

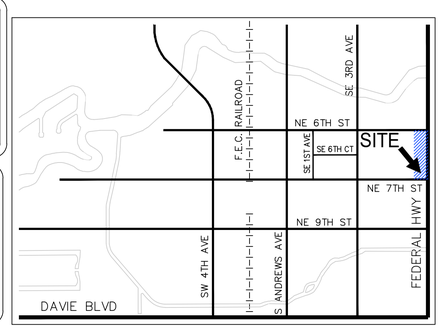
N.G.V.D. 29
1.51'
N.A.V.D. 88

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

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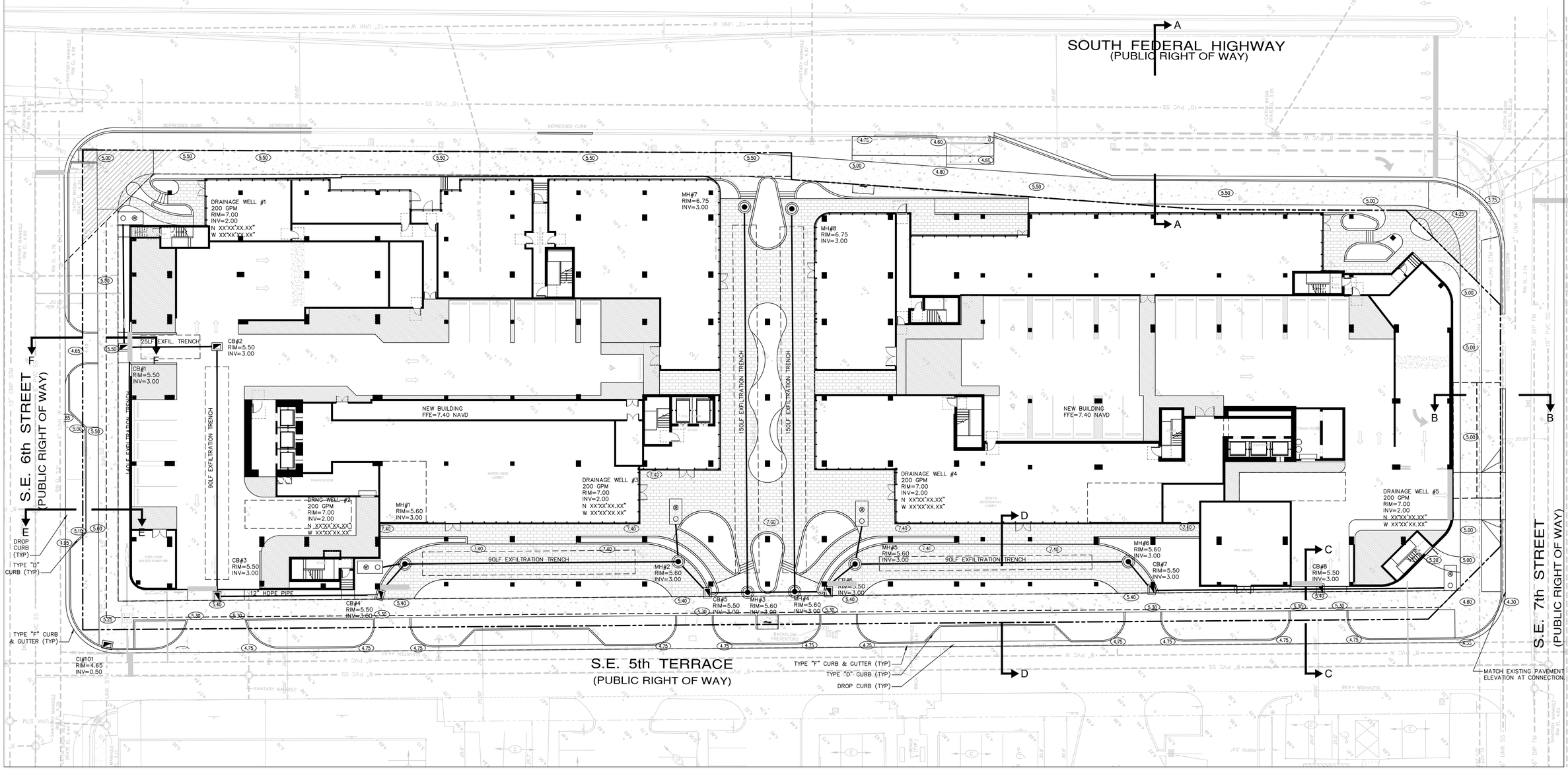
LEGEND:

- (0.00) PROPOSED ELEVATION (NAVD)
- 5.32 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
- – W – WATER MAIN
- –FM– SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE



LOCATION MAP
NTS

NORTH



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Sheet Title
CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

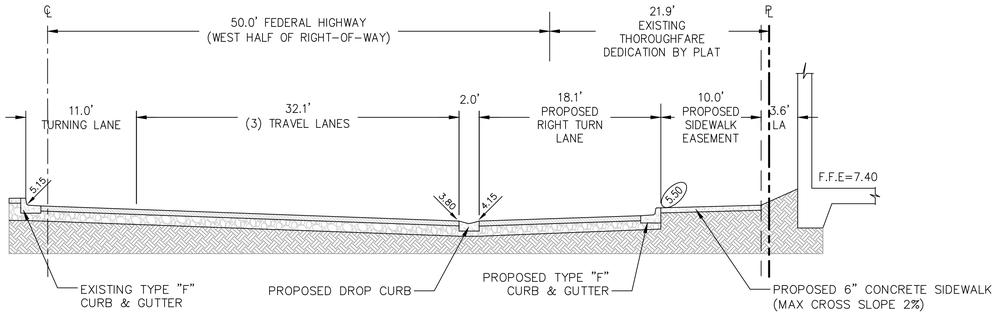
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Revisions

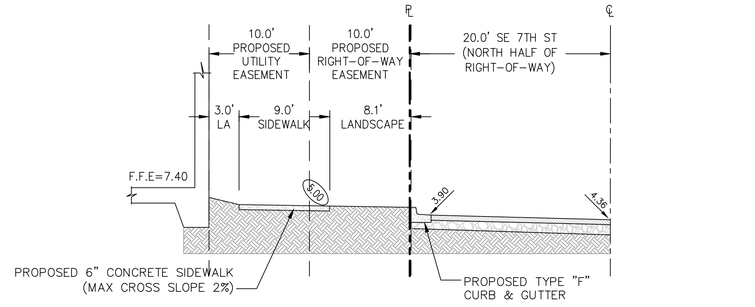
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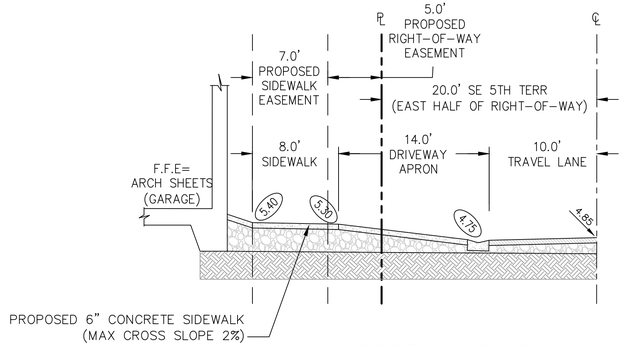
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Job No. 17-1400.02	Plot Date 07/20/26
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Proj. Mgr. SHG	
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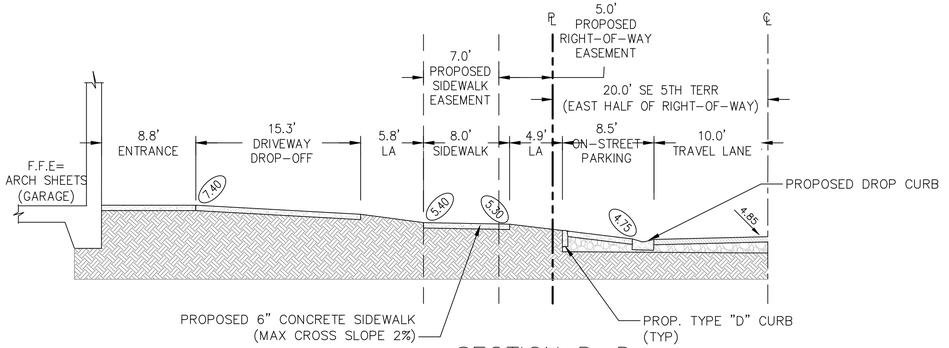
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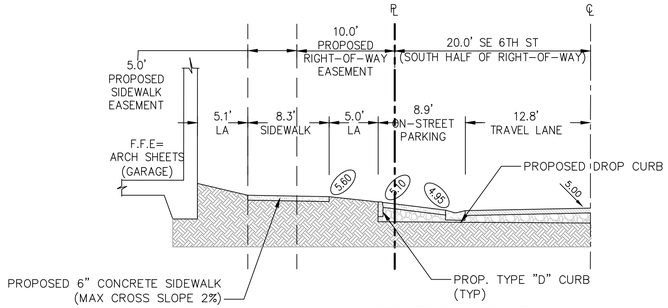
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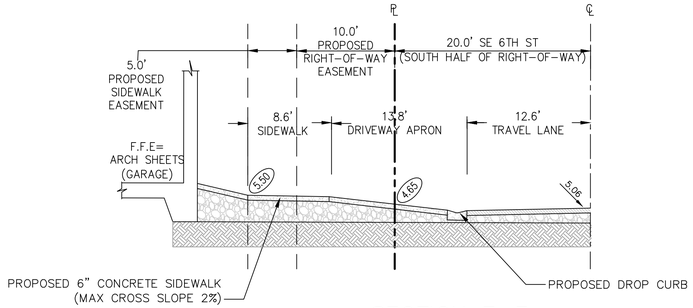
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N.T.S.



SECTION D–D
N.T.S.



SECTION E–E
N.T.S.



SECTION F–F
N.T.S.

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Sheet Title
CROSS-SECTIONS

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

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Appr. by SHG	– of 1

WATER AND SEWER NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

VERTICAL DATUM CONVERSION

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

N.G.V.D. 29

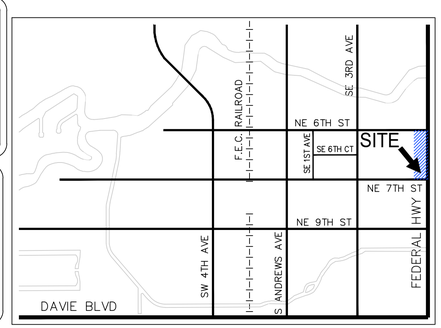
1.51'

N.A.V.D. 88

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

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

XLF 6" PVC SEWER LATERAL @ 1.0% (MIN.) SLOPE

XLF 6" PVC SEWER LATERAL @ 1.0% (MIN.) SLOPE

8" DIP FIRE SERVICE W/ 8" DDCV

8" WATER METER W/ BACKFLOW
(PER CITY STANDARD DETAILS)

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Sheet Title
CONCEPTUAL
WATER & SEWER PLAN

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

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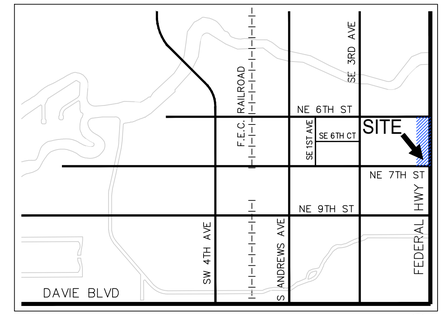
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Job No. 17-1400.02	Plot Date 07/20/26
Drawn by SHG	Sheet No. C3
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LEGEND:

10' RIGHT-OF-WAY EASEMENT (FDOT)

5' & 10' RIGHT-OF-WAY EASEMENT (CITY)



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

10.0' FDOT ROW EASEMENT

30' CORNER CHORD

SIDEWALK EASEMENT

ROW EASEMENT

20.00' PER PLAT

10.0' CITY ROW EASEMENT

573.04' S01°29'06"E

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

175.59'

N02°26'01"E

85.00'

N01°29'06"W

A=89°44'25"
R=12.00'
L=18.80'

UTILITIES ALL RELOCATED DUE TO ROAD SHIFT

S01°29'06"E 15.00'

153.36'

10.0' CITY ROW EASEMENT

20.00' 7.0' SW ESMT (CITY)

N88°15'19"E

45.47'

S16°56'34"E

S02°09'41"E 569.37'

203.06'

S88°15'19"W

N01°29'06"W 50.00'

S88°15'19"W 204.86'

S89°14'13"W 103.96'

HARCOURT LOT 1 BLOCK 57 PLAT BOOK 2 PAGE 9 B.C.R.

PARCEL "A" SCHERER TRUST LAT BOOK 153 PAGE 19 B.C.R.

HARCOURT LAT BOOK 2 PAGE 9 B.C.R.

5.0' CITY ROW EASEMENT

7.0' SW ESMT

5.0' ROW ESMT

20.00'

CITY ROW EASEMENT

150.00'

N02°09'41"W

N88°15'19"E 10.00'

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

450.00'

N02°09'41"W

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 11 | LOT 12

PARCEL X | PARCEL XI | PARCEL XII | PARCEL XIII | PARCEL XIV | PARCEL I | PARCEL II

LOT 20 | LOT 23 | LOT 24

BLOCK 57 PLAT BOOK 3 PAGE 3 D.C.R.

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Sheet Title
RIGHT-OF-WAY EASEMENT EXHIBIT

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

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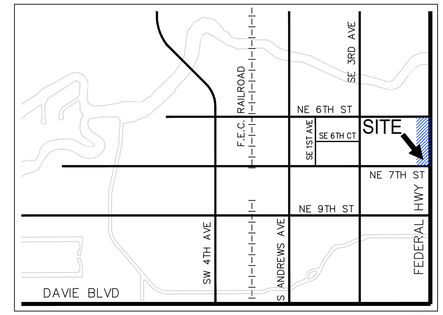
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SEAL

Scale: 1"=20'	Date 07/20/26
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LEGEND:

5', 7', & 10' SIDEWALK EASEMENT (CITY)



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

10.0' FDOT ROW EASEMENT

30' CORNER CHORD

SIDEWALK EASEMENT

ROW EASEMENT

10.0' CITY ROW EASEMENT

5.0' SIDEWALK EASEMENT

573.04' S01°29'06"E

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

175.59'

N02°26'01"E

85.00'

N01°29'06"W

A=89°44'25"
R=12.00'
L=18.80'

UTILITIES ALL RELOCATED DUE TO ROAD SHIFT

S01°29'06"E 15.00'

153.36'

10.0' CITY ROW EASEMENT

7.0' SW ESMT (CITY)

N88°15'19"E

43.47'

S15°36'31"E

203.06'

S88°15'19"W

N01°29'06"W 50.00'

S88°15'19"W 254.80'

S88°14'13"W 103.36'

HARCOURT
LOT 1 BLOCK 57
PLAT BOOK 2
PAGE 9
B.C.R.

PARCEL "A"
SCHERER TRUST
LAT BOOK 153 PAGE 19
B.C.R.

319.37' S02°09'41"E 569.37'

S02°09'41"E

250.00'

7.0' SW ESMT

5.0' ROW ESMT

7.0' SIDEWALK EASEMENT

150.00'

N02°09'41"W

N88°15'19"E 10.00'

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

450.00'

N02°09'41"W

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Sheet Title
SIDEWALK EASEMENT EXHIBIT

Job Title
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FORT LAUDERDALE, FLORIDA

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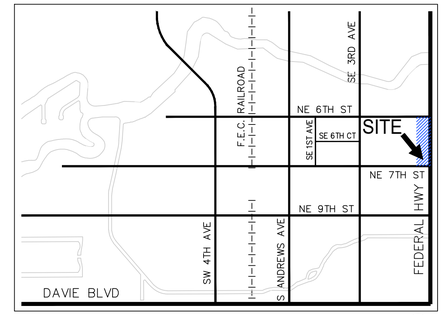
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Drawn by SHG	Sheet No. X2
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LEGEND:

MAINTENANCE AGREEMENT AREA (FDOT)

MAINTENANCE AGREEMENT AREA (CITY)



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

10.0' FDOT ROW EASEMENT

30' CORNER CHORD

PROPERTY LINE

MAINTENANCE AREA (FDOT)

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

573.04' S01°29'06"E

SIDEWALK EASEMENT

ROW EASEMENT

10.0' CITY ROW EASEMENT

MAINTENANCE AREA (CITY)

HARCOURT
LOT 1 BLOCK 57
PLAT BOOK 2
PAGE 9
B.C.R.

PARCEL "A"
SCHERER TRUST
LAT BOOK 153 PAGE 19
B.C.R.

UTILITIES ALL RELOCATED DUE TO ROAD SHIFT

A=89°44'25"
R=12.00'
L=18.80'

573.04' S01°29'06"E

MAINTENANCE AREA (FDOT)

30' CORNER CHORD

N82°26'01"E 25.00'

N01°29'06"W 15.00'

S01°29'06"E 15.00'

PROPERTY LINE

153.36'

10.0' CITY ROW EASEMENT

20.00' 7.0' SW ESMT (CITY)

MAINTENANCE AREA (CITY)

N88°15'19"E 434.41'

S88°15'19"W 203.06'

N01°29'06"W 50.00'

S88°15'19"W 434.50'

S88°15'19"W 203.06'

250.00'

319.37' S02°09'41"E 569.37'

S02°09'41"E

7.0' SW ESMT

5.0' ROW ESMT

MAINTENANCE AREA (CITY)

PROPERTY LINE

150.00' N02°09'41"W

N88°15'19"E 10.00'

450.00'

N02°09'41"W

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

LOT 1 LOT 11 LOT 12

PARCEL XI PARCEL XII PARCEL XIII PARCEL XIV PARCEL X PARCEL I PARCEL II

LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 20 LOT 23 LOT 24

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Sheet Title
MAINTENANCE AGREEMENT EXHIBIT

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

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SITE

TOTAL SITE AREA (GROSS)	172,490 SF / 3.96 ACRES

OPEN SPACE

	REQUIRED:	PROVIDED:
ON-SITE (GROSS AREA 10% OF 172,490 SF)	17,249 SF	47,116 SF

OPEN SPACE - PROVIDED @ GRADE

	REQUIRED:	PROVIDED:
OPEN SPACE @ GRADE (40% REQUIRED OPEN SPACE)	6,900 SF	16,281 SF

OPEN SPACE - PROVIDED ABOVE GRADE

	PROVIDED:
AMENITY DECK	30,835 SF

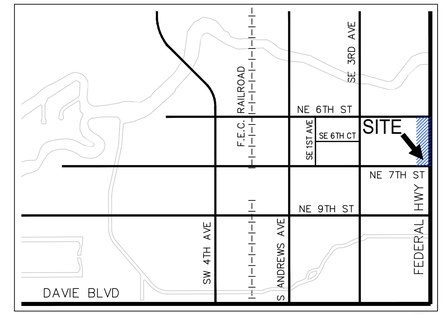
OPEN SPACE - LANDSCAPE

	REQUIRED:	PROVIDED:
LANDSCAPE AREA IN OPEN SPACE (25% REQ.) (CALC: 17,249 X .25 = 4,312 SF)	4,312 SF	9,000 SF

- LANDSCAPE AREA IN OPEN SPACE (@ GRADE) = 5,881 SF
- LANDSCAPE AREA IN OPEN SPACE (@ ROW, 50% CREDIT) = 3,119 SF

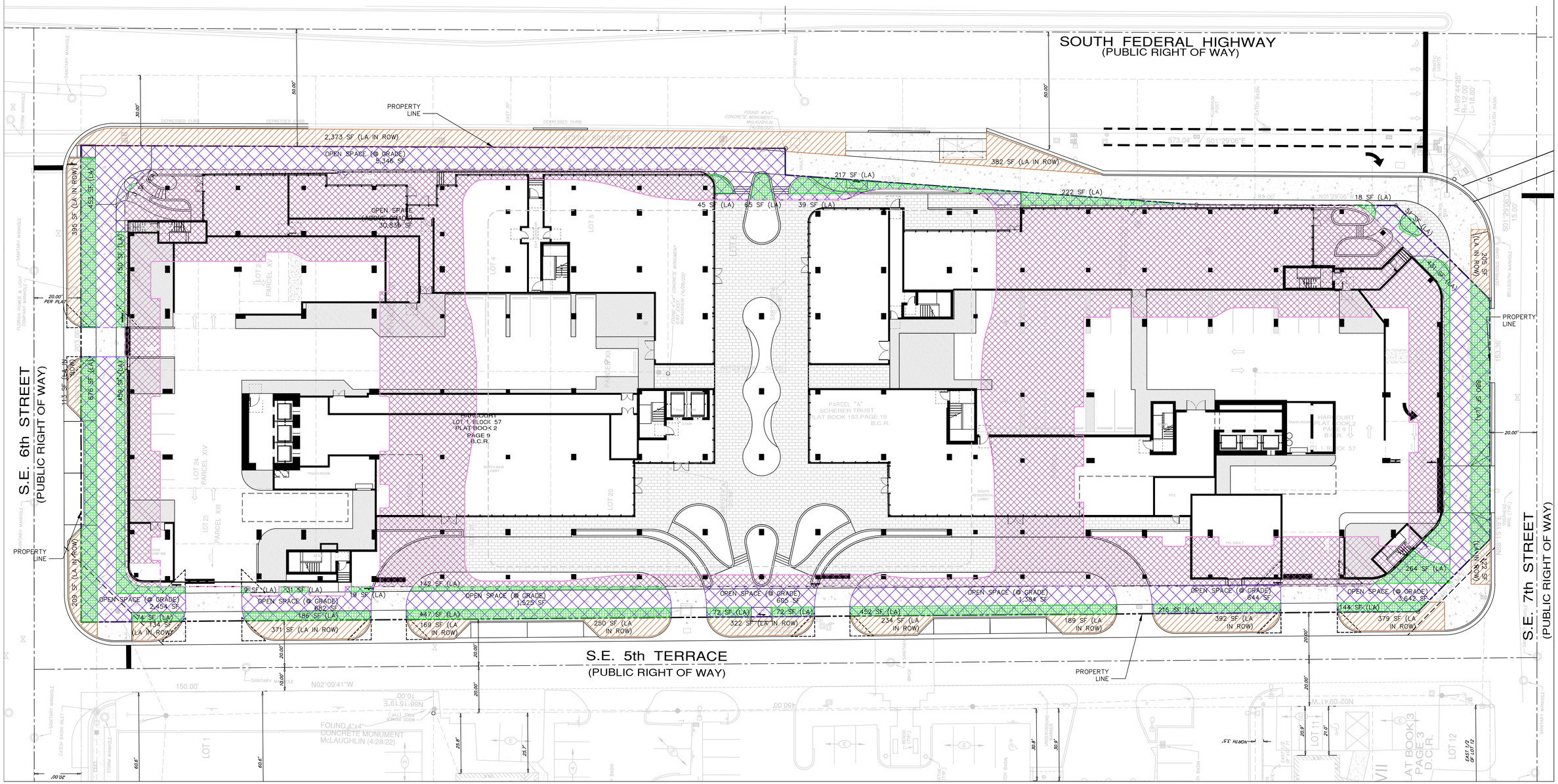
LEGEND:

- OPEN SPACE AREA (@ GRADE)
- OPEN SPACE (ABOVE GRADE)
- OPEN SPACE (PERVIOUS)
- OPEN SPACE (ROW)



LOCATION MAP
NTS

NORTH



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Sheet Title: OPEN SPACE EXHIBIT

Job Title: RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

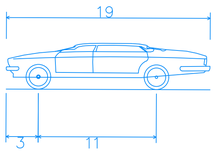
Revisions

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Phase: DRC DOCUMENTS

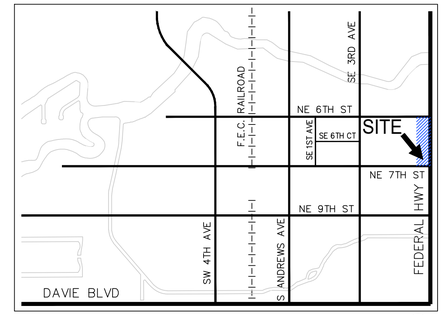
SEAL

Scale: 1"=20'	Date 07/20/26
Job No. 17-1400.02	Plot Date 07/20/26
Drawn by SHG	Sheet No. X4
Proj. Mgr. SHG	
Appr. by SHG	1 of 1



P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Max Steering Angle (Virtual)	31.60°



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

P – Passenger Car

HARCOURT
LOT 1 BLOCK 57
PLAT BOOK 2
PAGE 9
B.C.R.

PARCEL "A"
SCHERER TRUST
LAT BOOK 153 PAGE 19
B.C.R.

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

573.04' S01°29'06"E

150.00' N02°09'41"W

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

Sheet Title
PASSENGER CAR CIRCULATION

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

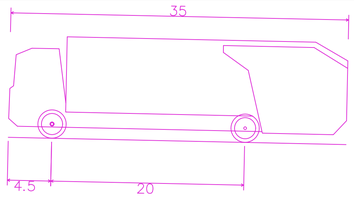
Revisions

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Phase:
DRC DOCUMENTS

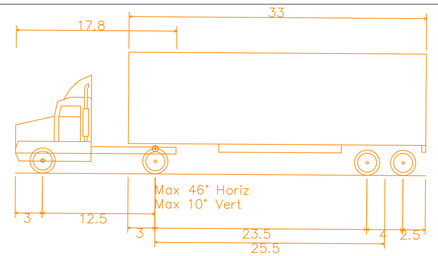
SEAL

Scale: 1"=20'	Date 07/24/26
Job No. 17-1400.02	Plot Date 07/24/26
Drawn by SHG	Sheet No. X5
Proj. Mgr. SHG	
Appr. by SHG	1 of 1



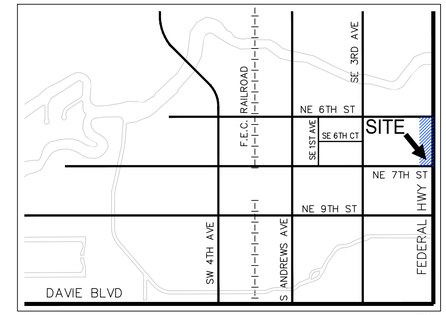
Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



WB-40 - Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

(1) LOADING ZONE TYPE II
(12' X 45')

SU-30 - Single Unit Truck

WB-40 - Intermediate Semi-Trailer

HARCOURT
LOT 1 BLOCK 57
PLAT BOOK 2
PAGE 9
B.C.R.

PARCEL "A"
SCHERER TRUST
LAT BOOK 153 PAGE 19
B.C.R.

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

573.04' S01°29'06"E

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

Sheet Title
SERVICE CIRCULATION EXHIBIT

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/20/26
Job No. 17-1400.02	Plot Date 07/20/26
Drawn by SHG	Sheet No. X6
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

TOOTHAKER.ORG

August 7, 2026

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

RE: Rio Vista Multifamily – Case No. UDP-S26024
ULDR Narrative
Site Plan Level II Review: Mixed-Use Development with 440 Multifamily Units, 69,363 Square Feet of Fitness and Wellness Club, 11,550 Square Feet of Commercial (Retail) Use, and 4,191 Square Feet of Commercial (Restaurant) Use with 500 Square Feet of Outdoor Dining in the Downtown RAC

This firm represents CI River District Phase 1 Owner LLC (the "Applicant"), as contract purchaser of the real property generally located at 633 S. Federal Highway, Fort Lauderdale, Florida 33301, and identified by Broward County Folio Nos. 504210560160, 504210560170, 504210560010, 504210560150, 504210560020, 504210560030, 5042101D0010, 5042101D0011, and 504210560100 (the "Property"). Applicant is requesting Site Plan Level II approval to develop 440 multifamily units, 69,363 square feet of branded fitness and wellness club, 11,550 square feet of commercial (retail) use, 4,191 square feet of commercial (restaurant) use with 500 square feet of outdoor dining and 841 parking spaces. The Property is located in the Regional Activity Center – City Center ("RAC-CC") District within the "Downtown Core" Character Area as defined in the Downtown Master Plan ("DMP").We hereby provide the following responses demonstrating the Project's compliance with the Unified Land Development Regulations ("ULDR"). An analysis of the Project's compliance with the DMP is provided separately.

1.Ā UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

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

ULDR Section 47-13.20, Downtown RAC Review Process and Special Regulations;
ULDR Section 47-13.21, Table of dimensional requirements for the RAC District;
ULDR Section 47-23.16, Affordable Housing Regulations;
ULDR Section 47-25.2, Adequacy Requirements; and
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org @stoothaker @toothakerdevelopment
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

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

A. ***Applicability***. The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.

1. Downtown Master Plan Design Guidelines. The guidelines contained in Chapter 4 of the Consolidated Downtown Master Plan for the City of Fort Lauderdale, Florida (herein "Downtown Master Plan") as accepted by the City Commission on November 18, 2003 (Resolution No. 03-170) and updated revisions approved by the City Commission on June 19, 2007 (Resolution 07-120) are hereby incorporated and referred to as Downtown Master Plan Design Guidelines.
   Response: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

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

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

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

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

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

C. ***Downtown Character Areas***. In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium stepback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:

1. *The Downtown Core character area is a mixed-use central business district that encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing. It is characterized by vertical slender towers with minimum stepbacks, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:*
    a. RAC-CC
    b. RAC-AS
    c. RAC-WMU

2. *Not applicable. As such, this section has been omitted.*

3. *Not applicable. As such, this section has been omitted.*

4. Character Area Boundaries. The specific geographical boundaries of each character area are shown on the Addendum "A" of the "Official Downtown Character Area Map of the City of Fort Lauderdale."
Response: The Property is zoned RAC-CC within the Downtown Core Character Area. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

D. Development Permit, Density, Effective Date of Approval of Existing Site Plans.

1. Density within the Downtown Regional Activity Center zoning districts is limited in accordance with the number of units as provided in the City of Fort Lauderdale adopted Comprehensive Plan, as amended from time to time, and as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations. Density may be increased as provided for in the City's Comprehensive Plan
Response: Not applicable. Applicant is proposing to provide an Affordable Housing Payment in Lieu in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

2. Dwelling units are allocated at the time of development permit approval. Upon expiration of a development permit the dwelling units shall be returned to the density pool for future allocation.
Response: Not applicable. Applicant is proposing to provide an Affordable Housing Payment in Lieu in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

3. The allocation of dwelling units shall be subject to all applicable provisions of the ULDR at the time of development permit approval. Dwelling units are allocated on a first come, first serve basis.
Response: Not applicable. Applicant is proposing to provide an Affordable Housing Payment

in Lieu in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

4.Ā Density in the RAC-TMU District and RAC-RPO District.

a.Ā *Not applicable. As such, this section has been omitted.*

b.Ā *Not applicable. As such, this section has been omitted.*

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

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

7.Ā Existing Site Plans in DRAC. Development applications received and pending review by the City or approved by the City on or before November 5, 2020, may be amended and modified through the use of provisions of the zoning regulations in effect at the time the approved application was submitted.
Response: Not applicable.

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

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

1.Ā Open Space for Residential Uses. For development in the RAC districts, except for RAC-CC, open space shall be required for any development that includes residential uses as follows.

a.Ā For developments of fifty (50) residential units or less, or developments of twenty-five (25) dwelling units per acre or less density: A minimum of two hundred (200) square feet of open space per unit;Not applicable. As such, this section has been omitted.
b.Ā For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than twenty-five (25) dwelling units per acre and up to sixty (60)

dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.a. In no case shall the minimum open space provided be less than ten thousand (10,000) square feet;

c.Ā For developments of more than one hundred fifty (150) residential units, or developments of greater than sixty (60) dwelling units per acre density: A minimum of one hundred (100) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.b. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.

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

3.Ā For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.
Response: **Project complies. Refer to open space calculations below:**

OPEN SPACE

	REQUIRED:	PROVIDED:
ON-SITE (GROSS AREA 10% OF 172,490 SF)	17,249 SF	47,116 SF
LANDSCAPE AREA IN OPEN SPACE (25% OF 17,249 SF)	4,312 SF	9,000 SF

* SEE OPEN SPACE EXHIBIT (SHEET X4)

F.Ā ***Transition Zones***. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures to effectively transition between higher and lower density districts. Transition zones shall be established to ensure a suitable transition from those more intensive zoning districts within the Downtown Regional Activity Center to those less intensive zoning districts outside of the Downtown Regional Activity Center.

1.Ā Commercial Transition Zone:

a.Ā Proposed maximum height at the boundary of the RAC-CC district shall be one hundred fifty (150) feet and may be increased one (1) foot for every one (1) foot of setback from the RAC-CC district boundary, for a distance of one hundred (100) feet from the RAC-CC district.

b.Ā *Not applicable. As such, this section has been omitted.* A transition zone shall be required for any development or redevelopment located within the Downtown Regional Activity Center that is within one hundred (100) feet of a nonresidential property outside of the Downtown RAC. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following: a maximum of one hundred and fifty (150) feet for that

portion of the structure that is within one hundred (100) feet of the zoning district boundary abutting the RAC and the height may increase a maximum of one (1) foot for each one (1) foot of setback from the boundary for a distance of one hundred (100) feet.

Response: The Project complies with the required Commercial Transition Zone, with the North Tower stepped back 40'-0" from the podium edge and the South Tower stepped back 47'-10". Refer to Sheet G_002.

2. Residential Transition Zone: A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following:

   a. *Not applicable. As such, this section has been omitted.*

   Response: Not applicable. The Project is not located within a Residential Transition Zone.

G. ***RAC Landscape Requirements***. Surface parking lots within the RAC district shall meet the landscape requirements for vehicular use areas as specified in Section 47-21, Landscaping and Tree Preservation Requirements. All other landscape requirements shall comply with the Downtown Master Plan Chapter 4 Design Guidelines.
Response: Not applicable. The proposed project does not have surface parking lot.

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

Development shall meet the following streetscape design requirements:

1. VUA landscaping. Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.
   Response: Not applicable. The proposed project does not have surface parking.

2. Streetscape improvements. Streetscape improvements are required to be made as a part of a development in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. Developer shall be responsible for making the streetscape improvements in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way.

   Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with utility lines or other obstructions as approved by the DRC or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards. Streetscape improvements shall include but are not limited to the

following:

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

i. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular sub-grade block system, such as Silva Cell or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.

ii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with shade trees converge. Provide tall palms at the immediate corners to provide a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:

iii. Shade trees: Minimum sixteen (16) feet in height, with a minimum seven (7)-foot ground clearance. Palms are to be single-trunk and a minimum of 7-foot ground clearance and spaced to provide maximum visibility at intersection.

Response: Street trees and sidewalks are designed to meet requirements of subsection H.2.

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

Response: The proposed building is located adjacent to three local streets. Minimum 7'-0" clear paths are provided along all frontages, with a 40-foot-wide paseo that bisects the podium mid-block and provides a significant plaza and east-west pedestrian connection through the site.

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

Response: Not applicable.

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

Response: Acknowledged and will comply.

I.Ā ***New River Waterfront Corridor***. Except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for a site plan level IV development permit (section 47-24.2) without planning and zoning board review, and shall be required to meet the following regulations:

1.Ā Within the RAC-CC and RAC-AS districts a principal structure shall provide a minimum sixty (60) foot setback from the seawall or the high water mark of the river's edge if no seawall exists, or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case shall there be less than a forty-five (45) foot setback, except for the following:
a.Ā *Not applicable. As such, this section has been omitted.*
b.Ā *Not applicable. As such, this section has been omitted.*

2.Ā Additional criteria.
a.Ā *Not applicable. As such, this section has been omitted.*
b.Ā *Not applicable. As such, this section has been omitted.*

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

J.Ā ***Review process***. Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.

1.Ā A Site Plan Level II approval of a development for which a site plan has been approved by the city commission, or which has been the subject of an agreement with the city shall not be final until thirty (30) days after final DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The action of the DRC shall be final and effective after the expiration of the thirty-day period if no action is taken by the city commission.
Response: Not applicable. the Project is not along the New River Waterfront Corridor.

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

3.Ā In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan.
Response: Acknowledged. The Project is being submitted as a Site Plan Level II.

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

Response: The table below provides a summary of the quantitative dimensions in the DMP and those proposed for the Project. The Project complies with the dimensional requirements of ULDR Section 47-13.21 except where deviations are requested as noted below.

Table 1. DMP Requirements Summary

Downtown Core Character Area Dimensional Requirements	Required	Proposed	Deviation
Maximum Building Height	None	North Tower: 306' / 316' (top of mechanical screen) South Tower: 247' / 256' (top of mechanical screen)	No
Maximum Building Streetwall Length	300'	559.6' (FEDERAL HWY / SE 5TH TER) (249'-8" N Tower + 40' Paseo + 269'-11" S Tower) 177.8' (SE 7TH ST) 162.4' (SE 8TH ST)	**Yes**
Maximum Floorplate Size	12,500 SF	12,500 SF	No
Maximum Podium Height	9 floors	6 floors (Top of Parking) 9 floors (Top of Fitness Club)	No
Minimum Tower Stepback (from edge of podium to tower face)	None None None None	38'-2" (E-N BLDG.) |47'-10" (E-S BLDG) 14'-10" (N) 16'-9" (S) 0'-0" (W-N BLDG) | 20'11" (W-S BLDG)	No
Minimum Tower Separation (from property line to tower face)	Between on-site towers: 60'	300'-0" between North and South Towers	No
Minimum Residential Unit Size	400 SF	500 SF	No

Sec. 47-23.16. Affordable housing regulations.

B. Affordable Housing Incentives.
Response: Not applicable. As such, this section has been omitted

2. Affordable Housing Density Incentives.
   a. Uptown Urban Village.
   Response: Not applicable. As such, this section has been omitted.

   b. SRAC-SA Zoning Districts.
   Response: Not applicable. As such, this section has been omitted.

   c. Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.
   Response: Applicant is proposing to provide an Affordable Housing Payment in Lieu Fee in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

C. Exemptions.
Response: Not applicable. As such, this section has been omitted.

D. Affordable Housing General Requirements.
1. Application and Affordable Housing Development Plan:
2. Affordable Housing Development Agreement and Deed Restriction.
3. Income Limits:
4. Resale of For Sale Affordable Housing Units:
5. Rental of Affordable Housing Units:
6. Annual Affidavit:
7. Conversion:

Response: Not applicable. As such, sections D.1. through D.7 have been omitted.

8. Payment In-Lieu of Affordable Housing:
   a. City affordable housing set-aside requirements per Sections 47-23.16.B.1, 47-23.16.B.2.a, and 47-23.16.B.2.b. of the ULDR may be satisfied via an in-lieu payment to the City of Fort Lauderdale Affordable Housing Trust Fund equal to $10,000.00 per unit for the total number of units within the development which sum shall increase by 3% annually. Residential flexibility units are excluded from satisfying affordable housing set-aside requirements through in-lieu payments. In-lieu of fees shall be paid at the time of issuance of building permits.
   Response: Applicant is proposing to provide an Affordable Housing Payment in Lieu Fee in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

   b. County affordable unit requirements, per Section 47-23.16.B.2.c. of the ULDR may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund equal to $10,000.00 per unit for the total number of units within the development which sum shall increase by 3% annually. Fifty percent (50%) of in-lieu fees may be paid into the City of Fort Lauderdale Affordable Housing Trust Fund, provided the City requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permits.
   Response: Not applicable.

c. Payment in-lieu of fees shall apply to the total number of units in a development. The applicant shall provide an analysis of the payment in-lieu of affordable housing fees, to be provided at the time of application submission.
Response: Applicant is proposing to provide an Affordable Housing Payment in Lieu Fee in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

d. In-lieu of payments shall be placed into an affordable housing trust fund based on the policy used for unit distribution. If unit distribution is based on Section 47-23.16.B.2.c of the ULDR, in-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. If unit distribution is based on Section 47-23.16.B.1. of the ULDR, Section 47-23.16.B.2.a of the ULDR, or Section 47-23.16.B.2.b of the ULDR for units distributed from a Regional Activity Center unit pool, in-lieu payments shall be placed into the City of Fort Lauderdale Affordable Housing Trust Fund.
Response: Acknowledged.

E. Expedited Review Process:
Response: Acknowledged.

Sec. 47-25.2. Adequacy Requirements

A. ***Applicability***. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
Response: The adequacy requirements are applicable to the Project.

B. ***Communications network***. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
Response: The Project is not expected to interfere with the City's communication network.

C. ***Drainage facilities***. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.
Response: Project complies. Drainage calculations are provided as part of this application.

D. ***Environmentally sensitive lands.***
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, a application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
   - Broward County Ordinance No. 89-6.
   - Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   - Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There Property was previously developed. The proposed redevelopment will not impact any environmentally sensitive lands.

E.Ā ***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: Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F.Ā ***Parks and open space.***

1.Ā The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

2.Ā 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: Acknowledged and will comply.

G.Ā ***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: Acknowledged and taken under advisement.

H.Ā ***Potable water.***

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

2.Ā Potable water facilities.

a.Ā 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.Ā 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.Ā Where the county is the projected service provider, a similar written assurance will be required.
Response: A Water and Wastewater Capacity Availability Letter has been requested and will be provided during the DRC process.

I.Ā ***Sanitary sewer.***

1.Ā If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
Response: A Water and Wastewater Capacity Availability Letter has been requested and will be provided during the DRC process.

J.Ā ***Schools.*** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.
Response: A Preliminary SCAD will be requested and obtained during the DRC process. A Final SCAD will be provided prior to building permit submittal.

K.Ā***Solid waste.***
1.Ā 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.Ā 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: A Solid Waste Management Plan will be provided during the DRC process.

L.Ā***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: Project complies. Drainage calculations are provided as part of this application.

M.Ā***Transportation facilities.***
1.Ā 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.Ā ***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.Ā ***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.Ā ***Traffic impact studies.***

a.Ā When the proposed development may generate over one thousand (1,000) daily trips;

b.Ā When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i.Ā 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.Ā Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

iii.Ā 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.Ā A further detailed analysis and any other information that the review committee considers relevant.

v.Ā 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.Ā When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Refer to Trip Generation and Traffic Methodology dated July 2026. A full traffic study will be provided upon acceptance of the proposed Traffic Methodology.

5.Ā ***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: Right of way easements as necessary will be provided to meet City standards.

6.Ā ***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: Project complies. Street trees and sidewalks are designed to meet requirements of subsection H.2.

7.Ā ***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: Not applicable.

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 and will comply where applicable.**

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

N.Ā***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: A Water and Wastewater Capacity Availability Letter has been requested and will be provided during the DRC process.

O.Ā***Trash management requirements***. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.
Response: **A Solid Waste Management Plan will be provided during the DRC review process.**

P.Ā***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 comment*s.*
Response: There are no identified historic or archaeologically significant zones on the Property.

Q.Ā***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: Not applicable. The Property is located west of the Intracoastal Waterway.

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.
Response: Refer to point-by-point narrative addressing the adequacy requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*
   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.
   Response: To the extent any Environmental Protection and Growth Management (formerly known as DNRP) permits are needed, Applicant will apply and obtain such permits.

3. *Design and performance standards.*
   a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
      ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
      iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.
      Response: Not applicable. The Project does not abut residential properties.

   b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.
      i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
         a) Fenestration such as windows, doors and openings in the building wall; and
         b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
            1. Detail and embellishments:

a. Balconies,
b. Color and material banding,
c. Decorative metal grates over windows,
d. Uniform cornice heights,
e. Awnings.

2. Form and mass:
a. Building mass changes including projection and recession,
b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.
Response: Project complies. Refer to DMP Narrative.

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: Not applicable. The Project does not abut residential properties.

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: Project complies. All mechanical equipment is screened from view.

c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.
Response: Not applicable. The Project is not contiguous to residential properties.

d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:
i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
Response: Not applicable. The Project is not contiguous to residential properties.

ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.
Response: Not applicable. The Project is not contiguous to residential properties.

iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.
Response: Not applicable. The Project is not contiguous to residential properties.

iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
   a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
   b) Shall be located within, and along the length of the property line which abuts the residential property,
   c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
   d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.
   Response: Not applicable. The Project is not contiguous to residential properties.

v. *Application to existing uses.* [*intentionally omitted*]

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:
   i. All developments subject to this Sec. 47-25.3 shall comply with the following:
      a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.
      Response: Neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts. Refer to the DMP Narrative.

      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: Neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts. Refer to the DMP Narrative.

ii. Reserved.

iii. Reserved.

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

AND

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

AND

All nonresidential development lying east of the Intracoastal Waterway.

[*Intentionally omitted*]

Respectfully submitted,

Digitally signed by Stephanie J. Toothaker, Esq.
Date: 2026.08.07 08:53:31 -04'00'

Stephanie J. Toothaker, Esq.

FROM:
IANA KOLEV
MANAGING DIRECTOR
IANA.KOLEV@PALMA.GLOBAL
+1 312 914 2966

RE: RIO VISTA MULTIFAMILY – DRC PROJECT DESCRIPTION

Dear DRC Members,

The Rio Vista Mixed-Use Multi-Family Development is located along Federal Highway between SE 6th Street and SE 7th Street, occupying an entire city block immediately south of Fort Lauderdale's Riverwalk Arts & Entertainment District. The site lies within the Downtown Core zoning designation, and the proposed program is consistent with the district's intent to support high-density, mixed-use development that enhances the urban environment.

The project includes 440 residential units with an average size of approximately 1,050 NSF per unit, a structured parking podium providing 841 parking spaces, and a 69,300 GSF branded fitness and wellness club. Additionally, 15,741 GSF of ground-floor commercial space is proposed to activate the pedestrian realm with retail and food-and-beverage uses, contributing to a vibrant streetscape and supporting walkability within the district.

The nine-level podium incorporates the fitness and wellness club centrally between two residential towers. The north tower is proposed at 28 levels (19 levels above the podium), and the south tower at 22 levels (13 levels above the podium). The podium is bisected mid-block by a 40-foot-wide paseo that provides an east-west pedestrian connection through the site. This paseo serves as the project's primary organizing feature and provides the main entrances for both residential towers and the club, reinforcing pedestrian circulation and public accessibility.

Vehicular ingress and egress, including access to parking and service areas, is provided along SE 5th Terrace, consistent with the project's frontage along Federal Highway. Two two-way curb cuts are located at each end of the podium, supplemented by two internal drop-off lanes to facilitate resident and visitor circulation while minimizing impacts to surrounding streets.

Architecturally, the project emphasizes a dynamic podium massing that reflects its varied uses through differentiated materials and façade treatments. The residential towers extend this architectural vocabulary in a manner appropriate to residential occupancy while maintaining visual continuity with the podium.

Overall, the proposed development is compatible with the surrounding neighborhood and advances the goals of the Downtown Core zoning district. It introduces a diverse mix of residential, commercial, and wellness uses, enhances pedestrian connectivity, and contributes positively to the continued evolution of this area of the city.

We look forward to receiving your feedback on our DRT / DRC submission.

Best regards,



Iana Kolev, AIA NCARB LEED AP
Managing Director

August 7, 2026

VIA LAUDERBUILD
DEVELOPMENT REVIEW TEAM
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICES DEPARTMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

RE: Rio Vista Multifamily – Case No. UDP-S26024
Downtown Master Plan Narrative

This firm represents CI River District Phase 1 Owner LLC (the "Applicant"), as contract purchaser of the real property generally located at 633 S. Federal Highway, Fort Lauderdale, Florida 33301, and identified by Broward County Folio Nos. 504210560160, 504210560170, 504210560010, 504210560150, 504210560020, 504210560030, 5042101D0010, 5042101D0011, and 504210560100 (the "Property"). Applicant is requesting Site Plan Level II approval to develop 440 multifamily units, 69,363 square feet of branded fitness and wellness club, 11,550 square feet of commercial (retail) use, 4,191 square feet of commercial (restaurant) use with 500 square feet of outdoor dining and 841 parking spaces (the "Project"). The Property is located in the Regional Activity Center – City Center ("RAC-CC") District within the "Downtown Core" Character Area as defined in the Downtown Master Plan ("DMP"). We hereby provide the following responses demonstrating the Project's compliance with the DMP and where applicable have noted where alternative site design solutions are requested, as summarized in **Table 1** below.

Table 1. DMP Requirements Summary

Downtown Core Character Area Dimensional Requirements	Required	Proposed	Deviation
Maximum Building Height	None	North Tower: 306' / 316' (top of mechanical screen) South Tower: 247' / 256' (top of mechanical screen)	No
Maximum Building Streetwall Length	300'	559.6' (FEDERAL HWY / SE 5TH TER) (249'-8" N Tower + 40' Paseo + 269'-11" S Tower) 177.8' (SE 7TH ST) 162.4' (SE 8TH ST)	**Yes**
Maximum Floorplate Size	12,500 SF	12,500 SF	No
Maximum Podium Height	9 floors	6 floors (Top of Parking) 9 floors (Top of Fitness Club)	No

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land use development political strategy procurement
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Minimum Tower Stepback (from edge of podium to tower face)	None None None None	38'-2" (E-N BLDG.) |47'-10" (E-S BLDG) 14'-10" (N) 16'-9" (S) 0'-0" (W-N BLDG) | 20'11" (W-S BLDG)	No
Minimum Tower Separation (from property line to tower face)	Between on-site towers: 60'	300'-0" between North and South Towers	No
Minimum Residential Unit Size	400 SF	500 SF	No

DOWNTOWN MASTER PLAN DESIGN GUIDELINES

PRINCIPLES OF STREET DESIGN:

S1 Maintain a fine-grained street grid: discourage vacations.
RESPONSE: Project complies. No street vacations are proposed.

S2 Utilize Traffic Calming rather than blocking streets:
RESPONSE: Project complies. No street barricading is proposed. The project is designed to encourage pedestrian activities and linkages.

S3 Maximize on-street parking except on major arterials:
RESPONSE: Project complies. On- street parking is proposed on along SE 6th Street and SE 5th Terrace (local streets).

S4 Provide adequate bike lanes in a planned network (next to on-street pkg: 5'; next to travel lane: 4'):
RESPONSE: Project complies with the applicable street design cross section which does not require bike lanes.

S5 Maximize street trees on all Downtown streets.
RESPONSE: Project complies. Refer to Landscape Plans.

S6 Encourage location of primary row of street trees between sidewalk and street:
RESPONSE: Project complies. Street trees are provided along all local streets. Refer to Landscape Plans.

S7 Maximum spacing for street trees: Palms - 22ft.; Shade trees - 30 ft.
RESPONSE: Project complies. Refer to Landscape Plans.

S8 Minimum horizontal clearance (from building face) for trees: Palms – 6ft; Shade trees – 12ft.
RESPONSE: Project complies. Refer to Landscape Plans.

S9 Encourage shade trees along streets and palm trees to mark intersections:
RESPONSE: Project complies. Refer to Landscape Plans.

S10 Eliminate County "Corner Chord" requirements not compatible with urban areas:
RESPONSE: The proposed design provides sight triangles at both corners for traffic visibility. The ground level at Northwest and Northeast corners of the development are designed with open plazas and provided covered arcades at these corners to highlight the building entrances.

S11 Encourage curb radius reduction to a preferred maximum of 15'; 20' for major arterials:
RESPONSE: Project complies where permitted on local streets.

S12 Discourage curb cuts on "primary" streets
RESPONSE: Project complies.

S13 Encourage reduced lane widths on all streets:
RESPONSE: Not applicable. A lane width reduction is not proposed.

S14 Encourage reduced design speeds on all RAC streets (15 - 40 mph).
RESPONSE: Not applicable. No change of speed limit is proposed.

S15 *ULDR* Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown Local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions
RESPONSE: The Project complies with all minimum setback requirements. The setbacks are as proposed as provided on Site Plan Sheet C0:

S16 Bury all power lines in the Downtown Area.
RESPONSE: The existing transmission line cannot be buried per FPL requirements and is proposed to remain.

PRINCIPLES OF BUILDING DESIGN:

B1 Framing the street: building "streetwall" should generally meet setback line (within a percentage).
RESPONSE: Alternative design deviation is requested for the rear (SE 5th Terrace) setback where a 34.5' setback is provided from centerline of road to building at ground level and a 30'-9" setback is provided from centerline of road to building above ground level. The requested deviation is mitigated by the Project's overall site organization, including a 40-foot-wide paseo that bisects the podium mid-block and provides a significant east-west pedestrian connection through the site. As the Project's primary organizing feature, the paseo provides the main entrances to both residential towers and the club, creates a substantial break in the building mass, and enhances pedestrian circulation and permeability through the block. These design features offset the limited setback deviation along SE 5th Terrace by providing a more open, pedestrian-oriented site configuration and meaningful public-realm benefits. Building streetwalls otherwise frame the street and meet the setback requirements. Refer to the Site Plan Sheet C0 and below.

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (EAST) – FEDERAL HWY	10.0' BLDG to PL	10.0' BLDG to PL
SIDE YARD (NORTH) – SE 6th ST	35.0' BLDG to CL	40.0' BLDG to CL
SIDE YARD (SOUTH) – SE 7th ST	35.0' BLDG to CL	40.0' BLDG to CL
REAR YARD (WEST) – SE 5th TER	35.0' BLDG to CL	34.5' BLDG to CL

B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable leftover 'green perimeter'.
RESPONSE: Project complies. The podium is bisected mid-block by a 40-foot-wide paseo that provides an east-west pedestrian connection through the site. This paseo serves as the Project's primary organizing feature and provides the main entrances for both residential towers and the club, reinforcing pedestrian circulation and public accessibility.

B3 *ULDR* Framing the street: minimum and maximum building "streetwall" heights (see character area guidelines for specifics):
RESPONSE: Project complies with a maximum building podium height pf 9 stories as permitted in the Downtown Core.

B4*ULDR* Framing the street: maintain maximum building "streetwall" length of 300':
RESPONSE: Alternative design solution requested. While the total streetwall length exceeds 300', the paseo breaks the streetwall at ground level into two portions of +/- 270'-0" (south) and +/- 250'-0" (north), thereby meeting the intent of B4.



B5*ULDR* Maintain maximum Floorplate Area for towers based on character area:
RESPONSE: Project complies. A 12,500 square foot floorplate is proposed.

B6 *ULDR* Where buildings with towers are located on Primary (>60' wide) and Secondary (< or = 60' wide) streets, the towers are encouraged to orient towards the Primary Street:
RESPONSE: Project complies. The towers' design and orientation establish a primary presence along Federal Highway

B7*ULDR* Where towers are located on streets < or = 60ft, increased step backs from the 'shoulder' are encouraged at 30' to reduce the impact on the street.
RESPONSE: Project complies. Tower stepbacks are provided along all surrounding streets as follows:

North stepback: 14'-0" (north tower)

South stepback: 16'-9" South (south tower)

East stepback: 38'-2" (north tower) and 47'-10" (south tower)

West stepback: 20'-11" (south tower)

A stepback along the west side is not provided at the north tower.

B8 Surface parking: discourage frontage and access along Primary Street:
RESPONSE: Not applicable. Surface parking is not provided.

B9 Parking garages: Encourage access from secondary streets and alleys.
RESPONSE: Project complies. Parking access/exit is provided along secondary streets (SE 6th Street and SE 5th Terrace).

B10 Encourage main pedestrian entrance to face street:
RESPONSE: Project complies. The Project includes a paseo that connects the site east-west to enhance the pedestrian experience.

B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations:
RESPONSE: Project complies. The ground level maximizes active retail uses along the primary frontage (Federal Highway), at the corners of Federal Highway and SE 7th Street and Federal Highway and SE 6th Street, and internally along the pedestrian paseo as well as a portion of SE 5th Terrace.

B12 Encourage pedestrian shading devices of various types:
RESPONSE: Project complies. The building mass is carved to provide welcoming and shading opportunities to all retail and lobby entries, as well as drop-off areas along SE 5th Terrace, and more generously through the pedestrian paseo.

B13 Encourage balconies and bay windows to animate residential building facades:
RESPONSE: Project complies. Balconies are provided for all residential units, both at the podium along Federal Highway and at all tower levels on all sides.

B14 In residential buildings, encourage individual entrances to ground-floor units, particularly in the Urban Neighborhood Character Area
RESPONSE: Not applicable.

B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor:
RESPONSE: Project complies. The Project maximizes the ground level with active retail uses and pedestrian-oriented design with the generous 40-foot-wide paseo and connecting sidewalks.

B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities:
RESPONSE: Not applicable.

B17 Discourage development above rights-of-way (air rights):
RESPONSE: Not applicable. No development is being proposed above rights-of-way.

B18 Mitigate light pollution:
RESPONSE: Project complies. Shielding is provided for undesirable garage lighting. Pedestrian level lighting is designed to provide a perception of a safe urban environment. The Project is designed to minimize lighting pollution to meet the City's design criteria.

B19 Mitigate noise pollution:
RESPONSE: Project complies. Mechanical equipment noise will be designed to be muffled with sound attenuation installations to meet the City's noise ordinances.

B20 *ULDR* Vertical open space between towers on adjacent lots: Maintain 60' vertical open space between towers (30' min. on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60' clearance.
RESPONSE: Not applicable.

B21 *ULDR* Vertical open space between multiple towers on a single development site: no less than 60' apart.
RESPONSE: Project complies. There is a 300'-0" separation between the North and South Towers.

B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.
RESPONSE: Not applicable as. No ground floor unit is proposed on any street frontage.

B23 Avoid drive thrus in the wrong places:
RESPONSE: Not applicable. No drive thrus are proposed for the project.

B24 The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).
RESPONSE: Project complies. The podium roof is envisioned as a multi-level, lushly landscaped amenity deck that complements the Project's fitness facilities. Outdoor swimming pools, shaded gathering spaces, and a variety of seating and lounging areas create a vibrant outdoor environment for recreation, wellness, and relaxation.

QUALITY OF ARCHITECTURE:

Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.
RESPONSE: Project complies. The residential towers continue the architectural language established at the podium, translating its simple material palette and façade composition into a vertical expression that is appropriate for residential occupancy while maintaining visual continuity with the podium and the surrounding skyline.

Q2 Expressive 'tops': Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.
RESPONSE: Not applicable. The Project does not propose towers above 37 stories.

Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.
RESPONSE: Project complies. The Project incorporates a cohesive palette of exterior materials and façade treatments, anchored by white-painted stucco and complemented by clear glazing with light grey mullions. Wood-tone soffits accentuate key ground-level entry points, with greater prominence at the central paseo to reinforce the primary pedestrian arrival. The parking garage façade is screened with undulated perforated metal panels, while all balconies feature white-painted aluminum railings with vertical pickets. All proposed materials have been selected for their durability, longevity, and suitability for the local climate.

Q4 Respect for historic buildings:
RESPONSE: Not applicable.

Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.
RESPONSE: Project complies. Architecturally, the Project emphasizes a dynamic podium massing that reflects its varied uses through differentiated materials and façade treatments. Where parking is provided and at mechanical equipment areas, the façade is clad with undulated perforated metal panels to provide vibrancy and complement the residential façade patterns.

Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground storm water capture and reuse through bio-swales and rain gardens; solar roof panes/awnings.
RESPONSE: Project complies. The building mass is carved to provide welcoming and shading opportunities to all retail and lobby entries, as well as drop-off areas along SE 5th Terrace, and more generously through the pedestrian paseo. Lush landscaping is provided at the ground level and podium top in response to the South Florida climate.

Q7 Creative façade composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.
RESPONSE: Project complies. The Project incorporates a cohesive palette of exterior materials and façade treatments, anchored by white-painted stucco and complemented by clear glazing with light grey mullions. Wood-tone soffits accentuate key ground-level entry points, with greater prominence at the central paseo to reinforce the primary pedestrian arrival. The parking garage façade is screened with undulated perforated metal panels, while all balconies feature white-painted aluminum railings with vertical pickets. All proposed

materials have been selected for their durability, longevity, and suitability for the local climate.

Q8 Original self-confident design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.
RESPONSE: Project complies. Architecturally, the project emphasizes a dynamic podium massing that reflects its varied uses through differentiated materials and façade treatments. The residential towers extend this architectural vocabulary in a manner appropriate to residential occupancy while maintaining visual continuity with the podium.

PRINCIPLES OF BUILDING DESIGN (STOREFRONTS):

SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.
RESPONSE: Project complies. The ground level maximizes active retail uses along the primary frontage (Federal Highway), at the corners of Federal Highway and SE 7th Street and Federal Highway and SE 6th Street, and internally along the pedestrian paseo as well as a portion of SE 5th Terrace.

SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.
RESPONSE: Project complies. A variety of retail, restaurant, and residential amenity uses are envisioned to enhance the pedestrian experience at ground level.

SF3 Encourage durable materials for ground floor retail and cultural uses.
RESPONSE: Project complies. The ground level incorporates a range of exterior materials and façade treatments, with white-painted stucco serving as the primary finish. Expansive clear glazing with light grey mullions enhances transparency, while wood-tone soffits define key ground-level access points, with greater prominence at the central paseo. All proposed exterior materials are durable and appropriate for the project's long-term performance.

SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.
RESPONSE: Project complies. Floor-to-floor height at ground level is 24'-0" with 14'-0" tall glazing along all retail and restaurant uses with a 7'-4" solid wall above to be used for signage. All lobbies at ground level are proposed to have a glazed façade approximately 23 feet tall.

SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating:
RESPONSE: Project complies. Generous glazed areas are provided at ground level for transparency and views.

SF6 Encourage pedestrian shading device minimum 5 feet:
RESPONSE: Project complies. The building mass is carved to provide welcoming and shading opportunities to all retail and lobby entries, as well as drop-off areas along SE 5th Terrace, and more generously through the pedestrian paseo. Lush landscaping and shading trees are provided at the ground level as a complementary shading strategy.

SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls:
RESPONSE: Project complies. Multi-level storefront displays are used throughout the project to disguise parking uses that are recessed from the building façade line.

SF8 Encourage well designed night lighting solutions:
RESPONSE: Project complies. Pedestrian level street lighting is designed to provide a perception of a safe urban environment with active outdoor use. In addition to the site lighting, wall light fixtures and arcade ceiling lighting are provided to enhance the outdoor use without lighting pollution.

CHARACTER AREA GUIDELINES (DOWNTOWN CORE):

1A *ULDR* Frame street with appropriate streetwall height: Shoulder: 9 floors max
RESPONSE: Project complies. The total building podium height is 9 stories. 6 stories are dedicated to parking and residential liners, while a smaller 3-story volume houses a fitness club on top of the parking/residential liner program.

1B *ULDR* Signature Tower: Special architectural design encouraged for buildings over 37 floors
RESPONSE: Project complies. The Project is proposed at 22 floors (North Tower) and 28 floors (South Tower). The residential towers continue the architectural language established at the podium, translating its simple material palette and façade composition into a vertical expression that is appropriate for residential occupancy while maintaining visual continuity with the podium and the surrounding skyline.

1C *ULDR* Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.
RESPONSE: Project complies. The proposed towers are within the 12,500 GSF floorplate max each.

Respectfully submitted,

Digitally signed by Stephanie J. Toothaker, Esq.
Date: 2026.08.07 08:55:05 -04'00'

Stephanie J. Toothaker, Esq.

Rio Vista Multifamily

Fort Lauderdale, Florida 33301

prepared for:

KUSHNER

Trip Generation and Traffic Methodology

TRAFTECH ENGINEERING, INC.

July 2026

TRAFTECH
ENGINEERING, INC.

July 10, 2026

Mr. Raphael Schwartz
Senior Vice President
Development and Construction
KUSHNER
188 Bal Bay Drive
Bal Harbour, Florida 33154

Re: Rio Vista Multifamily – Trip Generation and Traffic Methodology

Dear Rafi:

Traf Tech Engineering, Inc. has prepared a trip generation and traffic methodology in connection with a proposed residential development (up to 440 units) with approximately 11,500 square feet of retail use on the ground floor, a restaurant with approximately 4,191 square feet plus 500 square feet of outdoor space, and a fitness club (approximately 69,363 square feet) planned to be located on the west side of South Federal Highway between SE 6th Street and SE 7th Street in the City of Fort Lauderdale in Broward County, Florida. Figure 1 depicts the site location and the surrounding street system. The site is currently developed with two one-story real estate offices, a multistory office building, and several small commercial houses. Attachment A contains a copy of the site plan for this project.

Trip Generation

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. The trip generation analysis was undertaken for the AM and PM peak hours. Table 1 documents the trip generation associated with the proposed development. As presented at the bottom of Table 1 on the following page, the proposed mixed-use development is projected to generate approximately 267 AM peak hour trips, and approximately 386 trips during the typical afternoon peak hour. The trip generation calculations and internal capture are presented in Attachment B.

TABLE 1
Trip Generation Summary (Proposed Uses)
Rio Vista Multifamily Development

		AM Peak Hour			PM Peak Hour		
Land Use	**Size**	**Total Trips**	**Inbound**	**Outbound**	**Total Trips**	**Inbound**	**Outbound**
Residential HR (LUC 222)	440	88	26	62	114	70	44
Athletic Club (LUC 493)	69,363	136	79	57	234	147	87
Retail (LUC 822)	11,550	45	25	20	73	37	36
Restaurant Fine Dining (LUC 931)	4,691	2	1	1	38	26	12
Gross Trips		**271**	**131**	**140**	**459**	**280**	**179**
Internal Trips		-4	-2	-2	-64	-32	-32
Driveway Volumes		**267**	**129**	**138**	**395**	**248**	**147**
Retail Internal (-24% in / -47% out)						-9	-17
Retail External Trips						28	19
Pass-by (Retail -19%) - per ITE					**-9**	**-5**	**-4**
Rest Internal (-46% in / -58% out)						-12	-7
Restaurant External Trips						14	5
Pass-by (Restaurant -44%) - per ITE					**-8**	**-6**	**-2**
External Trips		**267**	**129**	**138**	**386**	**237**	**141**

Source: ITE Trip Generation Manual (12th Edition).

Proposed Traffic Methodology

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (12th Edition)*.

- The subject traffic study will evaluate the following intersections during the typical AM and PM peak periods:

    - SE 6th Street and SE 3rd Avenue (signalized)
    - SE 6th Street and SE 5th Terrace (stop control)
    - SE 6th Street and East Avenue (stop control)
    - SE 7th Street and SE 3rd Avenue (signalized)
    - SE 7th Street and SE 5th Terrace (stop control)
    - SE 7th Street and S Federal Highway (signalized)

- Traffic counts will be collected at the study intersections on a typical weekday during the AM peak period (7:00 AM – 9:00 AM) and the PM peak period (4:00 PM – 6:00 PM). These counts will include bicyclists and pedestrians. Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available FDOT adjustment factors.

- A growth factor will be applied to the traffic counts to reflect future traffic conditions, at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site.

- Traffic associated with the committed developments, if any, will be included in the traffic study. The committed developments will be discussed with the City of Fort Lauderdale.

- Existing traffic signal timing data for the study intersections will be obtained from Broward County and will be included in the Appendix of the traffic study.

- Traffic analysis will be prepared for each of the study intersections and project driveways to the parking garages for the following scenarios:

    - Existing (2026) traffic conditions
    - Background traffic conditions for buildout year (2030)
    - Future conditions with growth rate, committed development and project traffic for the buildout year (2030)

- The level of service and delay for the study intersections and project driveways will be summarized by movement and approach as well as for the overall intersection. If necessary, mitigation of impacts will be recommended. A turn lane analysis will also be performed.

- Intersection and driveway analyses will be conducted using the Synchro Software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. The Highway Capacity Manual (HCM) 7th or 2000 Edition will be used, as applicable. Synchro files will be provided as part of the traffic study.

- The traffic study will include a multimodal section addressing non-automobile modes of transportation.

- A Traffic Control Plan (TCP) depicting proposed signing and markings within the parking areas and access driveways will be included in the traffic study.

- A Transportation Demand Management Plan will be developed for the project.

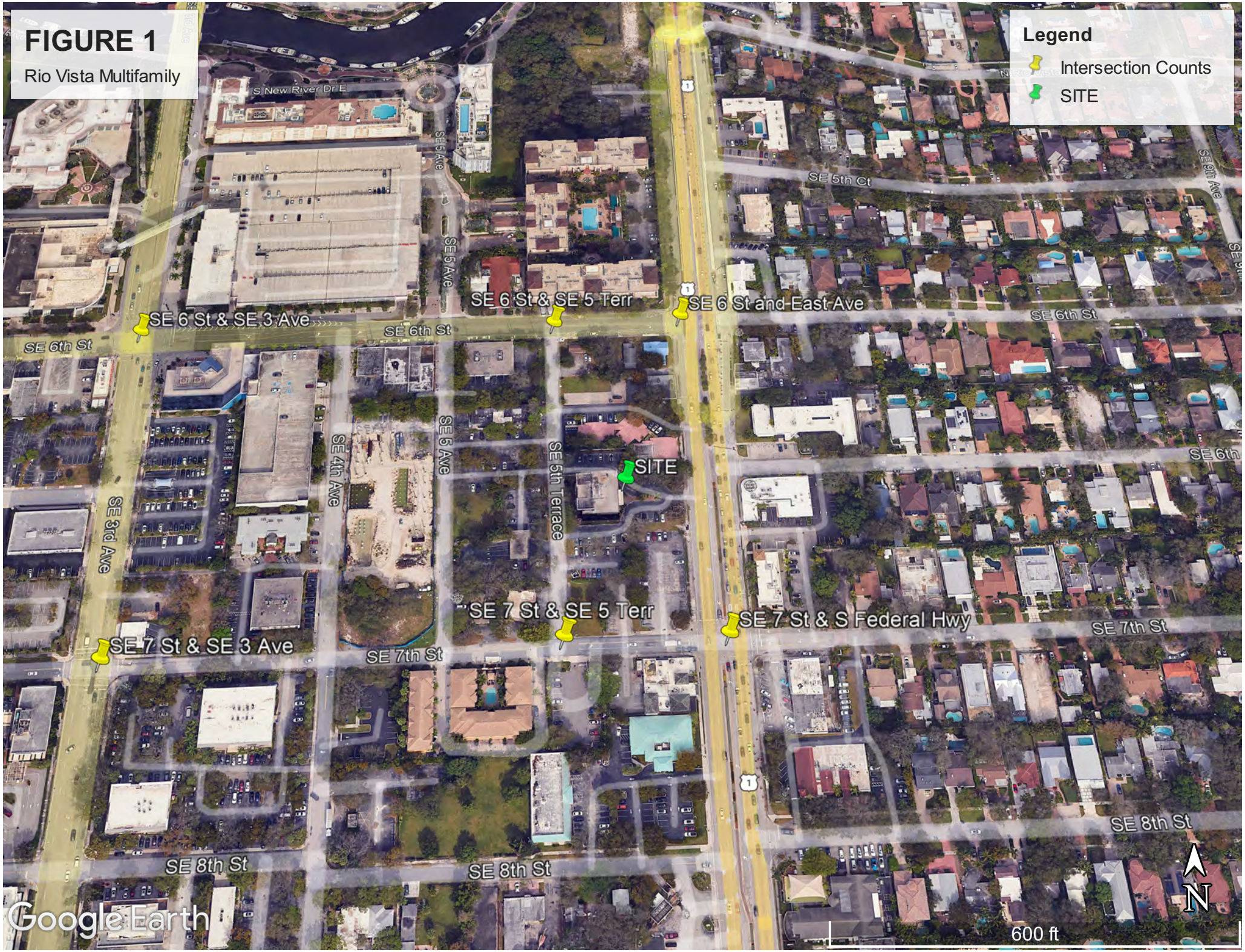
- The results of the traffic impact analysis will be documented in a technical report with an executive summary. All traffic data obtained for this project will be included in the Appendix of the traffic study.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer


FIGURE 1
Rio Vista Multifamily
Legend
Intersection Counts
SITE
S New River Dr E
SE 5 Ave
SE 5th Ct
SE 9th Ave
SE 6 St & SE 5 Terr
SE 6 St and East Ave
SE 6 St & SE 3 Ave
SE 6th St
SE 4th Ave
SE 5th Terrace
SITE
SE 3rd Ave
SE 7 St & SE 5 Terr
SE 7 St & S Federal Hwy
SE 7 St & SE 3 Ave
SE 7th St
SE 8th St
Google Earth
600 ft
N

ATTACHMENT A

Site Plan for Rio Vista Multifamily

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	PARKING LOT
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-CC
ADJACENT ZONING DESIGNATION-SOUTH	RAC-CC
ADJACENT ZONING DESIGNATION-EAST	RAC-CB (ACROSS ROW)
ADJACENT ZONING DESIGNATION-WEST	RAC-CC

SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (EAST) - FEDERAL HWY	10.0' BLDG to PL	10.0' BLDG to PL
SIDE YARD (NORTH) - SE 6th ST	35.0' BLDG to CL	40.0' BLDG to CL
SIDE YARD (SOUTH) - SE 7th ST	35.0' BLDG to CL	40.0' BLDG to CL
REAR YARD (WEST) - SE 5th TER	35.0' BLDG to PL	34.5' BLDG to PL

TOTAL SITE AREA

112,492 SF / 2.58 ACRES
172,490 SF / 3.96 ACRES

	REQUIRED:	PROVIDED:	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	N/A	34,992 SF	31%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	N/A	10,913 SF	10%
TOTAL IMPERVIOUS EXISTING	N/A	59,094 SF	53%
TOTAL IMPERVIOUS PROPOSED	N/A	27,930 SF	25%
TOTAL BUILDING FOOT PRINT EXISTING	N/A	18,406 SF	16%
TOTAL BUILDING FOOT PRINT PROPOSED	N/A	73,649 SF	65%
TOTAL BUILDING S.F (PROPOSED MIXED USE)	N/A	571,247 G.S.F.	
FLOOR AREA RATIO (F.A.R.)	N/A	571,247/112,492=5.08	
LOT DENSITY (FLEX UNITS)	N/A	N/A	
PROPOSED BUILDING RESIDENTIAL UNIT COUNT	N/A	440 UNITS	
BUILDING LENGTH X WIDTH	300' MAX	270.9'(S) & 251'(N) - 177.8'	

PROPOSED RESIDENTIAL SF	N/A	468,818 SF
PROPOSED FITNESS CLUB	N/A	69,363 SF
PROPOSED COMMERCIAL (RESTAURANT)	N/A	4,191 SF
PROPOSED COMMERCIAL (OUTDOOR DINING) NIC	N/A	500 SF (NIC)
PROPOSED COMMERCIAL (RETAIL)	N/A	11,550 SF
PROPOSED AMENITY/TENANT STORAGE/SERVICE SF	N/A	16,440 SF
		TOTAL - 570,362 G.S.F.
PROPOSED CIRCULATION/BOH SF	N/A	134,963 SF (NOT INCLUDED)
PROPOSED PKG/LOADING/OTHER SF	N/A	412,017 SF (NOT INCLUDED)
LOT COVERAGE	N/A	94,517 SF 84%
VUA	N/A	1,640 SF 1%
PEDESTRIAN WALKS & PLAZAS	N/A	28,243 SF 15%

UNIT MIX OVERALL:

UNIT TYPE	AREA	TOTAL	% OF TOTAL
STUDIO	500 SF - 600 SF	7	2%
1 BD	715 SF - 940 SF	233	53%
2 BD	1,340 SF	118	27%
3 BD	1,450 SF	82	19%
TOTAL UNITS		440	

** MINIMUM RESIDENTIAL UNIT SIZE 400 SF+

PARKING GARAGE DATA:

	PROVIDED	TYPE**
GROUND LEVEL PARKING	34 SPACES	31(S) + 0(C) + 3(HC)
MEZANINE LEVEL PARKING	59 SPACES	56(S) + 2(C) + 1(HC)
2ND LEVEL PARKING	150 SPACES	144(S) + 2(C) + 4(HC)
3RD LEVEL PARKING	148 SPACES	142(S) + 2(C) + 4(HC)
4TH LEVEL PARKING	156 SPACES	152(S) + 2(C) + 2(HC)
5TH LEVEL PARKING	156 SPACES	152(S) + 2(C) + 2(HC)
6TH LEVEL PARKING	138 SPACES	133(S) + 3(C) + 2(HC)
TOTAL	841 SPACES	810(S) + 13(C) + 18(HC)

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

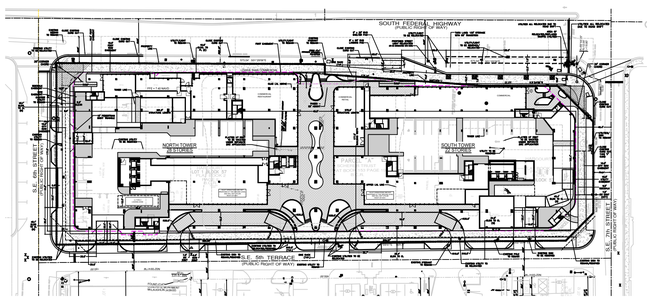
DRT TABLE

DOWNTOWN CORE:	REQUIRED:	APPROVED:
Max. Bldg Height *	None (FAA restrictions apply)	North Tower: 316' (top of screen)(28 Habitable Floors, 29 to top of screen) South Tower: 256' (top of screen)(22 Habitable Floors, 23 to top of screen)
Max. Bldg Streetwall Length	300'	561.9' (251' N Tower + 40' Paseo + 270.9' S Tower) (FEDERAL / SE 5th TER) 177.8' (SE 7th ST) & 162.4' (SE 8th ST)
Max. GSF of Bldg Tower		
Floor Plate Size (0-15 Floors)	18,000 sf	12,500 sf
Floor Plate Size (15-37 Floors)	12,500 sf	12,500 sf
Floor Plate Size (Non-Residential)	32,000 sf	N/A
Max. Bldg Podium Height	9 Floors	6 Floors (Top of Parking) 9 Floors (Top of Club)
Min. Bldg Tower Step Back	None None None None	38'-2" (E) N BLDG. | 47'-10" S BLDG. 14'-10" (N) 16'-9" (S) 0'-0" (W) N BLDG | 20'-11" S BLDG.
Min. Separation b/t Towers	60'; 30' min. on subject property (if adjacent to abutting lot under separate ownership)	300'-0" BETWEEN NORTH AND SOUTH TOWERS;
Min. Residential Unit Size	400 sf	500 sf

OPEN SPACE

	REQUIRED:	PROVIDED:
ON-SITE (GROSS AREA 10% OF 172,490 SF)	17,249 SF	47,124 SF

* SEE OPEN SPACE EXHIBIT (SHEET X4)



PARKING DATA:

RESIDENTIAL PARKING	UNIT	RATIO	CODE		REQUIRED
RESIDENTIAL	440 UNITS	1/UNIT	440.0		440.0

COMMERCIAL PARKING	SF/UNIT	RATIO	CODE	CREDIT	REQUIRED
FITNESS CLUB	69,363 SF	1/200 SF	346.8	-138.7	208.1
RESTAURANT (CSA) (60% OF 4,691)	2,815 SF	1/30 SF	93.8	-37.5	56.3
RESTAURANT (GSF) (w/ 500 SF outdoor seating)	4,691 SF	1/250 SF	18.8	-7.5	11.3
RETAIL	11,550 SF	1/250 SF	46.2	-18.5	27.7
COMMERCIAL = 88,419 SF			505.6	-202.2	303.4 COMMERCIAL SUBTOTAL

RAC-CC EXEMPTION*	-2,500 SF	1/250	-10.0	-10.0

* RAC-CC PARKING PER ULDR SEC 47-20.2.

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

293.4 COMMERCIAL TOTAL

RESIDENTIAL/COMMERCIAL			REQUIRED	PROVIDED
RESIDENTIAL	440 UNITS	1.0/UNIT	440.0	440.0
COMMERCIAL	SEE CALCS ABOVE		293.4	401.0

	REQUIRED	PROVIDED
TOTAL PARKING	733.4	841

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

VEHICLE RESERVOIR SPACES:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
VALET PARKING >50 SPACES	N/A	N/A	N/A	N/A

* VRS REQUIREMENT PER ULDR SEC 47-20.17.

STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SE 5th TER (N TOWER)	1	1	1	1
SE 5th TER (S TOWER)	4	4	1	1
SE 5th TER (DROP-OFF)	1	1	1	1
SE 5th TER (DROP-OFF)	1	1	1	1
SE 6th ST	N/A	N/A	1	1

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

BICYCLE REQUIREMENTS:	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING interior (ground lvl)	0	770 SF
TOTAL BICYCLE PARKING exterior	0	2 bike racks

(SEE SHEET A008 - ARCH PLAN)

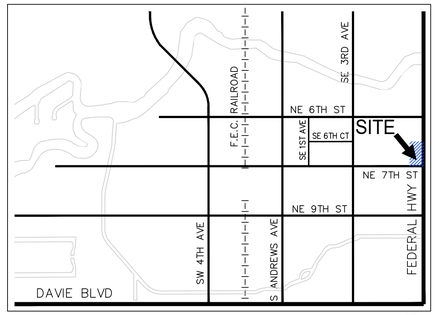
LOADING REQUIREMENTS:	GSF	REQUIRED	PROVIDED
FITNESS	69,363 SF		
COMMERCIAL	15,741 SF		
TOTAL	85,104 SF	(1) TYPE II	(1) TYPE II

ON-STREET PARKING:

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

ON-STREET LIGHTING:

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



LOCATION MAP

NTS

NORTH

WATER/WASTEWATER SERVICE PROVIDER:

* CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

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

SOLID WASTE / RECYCLING :

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

FLOOD DATA:

SEE SHEET C2

CIRCULATION EXHIBIT:

DELIVERIES:

** DELIVERY SERVICE WILL UTILIZE SE 5TH TER TO ACCESS THE PRIVATE LOADING AREAS

RIDESHARE:

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

VALET PARKING:

* VALET PARKING WILL NOT BE PROVIDED ON-SITE

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

Sheet Title: SITE DATA

Job Title: RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

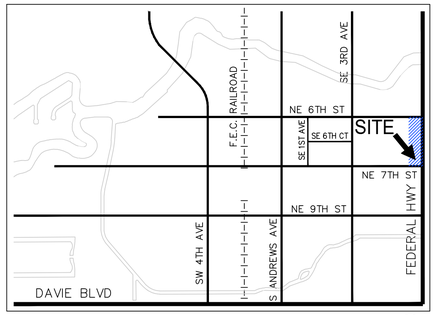
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Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/07/26
Job No. 17-1400.02	Plot Date 07/07/26
Drawn by SHG	Sheet No. C0.1
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

Drawing name: F:\2017 Jobs\17-1400.02 Rio Vista KUSHNER\17-1400.02 SITE.dwg
Jul 07, 2026 - 9:57am



LOCATION MAP
NTS

NORTH

SOUTH FEDERAL HIGHWAY
(PUBLIC RIGHT OF WAY)

S.E. 6th STREET
(PUBLIC RIGHT OF WAY)

S.E. 7th STREET
(PUBLIC RIGHT OF WAY)

S.E. 5th TERRACE
(PUBLIC RIGHT OF WAY)

NORTH TOWER
28 STORIES

SOUTH TOWER
22 STORIES

LOWER THAN COMMERCIAL

COMMERCIAL RESTAURANT

COMMERCIAL RETAIL

COMMERCIAL

PASEO – 22' HEIGHT

CLUB LVL ABOVE

OVERHANG LINE ABOVE

UPPER LVL LINE

FFE = 7.40 NAVD

TOWER LINE

RAMP

BIKE RACK (TYP.)

EXISTING UTILITIES TO RELOCATED/REMOVED

EXISTING UTILITIES TO BE RELOCATED

EXISTING UTILITY TO REMAIN

EXISTING UTILITY TO BE REMOVED

EXISTING SIGN TO REMAIN/REMOVED

EXISTING HYDRANT TO REMAIN

EXISTING UTILITY TO BE RELOCATED

EXISTING POLE TO REMAIN

EXISTING SIGN TO BE REMOVED

EXISTING SIGN TO REMAIN/REMOVED

EXISTING MEDIAN TO REMAIN

CLOSE EXISTING CURB CUT

10.0' FDOT ROW EASEMENT

10.0' FDOT EASEMENT

PROPERTY LINE

UTILITY/LIGHT TO REMAIN

10.0' BLDG. TO PL (E)

FDOT EASEMENT

EXISTING HYDRANT TO REMAIN

9' x 20' BUS SHELTER PAD

8' x 60' BUS LANDING PAD

PROPOSED STREET LIGHT RELOCATION (TO BE COORDINATED WITH FDOT)

UTILITY/LIGHT TO BE RELOCATED

TURN LANE: 135' STORAGE WITH 50' TRANSITION

UTILITY/LIGHT TO BE REMOVED/ RELOCATED

AREA OF RELOCATED/REPLACED TRAFFIC UTILITIES

UTILITIES ALL RELOCATED DUE TO ROAD SHIFT

30' CORNER CHORD

10' PEDESTRIAN SIGHT TRIANGLE

(1) TYPE II LOADING ZONE

VALET OPERATIONS ARE NOT PROPOSED AT THE GROUND LEVEL AND WILL NOT UTILIZE RIGHT-OF-WAY.

PLATTED UT ESMT TO BE VACATED UNDER SEPARATE DRC APPLICATION

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

FOUND 4"x4" CONCRETE MONUMENT McLAUGHLIN (4/28/22)

HARCOURT LOT 1 BLOCK 57 PLAT BOOK 2 PAGE 9 B.C.R.

PARCEL "A" SCHERER TRUST PLAT BOOK 153 PAGE 19 B.C.R.

HARCOURT PLAT BOOK 2 PAGE 9 B.C.R.

LOT 1 BLOCK 5

LOT 1 PLAT BOOK 3 PAGE 3 D.C.R.

LOT 12

EAST 1/2 OF LOT 11

EAST 1/2 OF LOT 12

573.04' S01°29'06"E

175.59'

85.00'

N01°29'06"W

N02°26'01"E

S01°29'06"E 15.00'

N88°15'19"E 203.06'

S88°15'19"W 203.06'

N88°15'19"E 203.47'

S88°15'19"W 261.90'

N01°29'06"W 50.00'

S02°09'41"E 569.37'

N02°09'41"W 450.00'

N88°15'19"E 10.00'

S46°56'24"E 25.46' RIGHT TRIANGLE

N33°37'06"E 15.00'

319.37'

250.00'

150.00'

36.8'

35.7'

35.4' BLDG TO CL

34.5' BLDG TO CL (W)

40.4' BLDG TO CL (S)

40.1' BLDG TO CL (N)

251.0' STRUCTURE LENGTH

270.9' STRUCTURE LENGTH

177.8' BUILDING WIDTH

177.8' STRUCTURE LENGTH

203.06' STRUCTURE LENGTH

162.4' STRUCTURE LENGTH

153.36'

R30.0'

R30.2

R15.0'

R14.9'

R10.0' (TYP.)

A=89°14'25" R=12.00' L=18.80'

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EB# 6578

Sheet Title
SITE PLAN

Job Title
RIO VISTA RESIDENCES
633 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

1	
2	
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7	
8	

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 07/07/26
Job No. 17-1400.02	Plot Date 07/07/26
Drawn by SHG	Sheet No. C0
Proj. Mgr. SHG	
Appr. by SHG	1 of 1

ATTACHMENT B

Trip Generation and Internal Capture

TABLE 1
Trip Generation Summary (Proposed Uses)
Rio Vista Multifamily Development

Land Use	Size	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential HR (LUC 222)	440	88	26	62	114	70	44
Athletic Club (LUC 493)	69,363	136	79	57	234	147	87
Retail (LUC 822)	11,550	45	25	20	73	37	36
Restaurant Fine Dining (LUC 931)	4,691	2	1	1	38	26	12
Gross Trips		**271**	**131**	**140**	**459**	**280**	**179**
Internal Trips		-4	-2	-2	-64	-32	-32
Driveway Volumes		**267**	**129**	**138**	**395**	**248**	**147**
Retail Internal (-24% in / -47% out)						-9	-17
Retail External Trips						28	19
Pass-by (Retail -19%) - per ITE					**-9**	**-5**	**-4**
Rest Internal (-46% in / -58% out)						-12	-7
Restaurant External Trips						14	5
Pass-by (Restaurant -44%) - per ITE					**-8**	**-6**	**-2**
External Trips		**267**	**129**	**138**	**386**	**237**	**141**

Source: ITE Trip Generation Manual (12th Edition).

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Rio Vista	**Organization:**	Traf Tech Engineering, Inc.
Project Location:	Fort Lauderdale, Florida	**Performed By:**	J. Vargas
Scenario Description:	Future Conditions	**Date:**	7/10/2026
Analysis Year:	Project Buildout	**Checked By:**	J. Vargas
Analysis Period:	**AM Street Peak Hour**	**Date:**	7/10/2026

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	11,550	sf	45	25	20
Restaurant	930	4,691	sf	2	1	1
Cinema/Entertainment				0		
Residential	222	440	units	88	26	62
Hotel				0		
All Other Land Uses[2]	493	69,363	sf	136	79	57
Total				271	131	140

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	271	131	140
Internal Capture Percentage	1%	2%	1%
External Vehicle-Trips[3]	267	129	138
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	4%	5%
Restaurant	0%	0%
Cinema/Entertainment	N/A	N/A
Residential	4%	2%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report* , published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Rio Vista	**Organization:**	Traf Tech Engineering, Inc.
Project Location:	Fort Lauderdale, Florida	**Performed By:**	J. Vargas
Scenario Description:	Future Conditions	**Date:**	7/10/2026
Analysis Year:	Project Buildout	**Checked By:**	J. Vargas
Analysis Period:	**PM Street Peak Hour**	**Date:**	7/10/2026

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	11,550	sf	73	37	36
Restaurant	930	4,691	sf	38	26	12
Cinema/Entertainment				0		
Residential	222	440	units	114	70	44
Hotel				0		
All Other Land Uses[2]	493	69,363	sf	234	147	87
Total				459	280	179

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		8	0	9	0
Restaurant	0	5		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	4	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	459	280	179
Internal Capture Percentage	14%	11%	18%
External Vehicle-Trips[3]	395	248	147
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	24%	47%
Restaurant	46%	58%
Cinema/Entertainment	N/A	N/A
Residential	16%	18%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

May 20, 2026

Raphael Schwartz
Senior Vice President, Development and Construction
KUSHNER
260 95th Street, Suite 201
Surfside, FL 33154
M 917.538.7128
rschwartz@kushner.com

RE: Arboricultural Consulting for Rio Vista Village Project Fort Lauderdale, FL

To Whom It May Concern,

I visited the above-mentioned property on Wednesday, May 20th, 2026 to evaluate +/- 105 trees, take photographs (Specimens sized only), calculate CTLA 10th Edition Specimen tree appraisals, perform relocation evaluations, and note any defects.

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk, health condition, health condition percentage, relocation recommendation, and notes.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal. A numbered aerial tree overlay has also been attached for review.

A total of 47 trees and 58 palms were evaluated. Please see relevant photographs (Specimen sized trees only) and additional comments below. There were no specimen quality found onsite and no appraisals are required.

JTC Management Group, Consulting Arborists
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Trees One, Five & Seven



Black Olive (*Bucida buceras*) Tree number One, and Live Oaks (*Quercus virginiana*) Tree numbers Five and Seven, facing west and north. Note poor structure, confined root space, canopy dieback for Tree number One and note poor structure, canopy crowding, trunk lean, confined root space, and canopy dieback for Tree number Five. Note poor structure, canopy crowding, trunk lean, confined root space, canopy dieback, deadwood, and girdling roots for Tree number Seven.

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Trees Nine, Ten & 11



Black Olives (*Bucida buceras*) Tree numbers Nine & 11, and Mahogany (*Swietenia mahagoni*) Tree number 10, facing east and north. Note poor structure, confined root space, significant girdling roots, insufficient rootball for relocation for Tree number Nine, and note poor structure, confined root space, insufficient rootball for relocation, and canopy dieback for Tree number Ten. Note poor structure, confined root space, canopy dieback, and girdling roots for Tree number 11.

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Trees 12, 15 & 16



Black Olive (*Bucida buceras*) Tree number 12, Live Oak (*Quercus virginiana*) Tree number 15, and Royal Poinciana (*Delonix regia*) Tree number 16, facing west and south. Note poor structure, confined root space, canopy dieback, girdling roots, heading cuts, water sprouts for Tree number 12, and note poor structure, confined root space, trunk lean, canopy dieback, and deadwood for Tree number 15. Note poor structure, confined root space, poor live crown ratio, insufficient rootball for relocation, and unbalanced crown for Tree number 16.

Trees 18 & 20



Live Oaks (*Quercus virginiana*), facing north. Note poor structure, canopy crowding, poor live crown ratio, confined root space, canopy dieback, unbalanced crown, deadwood for Tree number 18, and note poor structure, Clusia parasite, canopy dieback, girdling roots, confined root space, deadwood, and buried root collar for Tree number 20.

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Trees 24, 26 & 27



Royal Palm (*Roystonea regia*) Tree number 24, and Royal Poinciana Trees (*Delonix regia*) Tree numbers 26 & 27, facing north and east. Note poor structure, poor live crown ratio, uplifted root zone (red arrows), girdling roots, confined root space for Tree numbers 26 & 27.

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Trees 31 & 36



Black Olive (*Bucida buceras*) Tree number 31, and Live Oak (*Quercus virginiana*) Tree number 36, facing south and east. Note poor structure, confined root space, canopy dieback, canopy crowding, unbalanced crown, trunk lean for Tree number 31, and note poor structure, water sprouts, confined root space, flush cuts, and canopy crowding for Tree number 36.

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Trees 39 & 41



Live Oak (*Quercus virginiana*) Tree number 39, and Mastwood (*Calophyllum inophyllum*) Tree number 41, facing north and east. Note Poor structure, water sprouts, significant confined root space, flush cuts, canopy crowding, canopy dieback, visual evidence of decay for Tree number 39, and note Tree number 41 is a Florida Invasive Species Council Category I Invasive.

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Trees 48, 67 & 77



Black Olives (*Bucida buceras*) Tree numbers 48 & 67, and Mastwood (*Calophyllum inophyllum*) Tree number 77, facing west, south and east. Note poor structure, unbalanced crown, utility pruned, confined root space for Tree number 48, and note Poor structure, canopy crowding, significantly confined root space, flush cuts, water sprouts for Tree number 67. Note Tree number 77 is a Florida Invasive Species Council Category I Invasive.

JTC Management Group, Consulting Arborists
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Trees 82 & 83



Mahogany Trees (*Swietenia mahagoni*) Tree numbers 82 & 82, facing north and east. Note poor structure, confined root space, canopy dieback, vertical trunk crack (red arrow) for Tree number 82, and note poor structure, poor live crown ratio, canopy dieback, significantly confined root space, deadwood, and girdling roots for Tree number 83.

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Tree 84



Laurel Oak (*Quercus laurifolia*), facing south and north. Note poor structure, confined root space, canopy dieback, water sprouts, and visual evidence of decay.

JTC Management Group, Consulting Arborists
15 Southwest 19th Avenue
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Tree 95



Live Oak (*Quercus virginiana*), facing south. Note poor structure, canopy dieback, deadwood, visual evidence of decay (red arrow), and carpenter ants present. Note if relocated will require a minimum of 1-year for root pruning.

JTC Management Group, Consulting Arborists
15 Southwest 19th Avenue
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jtcgroup.inc@gmail.com

Tree 105

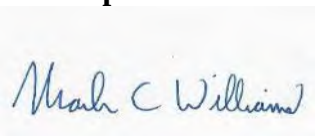




Mahogany (*Swietenia mahagoni*), facing north and east. Note poor structure, over lifted canopy, significantly confined root space, girdling roots, and insufficient rootball for relocation.

JTC Management Group, Consulting Arborists
15 Southwest 19th Avenue
Fort Lauderdale, Florida 33312
c 954 612 2500
jtcgroup.inc@gmail.com

End Report



Mark C. Williams

ISA Certified Urban Forest Professional FL 5221-AM
ISA Tree Risk Assessment Qualified
LIAF Certified Landscape Inspector #2007-0083
WRRQ Wildfire Risk Reduction Qualified

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FLYNN ENGINEERING

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

954.522.1004
www.flynnengineering.com

July 24, 2026

PUBLIC WORKS / ENGINEERING
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: **RIO VISTA RESIDENCES**
Estimated Water and Wastewater Flow Allocation
FES # 17-1400.02 / DRC Case# TBD

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 proposed project will include a 440 unit residential building with 4,191 SF of restaurant, 500 SF of outdoor dining area, 11,550 SF of retail, and 69,636 SF of gym (office use used).

The parcel that will be redeveloped currently consists of 47,894 SF of office, and 416 SF of residential (one single-family house), and a parking lot. This existing demand will be credited toward the new demand calculation.

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:
440 units (Condo., Apartment R03) x 0.805 ERC/unit = 354.200 ERC's
4,191 SF Indoor (Restaurant C09) x 2.495 ERC/1,000sf = 10.456 ERC's
500 SF Outdoor (Restaurant C09) x 2.495 ERC/1,000sf = 1.247 ERC's
69,363 SF Gym (Office C12) x 0.636 ERC/1,000sf = 44.115 ERC's
11,550 SF Retail (Merchandising C05) x 0.550 ERC/1,000sf = 6.352 ERC's

Existing Service Demand:
47,894 SF (Office C12) x 0.636 ERC/1,000sf = 30.46 ERC's
1 unit (Single Family House R01) x 1 ERC/unit = 1 ERC's

Total Proposed Demand = 416.37 ERC's
Total Existing Demand = 30.46 ERC's
Total Net New Demand = 385.91 ERC's
Water = 385.91 ERC's x 300 gallons / ERC = 115,773 gallons (0.115773 MGD)
Sewer = 385.91 ERC's x 175 gallons / ERC = 67,534 gallons (0.067534 MGD)

If you have any questions please call.

Respectfully,

Shane Grabski, PE
Flynn Engineering Services, P.A.

FLYNN ENGINEERING

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Lauderdale-By-The-Sea, FL 33308

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Rio Vista Residences

Drainage summary

This project is a 2.50 acre redevelopment project. The site is currently occupied by several office buildings and surface parking lots. The proposed development consists of a new mixed use building.

The site is located at 621 S Federal Hwy, Ft. Lauderdale, FL 33301.

The control water elevation for this site is between 2.50' and 3.00'NAVD.

Minimum FFE=7.40 NAVD (FEMA BFE+1.40)

Water quality is being provided in exfiltration trench prior to discharging into on-site drainage wells.

Water quality required (0.15 ac-ft) will be provided in 450 LF exfiltration trench.

Water quantity will be provided by 5 on-site drainage wells with a **total** 800gpm/ft of discharge starting at elevation 5.50NAVD.

	Post Development	Pre Development
100-yr - 3 day	7.39' NAVD	7.65' NAVD
25-yr - 3 day	7.08' NAVD	7.12' NAVD

Note: Elevations shown are in NAVD 88

SHANE H. GRABSKI
LICENSE
No 84265
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 12/30/2025

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

Shane H Grabski

Digitally signed by Shane H Grabski
DN: CN=Shane H Grabski, oid.0.9.2342.19200300.100.1.1=A01410C000001925350B5CA0004204, O=Flynn Engineering Services P.A., C=US
Date: 2025.12.30 08:53:22-05'00'

RIO VISTA RESIDENCES

FES Project No. 17-1400.02

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	109,012	SF =	2.50	AC	
B. BUILDING COVERAGE =	73,525	SF =	1.69	AC	67%
C. PARKING GARAGE =	0	SF =	0.00	AC	0%
D. TOTAL ASPHALT & WALKS =	31,605	SF =	0.73	AC	43%
E. TOTAL IMPERVIOUS =	73,525	SF =	1.69	AC	67%
F. % WATER QUALITY IMPERVIOUS =					89%
G. PERVIOUS AREA =	3,882	SF=	0.09	AC	4%
					71%

EXISTING LAND USAGE

A. TOTAL ACREAGE =	109,012	SF =	2.50	AC	
B. BUILDING COVERAGE =	18,406	SF =	0.42	AC	17%
C. TOTAL ASPHALT & WALKS =	52,970	SF =	1.22	AC	49%
D. TOTAL IMPERVIOUS =	71,376	SF =	1.64	AC	65%
E. % WATER QUALITY IMPERVIOUS =					58%
F. PERVIOUS AREA =	37,636	SF=	0.86	AC	35%
					100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1"/12 Total Acreage = 0.068 AC-FT= 0.81 AC-IN

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

2.5" x % Imperv. = 0.151 AC-FT= 1.81 AC-IN

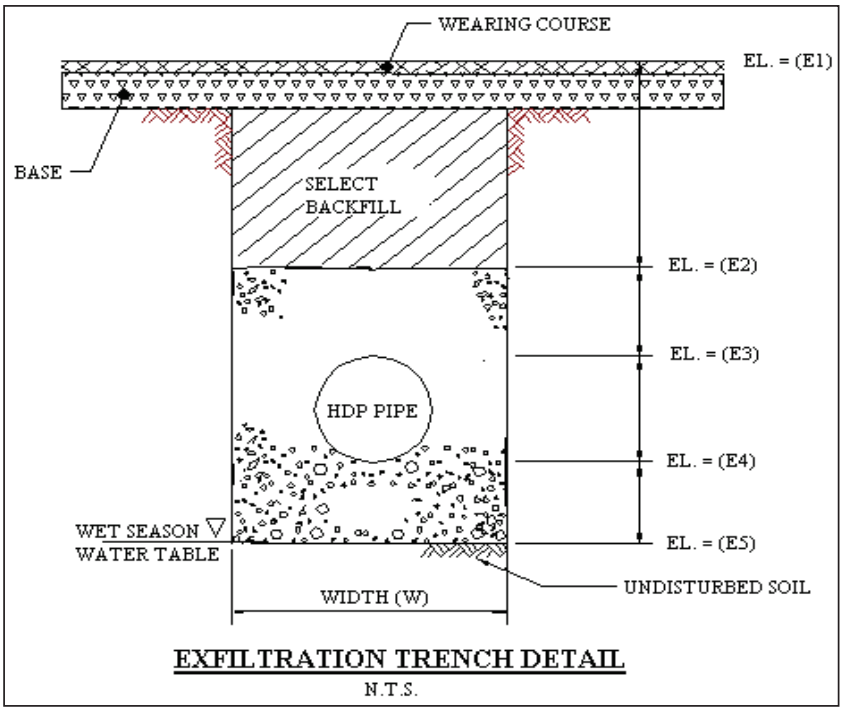
NOTE: Water Quality excludes building area which will be directly connected to drainage well.

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

Prepared: 12/30/2025

RIO VISTA RESIDENCES

FES Project No. 17-1400.02



EXFILTRATION TRENCH DETAIL

N.T.S.

E1 =	5.50	ft. NAVD	k_1 =	4.10E-05	cfs / ft² - ft. head (Hydraulic Conductivity)
E2 =	5.50	ft. NAVD	k_2 =	1.10E-04	cfs / ft² - ft. head (Hydraulic Conductivity)
E3 =	4.25	ft. NAVD	K = $(k_1 + k_2)/2$	= 7.55E-05	cfs / ft² - ft. head
E4 =	3.00	ft. NAVD			
E5 =	0.00	ft. NAVD			
Water Table =	3.00	ft. NAVD			
Width (W) =	6.00	ft.			

L =	450	lineal feet of trench provided	
K =	7.55E-05	cfs / ft² - ft. head (Hydraulic Conductivity)	
D_U =	2.50	ft. (Non-Saturated Trench Depth)	D_U = E2 - (The Shallower of Water Table or E5)
D_S =	3.00	ft. (Saturated Trench Depth)	D_S = (The Shallower of Water Table or E5) - E5
H_2 =	2.50	ft. (Depth to water table)	H_2 = E1 - (The Shallower of Water Table or E5)
W =	6.00	ft. (Width of Trench)	
V_{wq} =	1.81	ac-in (Volume to be treated for water quality)	
%WQ =	0.50		
FS =	2.00		

$$L_{wq} = \frac{FS[(\%WQ)(V_{wq})]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{1.81}{0.0027 + 0.0021} = 375 \text{ LF}$$

L_{wq} = 375 lineal feet of trench required for water quality

$$V_{add} = \frac{[L \times (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)] - V_{wq}}{FS} = \frac{[\ 450\ \times (\ 0.0027\ +\ 0.0021\ )\ ] - 1.81}{2.00}$$

V_{add} = 0.36 ac-in (Volume provided in addition to V_{wq})

$V = V_{wq} + V_{add}$ = 2.17 acre-inches treated (Total volume treated)

= 0.181 acre-feet treated

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

Prepared: 12/30/2025

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: 629 Residences

Date: 3/18/21

Client :
Job Number : 18-1468.00
Design Engineer :SHG

Project Location : FT LAUDERDALE, FL

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

Project Description : Existing site.

PRE-CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 2.500 Acres
Total Drainage Basin(with offsite): 2.500 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 8-18-14 Zone AH 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	12.96	0.99	18.01	17.71	1.36	1.36
25 Year Return Period	10.70	10.41	0.80	14.54	14.25	1.09	1.09
10 Year Return Period	8.50	8.21	0.63	11.55	11.26	0.86	0.86
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) Q= (P-0.2S)^2 / P+0.8S
Where: P = accumulated rainfall (in.)
S = Soil Storage Value

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	6.92	0.00	7.65	0.00
25 Year Return Period		6.53	0.00	7.12	0.00
10 Year Return Period	4.50	6.19	0.00		
5 Year Return Period		2.00	0.00		
3 Year Return Period		2.00	0.00		

Water Table Elevation (ft)= 3.00

Compacted Ground storage table

Depth to water table (Ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 2.05 (Pervious Area)
Soil Storage (S) Value = 0.25
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	0.21
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.20
2.5" X % Imp. X Area (Total site less water areas)	0.35
.5" X Area (Pretreatment - Commercial projects Only)	0.10

Based on Project Drainage Acreage(NO offsite)	Ac-Ft
1" x Area	0.21
2.5" X % Imp. X Area (less bldg. & water,For water quality)	0.20
2.5" X % Imp. X Area (Total site less water areas)	0.35
.5" X Area (Pretreatment - Commercial projects Only)	0.10

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 ___

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 629 Residences
Date: 3/18/21

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	0.42	7.69	5.90	0.00	100.00	0.00	0.00	0.00	0.42	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.19	5.75	3.75	100.00	0.00	0.00	0.19	0.00	0.00	0.19	0.00	0.00
3	LANDSCAPE	0.31	5.50	4.60	0.00	0.00	0.00	0.00	0.31	0.00	0.31	0.00	5.05
4													
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27													
28													
	PROJECT TOTALS / AVERAGE	0.92	7.69	3.75	20.65	45.65	0.00	0.19	0.31	0.42	0.50	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
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34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	0.92	10.00	2.00	20.65	45.65	0.00	0.19	0.31	0.42	0.50	0.00	5.05

Basin % Imper. for Water Quality Purposes = 38.00
Drainage Basin % Impervious (incl. Bldg., No lakes)= 24.40

Project % Imper. for Water Quality Purposes = 38.00
Project % Impervious (incl. Bldg., No lakes)= 24.40

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

Project: 629 Residences

Date: 3/18/21

Table 2 - Stage - Storage Information

	LAND USES	Surface storage (Ac-Ft)											
		Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
		2.00	3.00	4.00	4.50	5.00	6.00	6.75	7.50	8.25	9.00	9.75	10.50
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00	0.03	0.07	0.24	0.38	0.52	0.67	0.81	0.95	1.09
3	LANDSCAPE	0.00	0.00	0.00	0.00	0.03	0.29	0.53	0.76	0.99	1.22	1.46	1.69
4													
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6													
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21													
22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.03	0.10	0.53	0.91	1.28	1.66	2.03	2.41	2.78
	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	0.00	0.00	0.03	0.10	0.53	0.91	1.28	1.66	2.03	2.41	2.78

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

SFWMD allowable discharge: 2.82 CFS Project Acreage : 0.92 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)	2.00	3.00	4.00	4.50	5.00	6.00	6.75	7.50	8.25	9.00	9.75	10.50
Discharge (Cfs)												

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 629 Residences
Date: 3/18/21

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	2.05	1.99	0.05
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		1.99	0.05
	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		1.99	0.05

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.25
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: 629 Residences

Date: 3/18/21

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: 629 Residences
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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	2.00	0.00	0.00	0.00
4.00	0.02	0.32	0.14	0.04	0.05	0.01	0.00	0.01	4.14	0.00	0.00	0.00
8.00	0.05	0.65	0.43	0.09	0.07	0.03	0.00	0.03	4.53	0.00	0.00	0.00
12.00	0.07	0.97	0.72	0.09	0.07	0.05	0.00	0.05	4.68	0.00	0.00	0.00
16.00	0.10	1.29	1.03	0.05	0.07	0.08	0.00	0.08	4.84	0.00	0.00	0.00
20.00	0.12	1.62	1.35	0.10	0.07	0.10	0.00	0.10	5.00	0.00	0.00	0.00
24.00	0.15	1.93	1.67	0.10	0.07	0.13	0.00	0.13	5.06	0.00	0.00	0.00
28.00	0.18	2.41	2.14	0.15	0.11	0.16	0.00	0.16	5.14	0.00	0.00	0.00
32.00	0.22	2.88	2.60	0.10	0.11	0.20	0.00	0.20	5.22	0.00	0.00	0.00
36.00	0.25	3.34	3.06	0.10	0.10	0.23	0.00	0.23	5.30	0.00	0.00	0.00
40.00	0.29	3.82	3.54	0.10	0.11	0.27	0.00	0.27	5.39	0.00	0.00	0.00
44.00	0.32	4.29	4.01	0.15	0.12	0.30	0.00	0.30	5.47	0.00	0.00	0.00
48.00	0.36	4.76	4.47	0.10	0.11	0.34	0.00	0.34	5.56	0.00	0.00	0.00
52.00	0.40	5.35	5.07	0.20	0.16	0.38	0.00	0.38	5.66	0.00	0.00	0.00
56.00	0.50	6.57	6.29	0.39	0.36	0.47	0.00	0.47	5.87	0.00	0.00	0.00
58.00	0.57	7.58	7.29	0.54	0.53	0.55	0.00	0.55	6.03	0.00	0.00	0.00
59.00	0.63	8.32	8.03	0.79	0.74	0.60	0.00	0.60	6.14	0.00	0.00	0.00
59.50	0.68	8.98	8.69	1.23	1.12	0.64	0.00	0.64	6.22	0.00	0.00	0.00
59.75	0.85	11.22	10.93	8.30	3.55	0.72	0.00	0.72	6.37	0.00	0.00	0.00
60.00	1.02	13.45	13.16	8.26	6.70	0.85	0.00	0.85	6.64	0.00	0.00	0.00
60.50	1.09	14.42	14.12	1.77	3.06	1.03	0.00	1.03	7.00	0.00	0.00	0.00
61.00	1.13	14.92	14.63	0.93	1.26	1.10	0.00	1.10	7.13	0.00	0.00	0.00
62.00	1.18	15.60	15.30	0.54	0.61	1.16	0.00	1.16	7.26	0.00	0.00	0.00
64.00	1.24	16.42	16.12	0.34	0.37	1.23	0.00	1.23	7.39	0.00	0.00	0.00
68.00	1.31	17.37	17.08	0.20	0.22	1.30	0.00	1.30	7.55	0.00	0.00	0.00
72.00	1.36	18.01	17.71	0.15	0.15	1.35	0.00	1.35	7.65	0.00	0.00	0.00
				Peak stage		7.65	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	2.00	0.00	0.00	0.00
4.00	0.02	0.26	0.09	0.03	0.04	0.01	0.00	0.01	4.08	0.00	0.00	0.00
8.00	0.05	0.52	0.31	0.07	0.05	0.02	0.00	0.02	4.42	0.00	0.00	0.00
12.00	0.07	0.78	0.55	0.07	0.06	0.04	0.00	0.04	4.59	0.00	0.00	0.00
16.00	0.10	1.04	0.79	0.04	0.06	0.06	0.00	0.06	4.72	0.00	0.00	0.00
20.00	0.12	1.31	1.05	0.08	0.06	0.08	0.00	0.08	4.85	0.00	0.00	0.00
24.00	0.15	1.56	1.30	0.08	0.06	0.10	0.00	0.10	4.98	0.00	0.00	0.00
28.00	0.18	1.95	1.68	0.12	0.09	0.13	0.00	0.13	5.06	0.00	0.00	0.00
32.00	0.22	2.32	2.05	0.08	0.08	0.16	0.00	0.16	5.12	0.00	0.00	0.00
36.00	0.25	2.70	2.42	0.08	0.08	0.18	0.00	0.18	5.19	0.00	0.00	0.00
40.00	0.29	3.08	2.80	0.08	0.08	0.21	0.00	0.21	5.26	0.00	0.00	0.00
44.00	0.32	3.47	3.19	0.12	0.09	0.24	0.00	0.24	5.33	0.00	0.00	0.00
48.00	0.36	3.84	3.56	0.08	0.09	0.27	0.00	0.27	5.39	0.00	0.00	0.00
52.00	0.40	4.32	4.04	0.16	0.13	0.31	0.00	0.31	5.48	0.00	0.00	0.00
56.00	0.50	5.31	5.02	0.32	0.29	0.38	0.00	0.38	5.64	0.00	0.00	0.00
58.00	0.57	6.12	5.83	0.44	0.43	0.44	0.00	0.44	5.78	0.00	0.00	0.00
59.00	0.63	6.72	6.43	0.63	0.60	0.48	0.00	0.48	5.82	0.00	0.00	0.00
59.50	0.68	7.25	6.97	0.99	0.91	0.51	0.00	0.51	5.90	0.00	0.00	0.00
59.75	0.85	9.06	8.77	6.70	2.87	0.57	0.00	0.57	6.08	0.00	0.00	0.00
60.00	1.02	10.86	10.57	6.67	5.41	0.69	0.00	0.69	6.31	0.00	0.00	0.00
60.50	1.09	11.64	11.35	1.43	2.47	0.83	0.00	0.83	6.60	0.00	0.00	0.00
61.00	1.13	12.05	11.76	0.75	1.02	0.88	0.00	0.88	6.70	0.00	0.00	0.00
62.00	1.18	12.59	12.30	0.44	0.49	0.93	0.00	0.93	6.80	0.00	0.00	0.00
64.00	1.24	13.26	12.97	0.28	0.30	0.99	0.00	0.99	6.91	0.00	0.00	0.00
68.00	1.31	14.03	13.74	0.16	0.18	1.05	0.00	1.05	7.04	0.00	0.00	0.00
72.00	1.36	14.54	14.25	0.12	0.12	1.09	0.00	1.09	7.12	0.00	0.00	0.00
				Peak stage		7.12	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: 629 Residences
Date: 3/18/21

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	2.00	0.00	0.00	0.00
4.00	0.02	0.20	0.06	0.02	0.03	0.00	0.00	0.00	4.02	0.00	0.00	0.00
8.00	0.05	0.42	0.22	0.05	0.04	0.02	0.00	0.02	4.27	0.00	0.00	0.00
12.00	0.07	0.62	0.40	0.06	0.04	0.03	0.00	0.03	4.52	0.00	0.00	0.00
16.00	0.10	0.82	0.59	0.03	0.04	0.04	0.00	0.04	4.62	0.00	0.00	0.00
20.00	0.12	1.04	0.79	0.06	0.05	0.06	0.00	0.06	4.72	0.00	0.00	0.00
24.00	0.15	1.24	0.99	0.06	0.05	0.07	0.00	0.07	4.82	0.00	0.00	0.00
28.00	0.18	1.55	1.29	0.09	0.07	0.10	0.00	0.10	4.97	0.00	0.00	0.00
32.00	0.22	1.84	1.58	0.06	0.07	0.12	0.00	0.12	5.04	0.00	0.00	0.00
36.00	0.25	2.14	1.87	0.06	0.06	0.14	0.00	0.14	5.09	0.00	0.00	0.00
40.00	0.29	2.45	2.18	0.06	0.07	0.17	0.00	0.17	5.15	0.00	0.00	0.00
44.00	0.32	2.75	2.48	0.09	0.07	0.19	0.00	0.19	5.20	0.00	0.00	0.00
48.00	0.36	3.05	2.77	0.06	0.07	0.21	0.00	0.21	5.25	0.00	0.00	0.00
52.00	0.40	3.43	3.15	0.13	0.10	0.24	0.00	0.24	5.32	0.00	0.00	0.00
56.00	0.50	4.22	3.93	0.25	0.23	0.30	0.00	0.30	5.45	0.00	0.00	0.00
58.00	0.57	4.86	4.58	0.35	0.34	0.34	0.00	0.34	5.56	0.00	0.00	0.00
59.00	0.63	5.34	5.05	0.50	0.47	0.38	0.00	0.38	5.64	0.00	0.00	0.00
59.50	0.68	5.76	5.48	0.79	0.72	0.40	0.00	0.40	5.70	0.00	0.00	0.00
59.75	0.85	7.20	6.91	5.32	2.28	0.45	0.00	0.45	5.81	0.00	0.00	0.00
60.00	1.02	8.63	8.34	5.29	4.30	0.54	0.00	0.54	6.02	0.00	0.00	0.00
60.50	1.09	9.25	8.96	1.13	1.96	0.65	0.00	0.65	6.25	0.00	0.00	0.00
61.00	1.13	9.57	9.28	0.60	0.81	0.70	0.00	0.70	6.33	0.00	0.00	0.00
62.00	1.18	10.00	9.71	0.35	0.39	0.74	0.00	0.74	6.41	0.00	0.00	0.00
64.00	1.24	10.53	10.24	0.22	0.24	0.78	0.00	0.78	6.50	0.00	0.00	0.00
68.00	1.31	11.14	10.85	0.13	0.14	0.83	0.00	0.83	6.59	0.00	0.00	0.00
72.00	1.36	11.55	11.26	0.09	0.09	0.86	0.00	0.86	6.66	0.00	0.00	0.00
				Peak stage		6.66	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	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
				Peak stage		2.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

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

Project: 629 Residences

Date: 3/18/21

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	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
				Peak stage		2.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering

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

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: 629 Residences

Date: 9/1/21

Client :
Job Number : 18-1468.00
Design Engineer :SHG

Project Location : FT LAUDERDALE, FL

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

Project Description : Proposed development site.

POST CONDITION

*All elevations referenced are in NAVD

Total Project Acreage : 2.500 Acres
Total Drainage Basin(with offsite): 2.500 Acres

Federal Insurance Rate Map Information : Map No. 12011C0: Date: 8-18-14 Zone AH 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	13.08	2.72	18.01	17.83	3.72	3.54
25 Year Return Period	10.70	10.53	2.19	14.54	14.37	2.99	2.81
10 Year Return Period	8.50	8.33	1.73	11.55	11.38	2.37	2.19
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) Q= (P-0.2S)^2 / P+0.8S
Where: P = accumulated rainfall (in.)
S = Soil Storage Value

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	9.35	0.00	10.58	0.00
25 Year Return Period		8.70	0.00	9.69	0.00
10 Year Return Period	4.50	8.14	0.00		
5 Year Return Period		2.00	0.00		
3 Year Return Period		2.00	0.00		

Water Table Elevation (ft)= 3.00

Compacted Ground storage table

Depth to water table (Ft)	1.00	2.00	3.00	4.00
Ground storage(In)	0.45	1.88	4.05	6.75

Mean depth to ground water table (ft)= 3.00 (Pervious Area)
Soil Storage (S) Value = 0.15
Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and bldgs. is not considered, per SFWMD.
Time of Conc. (hr.) = 0.25

Water Quality Storage Requirements :

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

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

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.00	0.00	0.00	0.00
Exfiltration Trench	0.18	0.18	0.00	0.00
Total	0.18	0.18	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: 629 Residences
Date: 9/1/21

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	1.69	7.40	7.40	0.00	100.00	0.00	0.00	0.00	1.69	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.72	7.00	5.50	100.00	0.00	0.00	0.72	0.00	0.00	0.72	0.00	0.00
3	LANDSCAPE	0.09	7.00	5.00	0.00	0.00	0.00	0.00	0.09	0.00	0.09	0.00	6.00
4													
5													
6													
7													
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22													
23													
24													
25													
26													
27													
28													
	PROJECT TOTALS / AVERAGE	2.50	7.40	5.00	28.80	67.60	0.00	0.72	0.09	1.69	0.81	0.00	0.00
	OFFSITE AREAS IN THIS BASIN												
29	NONE	0.000	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
	OFFSITE TOTALS / AVERAGE	0.00	10.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	EXFILTRATION TRENCH												
	BASIN TOTALS / AVERAGE	2.50	10.00	2.00	28.80	67.60	0.00	0.72	0.09	1.69	0.81	0.00	6.00

Basin % Imper. for Water Quality Purposes = 88.89
Drainage Basin % Impervious (incl. Bldg., No lakes)= 96.40

Project % Imper. for Water Quality Purposes = 88.89
Project % Impervious (incl. Bldg., No lakes)= 96.40

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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.
		2.00	4.00	5.00	6.00	7.00	7.50	8.00	9.00	9.50	10.50	11.50	14.50
1	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	PAVEMENT/WALKS	0.00	0.00	0.00	0.06	0.54	0.90	1.26	1.98	2.34	3.06	3.78	5.94
3	LANDSCAPE	0.00	0.00	0.00	0.02	0.09	0.14	0.18	0.27	0.32	0.41	0.50	0.77
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	0.00	0.00	0.00	0.08	0.63	1.04	1.44	2.25	2.66	3.47	4.28	6.71
	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	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
	TOTAL	0.00	0.18	0.18	0.26	0.81	1.22	1.62	2.43	2.84	3.65	4.46	6.89

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

SFWMD allowable discharge: 4.73 CFS Project Acreage : 2.50

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)	2.00	4.00	5.00	6.00	7.00	7.50	8.00	9.00	9.50	10.50	11.50	14.50
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	3.00	4.05	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		4.05	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		4.05	0.03

Soil Storage Value (S) = Storage under pervious area / Total Area S= 0.15

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
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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	2.00	0.00	0.00	0.00
4.00	0.02	0.32	0.19	0.12	0.17	0.04	0.00	0.04	2.62	0.00	0.00	0.00
8.00	0.05	0.65	0.50	0.26	0.19	0.10	0.00	0.10	3.52	0.00	0.00	0.00
12.00	0.07	0.97	0.81	0.26	0.20	0.16	0.00	0.16	4.51	0.00	0.00	0.00
16.00	0.10	1.29	1.13	0.13	0.20	0.23	0.00	0.23	5.62	0.00	0.00	0.00
20.00	0.12	1.62	1.45	0.27	0.20	0.30	0.00	0.30	6.06	0.00	0.00	0.00
24.00	0.15	1.93	1.77	0.27	0.20	0.36	0.00	0.36	6.19	0.00	0.00	0.00
28.00	0.18	2.41	2.24	0.40	0.31	0.46	0.00	0.46	6.36	0.00	0.00	0.00
32.00	0.22	2.88	2.71	0.27	0.29	0.56	0.00	0.56	6.54	0.00	0.00	0.00
36.00	0.25	3.34	3.17	0.27	0.27	0.65	0.00	0.65	6.72	0.00	0.00	0.00
40.00	0.29	3.82	3.65	0.27	0.29	0.75	0.00	0.75	6.77	0.00	0.00	0.00
44.00	0.32	4.29	4.12	0.40	0.31	0.85	0.00	0.85	7.05	0.00	0.00	0.00
48.00	0.36	4.76	4.59	0.27	0.29	0.95	0.00	0.95	7.17	0.00	0.00	0.00
52.00	0.40	5.35	5.18	0.53	0.44	1.07	0.00	1.07	7.32	0.00	0.00	0.00
56.00	0.50	6.57	6.40	1.07	0.98	1.31	0.00	1.31	7.62	0.00	0.00	0.00
58.00	0.57	7.58	7.41	1.47	1.44	1.51	0.00	1.51	7.87	0.00	0.00	0.00
59.00	0.63	8.32	8.15	2.14	2.01	1.65	0.00	1.65	8.04	0.00	0.00	0.00
59.50	0.68	8.98	8.81	3.34	3.06	1.77	0.00	1.77	8.18	0.00	0.00	0.00
59.75	0.85	11.22	11.05	22.57	9.66	1.97	0.00	1.97	8.43	0.00	0.00	0.00
60.00	1.02	13.45	13.28	22.44	18.22	2.35	0.00	2.35	8.90	0.00	0.00	0.00
60.50	1.09	14.42	14.24	4.81	8.32	2.83	0.00	2.83	9.50	0.00	0.00	0.00
61.00	1.13	14.92	14.75	2.54	3.43	3.01	0.00	3.01	9.72	0.00	0.00	0.00
62.00	1.18	15.60	15.42	1.47	1.65	3.18	0.00	3.18	9.93	0.00	0.00	0.00
64.00	1.24	16.42	16.24	0.94	1.00	3.36	0.00	3.36	10.15	0.00	0.00	0.00
68.00	1.31	17.37	17.20	0.53	0.60	3.57	0.00	3.57	10.41	0.00	0.00	0.00
72.00	1.36	18.01	17.83	0.40	0.40	3.71	0.00	3.71	10.58	0.00	0.00	0.00
				Peak stage		10.58	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	2.00	0.00	0.00	0.00
4.00	0.02	0.26	0.14	0.09	0.13	0.03	0.00	0.03	2.44	0.00	0.00	0.00
8.00	0.05	0.52	0.38	0.20	0.15	0.08	0.00	0.08	3.27	0.00	0.00	0.00
12.00	0.07	0.78	0.63	0.21	0.16	0.13	0.00	0.13	3.94	0.00	0.00	0.00
16.00	0.10	1.04	0.88	0.11	0.16	0.18	0.00	0.18	5.01	0.00	0.00	0.00
20.00	0.12	1.31	1.15	0.21	0.16	0.23	0.00	0.23	5.66	0.00	0.00	0.00
24.00	0.15	1.56	1.40	0.21	0.16	0.29	0.00	0.29	6.05	0.00	0.00	0.00
28.00	0.18	1.95	1.78	0.32	0.25	0.37	0.00	0.37	6.19	0.00	0.00	0.00
32.00	0.22	2.32	2.16	0.22	0.23	0.44	0.00	0.44	6.33	0.00	0.00	0.00
36.00	0.25	2.70	2.53	0.22	0.22	0.52	0.00	0.52	6.47	0.00	0.00	0.00
40.00	0.29	3.08	2.91	0.22	0.23	0.60	0.00	0.60	6.62	0.00	0.00	0.00
44.00	0.32	3.47	3.30	0.32	0.25	0.68	0.00	0.68	6.66	0.00	0.00	0.00
48.00	0.36	3.84	3.67	0.22	0.23	0.76	0.00	0.76	6.78	0.00	0.00	0.00
52.00	0.40	4.32	4.15	0.43	0.36	0.86	0.00	0.86	7.06	0.00	0.00	0.00
56.00	0.50	5.31	5.14	0.86	0.79	1.05	0.00	1.05	7.30	0.00	0.00	0.00
58.00	0.57	6.12	5.95	1.19	1.16	1.22	0.00	1.22	7.50	0.00	0.00	0.00
59.00	0.63	6.72	6.55	1.73	1.63	1.33	0.00	1.33	7.64	0.00	0.00	0.00
59.50	0.68	7.25	7.08	2.70	2.47	1.42	0.00	1.42	7.76	0.00	0.00	0.00
59.75	0.85	9.06	8.89	18.23	7.80	1.58	0.00	1.58	7.95	0.00	0.00	0.00
60.00	1.02	10.86	10.69	18.12	14.72	1.89	0.00	1.89	8.33	0.00	0.00	0.00
60.50	1.09	11.64	11.47	3.88	6.72	2.28	0.00	2.28	8.81	0.00	0.00	0.00
61.00	1.13	12.05	11.87	2.05	2.77	2.42	0.00	2.42	8.99	0.00	0.00	0.00
62.00	1.18	12.59	12.42	1.19	1.33	2.56	0.00	2.56	9.16	0.00	0.00	0.00
64.00	1.24	13.26	13.08	0.76	0.81	2.71	0.00	2.71	9.35	0.00	0.00	0.00
68.00	1.31	14.03	13.85	0.43	0.49	2.88	0.00	2.88	9.55	0.00	0.00	0.00
72.00	1.36	14.54	14.37	0.32	0.32	2.99	0.00	2.99	9.69	0.00	0.00	0.00
				Peak stage		9.69	At hour	72.00				
				Peak discharge		0.00	At hour	0.00				

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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	2.00	0.00	0.00	0.00
4.00	0.02	0.20	0.10	0.07	0.10	0.02	0.00	0.02	2.30	0.00	0.00	0.00
8.00	0.05	0.42	0.28	0.16	0.12	0.06	0.00	0.06	2.93	0.00	0.00	0.00
12.00	0.07	0.62	0.47	0.16	0.12	0.10	0.00	0.10	3.46	0.00	0.00	0.00
16.00	0.10	0.82	0.67	0.08	0.13	0.14	0.00	0.14	4.10	0.00	0.00	0.00
20.00	0.12	1.04	0.88	0.17	0.13	0.18	0.00	0.18	5.00	0.00	0.00	0.00
24.00	0.15	1.24	1.08	0.17	0.13	0.22	0.00	0.22	5.51	0.00	0.00	0.00
28.00	0.18	1.55	1.38	0.26	0.20	0.28	0.00	0.28	6.04	0.00	0.00	0.00
32.00	0.22	1.84	1.68	0.17	0.18	0.35	0.00	0.35	6.15	0.00	0.00	0.00
36.00	0.25	2.14	1.98	0.17	0.17	0.41	0.00	0.41	6.27	0.00	0.00	0.00
40.00	0.29	2.45	2.28	0.17	0.18	0.47	0.00	0.47	6.38	0.00	0.00	0.00
44.00	0.32	2.75	2.59	0.26	0.20	0.53	0.00	0.53	6.50	0.00	0.00	0.00
48.00	0.36	3.05	2.88	0.17	0.18	0.60	0.00	0.60	6.61	0.00	0.00	0.00
52.00	0.40	3.43	3.27	0.34	0.29	0.67	0.00	0.67	6.65	0.00	0.00	0.00
56.00	0.50	4.22	4.05	0.68	0.63	0.83	0.00	0.83	7.02	0.00	0.00	0.00
58.00	0.57	4.86	4.69	0.94	0.92	0.96	0.00	0.96	7.18	0.00	0.00	0.00
59.00	0.63	5.34	5.17	1.37	1.29	1.05	0.00	1.05	7.29	0.00	0.00	0.00
59.50	0.68	5.76	5.59	2.14	1.96	1.12	0.00	1.12	7.39	0.00	0.00	0.00
59.75	0.85	7.20	7.03	14.48	6.19	1.25	0.00	1.25	7.54	0.00	0.00	0.00
60.00	1.02	8.63	8.45	14.39	11.69	1.49	0.00	1.49	7.84	0.00	0.00	0.00
60.50	1.09	9.25	9.08	3.08	5.34	1.80	0.00	1.80	8.23	0.00	0.00	0.00
61.00	1.13	9.57	9.40	1.63	2.20	1.92	0.00	1.92	8.37	0.00	0.00	0.00
62.00	1.18	10.00	9.83	0.94	1.06	2.03	0.00	2.03	8.50	0.00	0.00	0.00
64.00	1.24	10.53	10.36	0.60	0.64	2.15	0.00	2.15	8.65	0.00	0.00	0.00
68.00	1.31	11.14	10.97	0.34	0.39	2.28	0.00	2.28	8.81	0.00	0.00	0.00
72.00	1.36	11.55	11.38	0.26	0.26	2.37	0.00	2.37	8.92	0.00	0.00	0.00
				Peak stage		8.92	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	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
				Peak stage		2.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Flynn Engineering
Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

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

Project: 629 Residences

Date: 9/1/21

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	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
				Peak stage		2.00	At hour	0.00				
				Peak discharge		0.00	At hour	0.00				

Project Name: Rio Vista Residences
Reviewer: SHG
Project Number: 17-1400.02
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 14.5 inches
  Area: 2.5 acres
  Ground Storage: 0.15 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
3.00	0.00
4.00	0.18
5.00	0.18
6.00	0.26
7.00	0.81
7.50	1.22

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
72.00	3.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 400 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	3.00	3.00
1.00	0.06	0.03	0.00	0.00	3.00	3.00
2.00	0.13	0.09	0.00	0.00	3.03	3.00
3.00	0.19	0.12	0.00	0.00	3.09	3.00
4.00	0.26	0.14	0.00	0.00	3.14	3.00
5.00	0.32	0.14	0.00	0.00	3.21	3.00
6.00	0.39	0.15	0.00	0.00	3.28	3.00
7.00	0.45	0.15	0.00	0.00	3.34	3.00
8.00	0.52	0.15	0.00	0.00	3.41	3.00
9.00	0.58	0.16	0.00	0.00	3.49	3.00
10.00	0.65	0.16	0.00	0.00	3.56	3.00
11.00	0.71	0.16	0.00	0.00	3.63	3.00
12.00	0.78	0.16	0.00	0.00	3.70	3.00
13.00	0.84	0.16	0.00	0.00	3.78	3.00
14.00	0.91	0.16	0.00	0.00	3.85	3.00
15.00	0.97	0.16	0.00	0.00	3.92	3.00
16.00	1.04	0.16	0.00	0.00	4.00	3.00
17.00	1.10	0.16	0.00	0.01	3.99	3.00
18.00	1.17	0.16	0.00	0.03	3.98	3.00
19.00	1.23	0.16	0.89	0.04	5.03	3.00
20.00	1.30	0.16	0.89	0.06	5.01	3.00
21.00	1.36	0.16	0.00	0.06	5.09	3.00
22.00	1.43	0.16	0.00	0.07	5.07	3.00
23.00	1.49	0.16	0.00	0.09	5.06	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	1.56	0.16	0.00	0.10	5.04	3.00
25.00	1.65	0.24	0.00	0.12	5.08	3.00
26.00	1.75	0.24	0.89	0.15	5.05	3.00
27.00	1.84	0.24	0.00	0.16	5.02	3.00
28.00	1.94	0.24	0.00	0.18	5.08	3.00
29.00	2.03	0.24	0.89	0.21	5.05	3.00
30.00	2.13	0.24	0.00	0.22	5.02	3.00
31.00	2.22	0.24	0.00	0.24	5.08	3.00
32.00	2.32	0.24	0.89	0.27	5.05	3.00
33.00	2.41	0.24	0.00	0.28	5.02	3.00
34.00	2.50	0.24	0.00	0.29	5.08	3.00
35.00	2.60	0.24	0.89	0.32	5.05	3.00
36.00	2.69	0.24	0.00	0.34	5.02	3.00
37.00	2.79	0.24	0.00	0.35	5.08	3.00
38.00	2.88	0.24	0.89	0.38	5.05	3.00
39.00	2.98	0.24	0.00	0.40	5.02	3.00
40.00	3.07	0.24	0.00	0.41	5.08	3.00
41.00	3.17	0.24	0.89	0.44	5.05	3.00
42.00	3.26	0.24	0.00	0.46	5.02	3.00
43.00	3.36	0.24	0.00	0.47	5.08	3.00
44.00	3.45	0.24	0.00	0.50	3.98	3.00
45.00	3.55	0.24	0.00	0.52	5.02	3.00
46.00	3.64	0.24	0.00	0.53	5.08	3.00
47.00	3.74	0.24	0.00	0.56	3.98	3.00
48.00	3.83	0.24	0.00	0.57	5.02	3.00
49.00	3.94	0.27	0.89	0.60	5.01	3.00
50.00	4.04	0.27	0.00	0.62	5.02	3.00
51.00	4.17	0.32	0.89	0.65	5.06	3.00
52.00	4.31	0.37	0.89	0.68	5.04	3.00
53.00	4.49	0.47	0.00	0.71	5.02	3.00
54.00	4.72	0.58	0.89	0.75	5.11	3.00
55.00	4.98	0.69	0.89	0.81	5.04	3.00
56.00	5.29	0.80	0.89	0.87	5.08	3.00
57.00	5.65	0.95	0.89	0.94	5.06	3.00
58.00	6.10	1.16	0.89	1.02	5.25	3.00
59.00	6.70	1.65	0.89	1.08	5.56	3.00
60.00	10.83	15.84	0.00	1.08	6.66	3.00
61.00	12.01	2.54	0.00	1.08	7.06	3.00
62.00	12.56	1.29	0.00	1.08	6.82	3.00
63.00	12.90	0.83	0.00	1.08	6.45	3.00
64.00	13.22	0.81	0.00	1.08	6.31	3.00
65.00	13.41	0.49	0.00	1.08	6.13	3.00
66.00	13.60	0.48	0.00	1.08	5.53	3.00
67.00	13.80	0.48	0.89	1.15	5.01	3.00
68.00	13.99	0.48	0.00	1.18	5.05	3.00
69.00	14.12	0.33	0.00	1.21	5.06	3.00
70.00	14.24	0.32	0.00	1.24	5.03	3.00
71.00	14.37	0.32	0.00	1.27	4.00	3.00
72.00	14.50	0.32	0.89	1.30	5.05	3.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.06	0.03	0.00	0.00	3.00	3.00
2.00	0.13	0.09	0.00	0.00	3.03	3.00
3.00	0.19	0.12	0.00	0.00	3.09	3.00
4.00	0.26	0.14	0.00	0.00	3.14	3.00
5.00	0.32	0.14	0.00	0.00	3.21	3.00
6.00	0.39	0.15	0.00	0.00	3.28	3.00
7.00	0.45	0.15	0.00	0.00	3.34	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
8.00	0.52	0.15	0.00	0.00	3.41	3.00
9.00	0.58	0.16	0.00	0.00	3.49	3.00
10.00	0.65	0.16	0.00	0.00	3.56	3.00
11.00	0.71	0.16	0.00	0.00	3.63	3.00
12.00	0.78	0.16	0.00	0.00	3.70	3.00
13.00	0.84	0.16	0.00	0.00	3.78	3.00
14.00	0.91	0.16	0.00	0.00	3.85	3.00
15.00	0.97	0.16	0.00	0.00	3.92	3.00
16.00	1.04	0.16	0.00	0.00	4.00	3.00
17.00	1.10	0.16	0.00	0.00	3.99	3.00
18.00	1.17	0.16	0.00	0.00	3.98	3.00
19.00	1.23	0.16	0.00	0.00	5.03	3.00
20.00	1.30	0.16	0.00	0.00	5.01	3.00
21.00	1.36	0.16	0.00	0.00	5.09	3.00
22.00	1.43	0.16	0.00	0.00	5.07	3.00
23.00	1.49	0.16	0.00	0.00	5.06	3.00
24.00	1.56	0.16	0.00	0.00	5.04	3.00
25.00	1.65	0.24	0.00	0.00	5.08	3.00
26.00	1.75	0.24	0.00	0.00	5.05	3.00
27.00	1.84	0.24	0.00	0.00	5.02	3.00
28.00	1.94	0.24	0.00	0.00	5.08	3.00
29.00	2.03	0.24	0.00	0.00	5.05	3.00
30.00	2.13	0.24	0.00	0.00	5.02	3.00
31.00	2.22	0.24	0.00	0.00	5.08	3.00
32.00	2.32	0.24	0.00	0.00	5.05	3.00
33.00	2.41	0.24	0.00	0.00	5.02	3.00
34.00	2.50	0.24	0.00	0.00	5.08	3.00
35.00	2.60	0.24	0.00	0.00	5.05	3.00
36.00	2.69	0.24	0.00	0.00	5.02	3.00
37.00	2.79	0.24	0.00	0.00	5.08	3.00
38.00	2.88	0.24	0.00	0.00	5.05	3.00
39.00	2.98	0.24	0.00	0.00	5.02	3.00
40.00	3.07	0.24	0.00	0.00	5.08	3.00
41.00	3.17	0.24	0.00	0.00	5.05	3.00
42.00	3.26	0.24	0.00	0.00	5.02	3.00
43.00	3.36	0.24	0.00	0.00	5.08	3.00
44.00	3.45	0.24	0.00	0.00	3.98	3.00
45.00	3.55	0.24	0.00	0.00	5.02	3.00
46.00	3.64	0.24	0.00	0.00	5.08	3.00
47.00	3.74	0.24	0.00	0.00	3.98	3.00
48.00	3.83	0.24	0.00	0.00	5.02	3.00
49.00	3.94	0.27	0.00	0.00	5.01	3.00
50.00	4.04	0.27	0.00	0.00	5.02	3.00
51.00	4.17	0.32	0.00	0.00	5.06	3.00
52.00	4.31	0.37	0.00	0.00	5.04	3.00
53.00	4.49	0.47	0.00	0.00	5.02	3.00
54.00	4.72	0.58	0.00	0.00	5.11	3.00
55.00	4.98	0.69	0.00	0.00	5.04	3.00
56.00	5.29	0.80	0.00	0.00	5.08	3.00
57.00	5.65	0.95	0.00	0.00	5.06	3.00
58.00	6.10	1.16	0.00	0.00	5.25	3.00
59.00	6.70	1.65	0.00	0.03	5.56	3.00
60.00	10.83	15.84	1.78	0.18	6.66	3.00
61.00	12.01	2.54	1.78	0.32	7.06	3.00
62.00	12.56	1.29	1.78	0.47	6.82	3.00
63.00	12.90	0.83	1.78	0.62	6.45	3.00
64.00	13.22	0.81	1.78	0.77	6.31	3.00
65.00	13.41	0.49	1.78	0.91	6.13	3.00
66.00	13.60	0.48	1.78	1.06	5.53	3.00
67.00	13.80	0.48	0.00	1.06	5.01	3.00
68.00	13.99	0.48	0.00	1.06	5.05	3.00
69.00	14.12	0.33	0.00	1.06	5.06	3.00
70.00	14.24	0.32	0.00	1.06	5.03	3.00
71.00	14.37	0.32	0.00	1.06	4.00	3.00
72.00	14.50	0.32	0.00	1.06	5.05	3.00

Structure: 3

From Basin: SITE

To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.06	0.03	0.00	0.00	3.00	3.00
2.00	0.13	0.09	0.00	0.00	3.03	3.00
3.00	0.19	0.12	0.00	0.00	3.09	3.00
4.00	0.26	0.14	0.00	0.00	3.14	3.00
5.00	0.32	0.14	0.00	0.00	3.21	3.00
6.00	0.39	0.15	0.00	0.00	3.28	3.00
7.00	0.45	0.15	0.00	0.00	3.34	3.00
8.00	0.52	0.15	0.00	0.00	3.41	3.00
9.00	0.58	0.16	0.00	0.00	3.49	3.00
10.00	0.65	0.16	0.00	0.00	3.56	3.00
11.00	0.71	0.16	0.00	0.00	3.63	3.00
12.00	0.78	0.16	0.00	0.00	3.70	3.00
13.00	0.84	0.16	0.00	0.00	3.78	3.00
14.00	0.91	0.16	0.00	0.00	3.85	3.00
15.00	0.97	0.16	0.00	0.00	3.92	3.00
16.00	1.04	0.16	0.00	0.00	4.00	3.00
17.00	1.10	0.16	0.00	0.00	3.99	3.00
18.00	1.17	0.16	0.00	0.00	3.98	3.00
19.00	1.23	0.16	0.00	0.00	5.03	3.00
20.00	1.30	0.16	0.00	0.00	5.01	3.00
21.00	1.36	0.16	0.00	0.00	5.09	3.00
22.00	1.43	0.16	0.00	0.00	5.07	3.00
23.00	1.49	0.16	0.00	0.00	5.06	3.00
24.00	1.56	0.16	0.00	0.00	5.04	3.00
25.00	1.65	0.24	0.00	0.00	5.08	3.00
26.00	1.75	0.24	0.00	0.00	5.05	3.00
27.00	1.84	0.24	0.00	0.00	5.02	3.00
28.00	1.94	0.24	0.00	0.00	5.08	3.00
29.00	2.03	0.24	0.00	0.00	5.05	3.00
30.00	2.13	0.24	0.00	0.00	5.02	3.00
31.00	2.22	0.24	0.00	0.00	5.08	3.00
32.00	2.32	0.24	0.00	0.00	5.05	3.00
33.00	2.41	0.24	0.00	0.00	5.02	3.00
34.00	2.50	0.24	0.00	0.00	5.08	3.00
35.00	2.60	0.24	0.00	0.00	5.05	3.00
36.00	2.69	0.24	0.00	0.00	5.02	3.00
37.00	2.79	0.24	0.00	0.00	5.08	3.00
38.00	2.88	0.24	0.00	0.00	5.05	3.00
39.00	2.98	0.24	0.00	0.00	5.02	3.00
40.00	3.07	0.24	0.00	0.00	5.08	3.00
41.00	3.17	0.24	0.00	0.00	5.05	3.00
42.00	3.26	0.24	0.00	0.00	5.02	3.00
43.00	3.36	0.24	0.00	0.00	5.08	3.00
44.00	3.45	0.24	0.00	0.00	3.98	3.00
45.00	3.55	0.24	0.00	0.00	5.02	3.00
46.00	3.64	0.24	0.00	0.00	5.08	3.00
47.00	3.74	0.24	0.00	0.00	3.98	3.00
48.00	3.83	0.24	0.00	0.00	5.02	3.00
49.00	3.94	0.27	0.00	0.00	5.01	3.00
50.00	4.04	0.27	0.00	0.00	5.02	3.00
51.00	4.17	0.32	0.00	0.00	5.06	3.00
52.00	4.31	0.37	0.00	0.00	5.04	3.00
53.00	4.49	0.47	0.00	0.00	5.02	3.00
54.00	4.72	0.58	0.00	0.00	5.11	3.00
55.00	4.98	0.69	0.00	0.00	5.04	3.00
56.00	5.29	0.80	0.00	0.00	5.08	3.00
57.00	5.65	0.95	0.00	0.00	5.06	3.00
58.00	6.10	1.16	0.00	0.00	5.25	3.00
59.00	6.70	1.65	0.00	0.00	5.56	3.00
60.00	10.83	15.84	1.78	0.03	6.66	3.00
61.00	12.01	2.54	1.78	0.18	7.06	3.00
62.00	12.56	1.29	1.78	0.32	6.82	3.00
63.00	12.90	0.83	0.00	0.44	6.45	3.00
64.00	13.22	0.81	0.00	0.44	6.31	3.00
65.00	13.41	0.49	0.00	0.44	6.13	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
66.00	13.60	0.48	0.00	0.44	5.53	3.00
67.00	13.80	0.48	0.00	0.44	5.01	3.00
68.00	13.99	0.48	0.00	0.44	5.05	3.00
69.00	14.12	0.33	0.00	0.44	5.06	3.00
70.00	14.24	0.32	0.00	0.44	5.03	3.00
71.00	14.37	0.32	0.00	0.44	4.00	3.00
72.00	14.50	0.32	0.00	0.44	5.05	3.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.06	0.03	0.00	0.00	3.00	3.00
2.00	0.13	0.09	0.00	0.00	3.03	3.00
3.00	0.19	0.12	0.00	0.00	3.09	3.00
4.00	0.26	0.14	0.00	0.00	3.14	3.00
5.00	0.32	0.14	0.00	0.00	3.21	3.00
6.00	0.39	0.15	0.00	0.00	3.28	3.00
7.00	0.45	0.15	0.00	0.00	3.34	3.00
8.00	0.52	0.15	0.00	0.00	3.41	3.00
9.00	0.58	0.16	0.00	0.00	3.49	3.00
10.00	0.65	0.16	0.00	0.00	3.56	3.00
11.00	0.71	0.16	0.00	0.00	3.63	3.00
12.00	0.78	0.16	0.00	0.00	3.70	3.00
13.00	0.84	0.16	0.00	0.00	3.78	3.00
14.00	0.91	0.16	0.00	0.00	3.85	3.00
15.00	0.97	0.16	0.00	0.00	3.92	3.00
16.00	1.04	0.16	0.00	0.00	4.00	3.00
17.00	1.10	0.16	0.00	0.00	3.99	3.00
18.00	1.17	0.16	0.00	0.00	3.98	3.00
19.00	1.23	0.16	0.00	0.00	5.03	3.00
20.00	1.30	0.16	0.00	0.00	5.01	3.00
21.00	1.36	0.16	0.00	0.00	5.09	3.00
22.00	1.43	0.16	0.00	0.00	5.07	3.00
23.00	1.49	0.16	0.00	0.00	5.06	3.00
24.00	1.56	0.16	0.00	0.00	5.04	3.00
25.00	1.65	0.24	0.00	0.00	5.08	3.00
26.00	1.75	0.24	0.00	0.00	5.05	3.00
27.00	1.84	0.24	0.00	0.00	5.02	3.00
28.00	1.94	0.24	0.00	0.00	5.08	3.00
29.00	2.03	0.24	0.00	0.00	5.05	3.00
30.00	2.13	0.24	0.00	0.00	5.02	3.00
31.00	2.22	0.24	0.00	0.00	5.08	3.00
32.00	2.32	0.24	0.00	0.00	5.05	3.00
33.00	2.41	0.24	0.00	0.00	5.02	3.00
34.00	2.50	0.24	0.00	0.00	5.08	3.00
35.00	2.60	0.24	0.00	0.00	5.05	3.00
36.00	2.69	0.24	0.00	0.00	5.02	3.00
37.00	2.79	0.24	0.00	0.00	5.08	3.00
38.00	2.88	0.24	0.00	0.00	5.05	3.00
39.00	2.98	0.24	0.00	0.00	5.02	3.00
40.00	3.07	0.24	0.00	0.00	5.08	3.00
41.00	3.17	0.24	0.00	0.00	5.05	3.00
42.00	3.26	0.24	0.00	0.00	5.02	3.00
43.00	3.36	0.24	0.00	0.00	5.08	3.00
44.00	3.45	0.24	0.00	0.00	3.98	3.00
45.00	3.55	0.24	0.00	0.00	5.02	3.00
46.00	3.64	0.24	0.00	0.00	5.08	3.00
47.00	3.74	0.24	0.00	0.00	3.98	3.00
48.00	3.83	0.24	0.00	0.00	5.02	3.00
49.00	3.94	0.27	0.00	0.00	5.01	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
50.00	4.04	0.27	0.00	0.00	5.02	3.00
51.00	4.17	0.32	0.00	0.00	5.06	3.00
52.00	4.31	0.37	0.00	0.00	5.04	3.00
53.00	4.49	0.47	0.00	0.00	5.02	3.00
54.00	4.72	0.58	0.00	0.00	5.11	3.00
55.00	4.98	0.69	0.00	0.00	5.04	3.00
56.00	5.29	0.80	0.00	0.00	5.08	3.00
57.00	5.65	0.95	0.00	0.00	5.06	3.00
58.00	6.10	1.16	0.00	0.00	5.25	3.00
59.00	6.70	1.65	0.00	0.00	5.56	3.00
60.00	10.83	15.84	0.00	0.00	6.66	3.00
61.00	12.01	2.54	0.00	0.00	7.06	3.00
62.00	12.56	1.29	0.00	0.00	6.82	3.00
63.00	12.90	0.83	0.00	0.00	6.45	3.00
64.00	13.22	0.81	0.00	0.00	6.31	3.00
65.00	13.41	0.49	0.00	0.00	6.13	3.00
66.00	13.60	0.48	0.00	0.00	5.53	3.00
67.00	13.80	0.48	0.00	0.00	5.01	3.00
68.00	13.99	0.48	0.00	0.00	5.05	3.00
69.00	14.12	0.33	0.00	0.00	5.06	3.00
70.00	14.24	0.32	0.00	0.00	5.03	3.00
71.00	14.37	0.32	0.00	0.00	4.00	3.00
72.00	14.50	0.32	0.00	0.00	5.05	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.89	16.80	0.00	0.00
2	1.78	58.80	0.00	0.00
3	1.78	60.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	7.08	60.80	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	2.98	0.00	2.79	0.00	0.18	0.00

Project Name: Rio Vista Residences
Reviewer:
Project Number: 18-1468.00
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: SITE

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 18 inches
  Area: 2.5 acres
  Ground Storage: 0.15 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
3.00	0.00
4.00	0.18
5.00	0.18
6.00	0.26
7.00	0.81
7.50	1.22

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
72.00	3.00

Structure: 1

  From Basin: SITE
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 400 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	3.00	3.00
1.00	0.08	0.06	0.00	0.00	3.01	3.00
2.00	0.16	0.13	0.00	0.00	3.05	3.00
3.00	0.24	0.16	0.00	0.00	3.12	3.00
4.00	0.32	0.18	0.00	0.00	3.20	3.00
5.00	0.40	0.18	0.00	0.00	3.29	3.00
6.00	0.48	0.19	0.00	0.00	3.37	3.00
7.00	0.56	0.19	0.00	0.00	3.46	3.00
8.00	0.64	0.19	0.00	0.00	3.55	3.00
9.00	0.73	0.20	0.00	0.00	3.64	3.00
10.00	0.81	0.20	0.00	0.00	3.73	3.00
11.00	0.89	0.20	0.00	0.00	3.82	3.00
12.00	0.97	0.20	0.00	0.00	3.91	3.00
13.00	1.05	0.20	0.00	0.00	5.00	3.00
14.00	1.13	0.20	0.00	0.01	5.03	3.00
15.00	1.21	0.20	0.00	0.03	5.05	3.00
16.00	1.29	0.20	0.00	0.04	5.07	3.00
17.00	1.37	0.20	0.89	0.07	5.00	3.00
18.00	1.45	0.20	0.89	0.09	5.03	3.00
19.00	1.53	0.20	0.00	0.10	3.98	3.00
20.00	1.61	0.20	0.00	0.12	3.99	3.00
21.00	1.69	0.20	0.00	0.13	5.01	3.00
22.00	1.77	0.20	0.00	0.15	5.03	3.00
23.00	1.85	0.20	0.00	0.16	5.06	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	1.93	0.20	0.00	0.18	5.08	3.00
25.00	2.05	0.29	0.00	0.21	4.00	3.00
26.00	2.17	0.29	0.89	0.24	5.02	3.00
27.00	2.29	0.30	0.00	0.25	5.05	3.00
28.00	2.40	0.30	0.00	0.28	3.99	3.00
29.00	2.52	0.30	0.89	0.31	5.01	3.00
30.00	2.64	0.30	0.00	0.32	5.04	3.00
31.00	2.76	0.30	0.00	0.35	3.99	3.00
32.00	2.87	0.30	0.89	0.38	5.01	3.00
33.00	2.99	0.30	0.00	0.40	5.04	3.00
34.00	3.11	0.30	0.00	0.43	3.99	3.00
35.00	3.23	0.30	0.89	0.46	5.00	3.00
36.00	3.34	0.30	0.00	0.47	5.03	3.00
37.00	3.46	0.30	0.89	0.50	5.06	3.00
38.00	3.58	0.30	0.00	0.52	5.09	3.00
39.00	3.70	0.30	0.00	0.55	5.03	3.00
40.00	3.81	0.30	0.89	0.57	5.06	3.00
41.00	3.93	0.30	0.00	0.59	5.09	3.00
42.00	4.05	0.30	0.00	0.62	5.02	3.00
43.00	4.17	0.30	0.89	0.65	5.05	3.00
44.00	4.28	0.30	0.00	0.66	5.08	3.00
45.00	4.40	0.30	0.00	0.69	5.02	3.00
46.00	4.52	0.30	0.89	0.72	5.05	3.00
47.00	4.64	0.30	0.00	0.74	5.08	3.00
48.00	4.75	0.30	0.00	0.77	5.02	3.00
49.00	4.89	0.33	0.00	0.80	3.99	3.00
50.00	5.02	0.33	0.89	0.83	5.05	3.00
51.00	5.18	0.40	0.89	0.85	5.08	3.00
52.00	5.35	0.46	0.00	0.88	5.05	3.00
53.00	5.58	0.59	0.00	0.93	5.05	3.00
54.00	5.85	0.72	0.89	0.99	5.09	3.00
55.00	6.19	0.86	0.00	1.05	5.09	3.00
56.00	6.57	0.99	0.89	1.12	5.22	3.00
57.00	7.02	1.18	0.89	1.19	5.42	3.00
58.00	7.58	1.45	0.00	1.24	5.60	3.00
59.00	8.32	2.05	0.00	1.25	5.71	3.00
60.00	13.44	19.67	0.00	1.25	6.91	3.00
61.00	14.91	3.15	0.00	1.25	7.39	3.00
62.00	15.59	1.61	0.00	1.25	7.24	3.00
63.00	16.01	1.03	0.00	1.25	7.01	3.00
64.00	16.41	1.00	0.00	1.25	6.63	3.00
65.00	16.65	0.61	0.00	1.25	6.38	3.00
66.00	16.89	0.60	0.00	1.25	6.21	3.00
67.00	17.13	0.60	0.00	1.25	6.03	3.00
68.00	17.36	0.60	0.89	1.30	5.43	3.00
69.00	17.52	0.40	0.00	1.36	5.07	3.00
70.00	17.68	0.40	0.89	1.40	5.03	3.00
71.00	17.84	0.40	0.89	1.43	5.07	3.00
72.00	18.00	0.40	0.00	1.46	5.02	3.00

Structure: 2

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.08	0.06	0.00	0.00	3.01	3.00
2.00	0.16	0.13	0.00	0.00	3.05	3.00
3.00	0.24	0.16	0.00	0.00	3.12	3.00
4.00	0.32	0.18	0.00	0.00	3.20	3.00
5.00	0.40	0.18	0.00	0.00	3.29	3.00
6.00	0.48	0.19	0.00	0.00	3.37	3.00
7.00	0.56	0.19	0.00	0.00	3.46	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
8.00	0.64	0.19	0.00	0.00	3.55	3.00
9.00	0.73	0.20	0.00	0.00	3.64	3.00
10.00	0.81	0.20	0.00	0.00	3.73	3.00
11.00	0.89	0.20	0.00	0.00	3.82	3.00
12.00	0.97	0.20	0.00	0.00	3.91	3.00
13.00	1.05	0.20	0.00	0.00	5.00	3.00
14.00	1.13	0.20	0.00	0.00	5.03	3.00
15.00	1.21	0.20	0.00	0.00	5.05	3.00
16.00	1.29	0.20	0.00	0.00	5.07	3.00
17.00	1.37	0.20	0.00	0.00	5.00	3.00
18.00	1.45	0.20	0.00	0.00	5.03	3.00
19.00	1.53	0.20	0.00	0.00	3.98	3.00
20.00	1.61	0.20	0.00	0.00	3.99	3.00
21.00	1.69	0.20	0.00	0.00	5.01	3.00
22.00	1.77	0.20	0.00	0.00	5.03	3.00
23.00	1.85	0.20	0.00	0.00	5.06	3.00
24.00	1.93	0.20	0.00	0.00	5.08	3.00
25.00	2.05	0.29	0.00	0.00	4.00	3.00
26.00	2.17	0.29	0.00	0.00	5.02	3.00
27.00	2.29	0.30	0.00	0.00	5.05	3.00
28.00	2.40	0.30	0.00	0.00	3.99	3.00
29.00	2.52	0.30	0.00	0.00	5.01	3.00
30.00	2.64	0.30	0.00	0.00	5.04	3.00
31.00	2.76	0.30	0.00	0.00	3.99	3.00
32.00	2.87	0.30	0.00	0.00	5.01	3.00
33.00	2.99	0.30	0.00	0.00	5.04	3.00
34.00	3.11	0.30	0.00	0.00	3.99	3.00
35.00	3.23	0.30	0.00	0.00	5.00	3.00
36.00	3.34	0.30	0.00	0.00	5.03	3.00
37.00	3.46	0.30	0.00	0.00	5.06	3.00
38.00	3.58	0.30	0.00	0.00	5.09	3.00
39.00	3.70	0.30	0.00	0.00	5.03	3.00
40.00	3.81	0.30	0.00	0.00	5.06	3.00
41.00	3.93	0.30	0.00	0.00	5.09	3.00
42.00	4.05	0.30	0.00	0.00	5.02	3.00
43.00	4.17	0.30	0.00	0.00	5.05	3.00
44.00	4.28	0.30	0.00	0.00	5.08	3.00
45.00	4.40	0.30	0.00	0.00	5.02	3.00
46.00	4.52	0.30	0.00	0.00	5.05	3.00
47.00	4.64	0.30	0.00	0.00	5.08	3.00
48.00	4.75	0.30	0.00	0.00	5.02	3.00
49.00	4.89	0.33	0.00	0.00	3.99	3.00
50.00	5.02	0.33	0.00	0.00	5.05	3.00
51.00	5.18	0.40	0.00	0.00	5.08	3.00
52.00	5.35	0.46	0.00	0.00	5.05	3.00
53.00	5.58	0.59	0.00	0.00	5.05	3.00
54.00	5.85	0.72	0.00	0.00	5.09	3.00
55.00	6.19	0.86	0.00	0.00	5.09	3.00
56.00	6.57	0.99	0.00	0.00	5.22	3.00
57.00	7.02	1.18	0.00	0.00	5.42	3.00
58.00	7.58	1.45	1.78	0.06	5.60	3.00
59.00	8.32	2.05	1.78	0.18	5.71	3.00
60.00	13.44	19.67	1.78	0.32	6.91	3.00
61.00	14.91	3.15	1.78	0.47	7.39	3.00
62.00	15.59	1.61	1.78	0.62	7.24	3.00
63.00	16.01	1.03	1.78	0.77	7.01	3.00
64.00	16.41	1.00	1.78	0.91	6.63	3.00
65.00	16.65	0.61	1.78	1.06	6.38	3.00
66.00	16.89	0.60	1.78	1.21	6.21	3.00
67.00	17.13	0.60	1.78	1.36	6.03	3.00
68.00	17.36	0.60	0.00	1.41	5.43	3.00
69.00	17.52	0.40	0.00	1.41	5.07	3.00
70.00	17.68	0.40	0.00	1.41	5.03	3.00
71.00	17.84	0.40	0.00	1.41	5.07	3.00
72.00	18.00	0.40	0.00	1.41	5.02	3.00

Structure: 3

From Basin: SITE

To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.08	0.06	0.00	0.00	3.01	3.00
2.00	0.16	0.13	0.00	0.00	3.05	3.00
3.00	0.24	0.16	0.00	0.00	3.12	3.00
4.00	0.32	0.18	0.00	0.00	3.20	3.00
5.00	0.40	0.18	0.00	0.00	3.29	3.00
6.00	0.48	0.19	0.00	0.00	3.37	3.00
7.00	0.56	0.19	0.00	0.00	3.46	3.00
8.00	0.64	0.19	0.00	0.00	3.55	3.00
9.00	0.73	0.20	0.00	0.00	3.64	3.00
10.00	0.81	0.20	0.00	0.00	3.73	3.00
11.00	0.89	0.20	0.00	0.00	3.82	3.00
12.00	0.97	0.20	0.00	0.00	3.91	3.00
13.00	1.05	0.20	0.00	0.00	5.00	3.00
14.00	1.13	0.20	0.00	0.00	5.03	3.00
15.00	1.21	0.20	0.00	0.00	5.05	3.00
16.00	1.29	0.20	0.00	0.00	5.07	3.00
17.00	1.37	0.20	0.00	0.00	5.00	3.00
18.00	1.45	0.20	0.00	0.00	5.03	3.00
19.00	1.53	0.20	0.00	0.00	3.98	3.00
20.00	1.61	0.20	0.00	0.00	3.99	3.00
21.00	1.69	0.20	0.00	0.00	5.01	3.00
22.00	1.77	0.20	0.00	0.00	5.03	3.00
23.00	1.85	0.20	0.00	0.00	5.06	3.00
24.00	1.93	0.20	0.00	0.00	5.08	3.00
25.00	2.05	0.29	0.00	0.00	4.00	3.00
26.00	2.17	0.29	0.00	0.00	5.02	3.00
27.00	2.29	0.30	0.00	0.00	5.05	3.00
28.00	2.40	0.30	0.00	0.00	3.99	3.00
29.00	2.52	0.30	0.00	0.00	5.01	3.00
30.00	2.64	0.30	0.00	0.00	5.04	3.00
31.00	2.76	0.30	0.00	0.00	3.99	3.00
32.00	2.87	0.30	0.00	0.00	5.01	3.00
33.00	2.99	0.30	0.00	0.00	5.04	3.00
34.00	3.11	0.30	0.00	0.00	3.99	3.00
35.00	3.23	0.30	0.00	0.00	5.00	3.00
36.00	3.34	0.30	0.00	0.00	5.03	3.00
37.00	3.46	0.30	0.00	0.00	5.06	3.00
38.00	3.58	0.30	0.00	0.00	5.09	3.00
39.00	3.70	0.30	0.00	0.00	5.03	3.00
40.00	3.81	0.30	0.00	0.00	5.06	3.00
41.00	3.93	0.30	0.00	0.00	5.09	3.00
42.00	4.05	0.30	0.00	0.00	5.02	3.00
43.00	4.17	0.30	0.00	0.00	5.05	3.00
44.00	4.28	0.30	0.00	0.00	5.08	3.00
45.00	4.40	0.30	0.00	0.00	5.02	3.00
46.00	4.52	0.30	0.00	0.00	5.05	3.00
47.00	4.64	0.30	0.00	0.00	5.08	3.00
48.00	4.75	0.30	0.00	0.00	5.02	3.00
49.00	4.89	0.33	0.00	0.00	3.99	3.00
50.00	5.02	0.33	0.00	0.00	5.05	3.00
51.00	5.18	0.40	0.00	0.00	5.08	3.00
52.00	5.35	0.46	0.00	0.00	5.05	3.00
53.00	5.58	0.59	0.00	0.00	5.05	3.00
54.00	5.85	0.72	0.00	0.00	5.09	3.00
55.00	6.19	0.86	0.00	0.00	5.09	3.00
56.00	6.57	0.99	0.00	0.00	5.22	3.00
57.00	7.02	1.18	0.00	0.00	5.42	3.00
58.00	7.58	1.45	0.00	0.00	5.60	3.00
59.00	8.32	2.05	0.00	0.00	5.71	3.00
60.00	13.44	19.67	1.78	0.03	6.91	3.00
61.00	14.91	3.15	1.78	0.18	7.39	3.00
62.00	15.59	1.61	1.78	0.32	7.24	3.00
63.00	16.01	1.03	1.78	0.47	7.01	3.00
64.00	16.41	1.00	1.78	0.62	6.63	3.00
65.00	16.65	0.61	0.00	0.65	6.38	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
66.00	16.89	0.60	0.00	0.65	6.21	3.00
67.00	17.13	0.60	0.00	0.65	6.03	3.00
68.00	17.36	0.60	0.00	0.65	5.43	3.00
69.00	17.52	0.40	0.00	0.65	5.07	3.00
70.00	17.68	0.40	0.00	0.65	5.03	3.00
71.00	17.84	0.40	0.00	0.65	5.07	3.00
72.00	18.00	0.40	0.00	0.65	5.02	3.00

Structure: 4

From Basin: SITE
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 800 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	3.00	3.00
1.00	0.08	0.06	0.00	0.00	3.01	3.00
2.00	0.16	0.13	0.00	0.00	3.05	3.00
3.00	0.24	0.16	0.00	0.00	3.12	3.00
4.00	0.32	0.18	0.00	0.00	3.20	3.00
5.00	0.40	0.18	0.00	0.00	3.29	3.00
6.00	0.48	0.19	0.00	0.00	3.37	3.00
7.00	0.56	0.19	0.00	0.00	3.46	3.00
8.00	0.64	0.19	0.00	0.00	3.55	3.00
9.00	0.73	0.20	0.00	0.00	3.64	3.00
10.00	0.81	0.20	0.00	0.00	3.73	3.00
11.00	0.89	0.20	0.00	0.00	3.82	3.00
12.00	0.97	0.20	0.00	0.00	3.91	3.00
13.00	1.05	0.20	0.00	0.00	5.00	3.00
14.00	1.13	0.20	0.00	0.00	5.03	3.00
15.00	1.21	0.20	0.00	0.00	5.05	3.00
16.00	1.29	0.20	0.00	0.00	5.07	3.00
17.00	1.37	0.20	0.00	0.00	5.00	3.00
18.00	1.45	0.20	0.00	0.00	5.03	3.00
19.00	1.53	0.20	0.00	0.00	3.98	3.00
20.00	1.61	0.20	0.00	0.00	3.99	3.00
21.00	1.69	0.20	0.00	0.00	5.01	3.00
22.00	1.77	0.20	0.00	0.00	5.03	3.00
23.00	1.85	0.20	0.00	0.00	5.06	3.00
24.00	1.93	0.20	0.00	0.00	5.08	3.00
25.00	2.05	0.29	0.00	0.00	4.00	3.00
26.00	2.17	0.29	0.00	0.00	5.02	3.00
27.00	2.29	0.30	0.00	0.00	5.05	3.00
28.00	2.40	0.30	0.00	0.00	3.99	3.00
29.00	2.52	0.30	0.00	0.00	5.01	3.00
30.00	2.64	0.30	0.00	0.00	5.04	3.00
31.00	2.76	0.30	0.00	0.00	3.99	3.00
32.00	2.87	0.30	0.00	0.00	5.01	3.00
33.00	2.99	0.30	0.00	0.00	5.04	3.00
34.00	3.11	0.30	0.00	0.00	3.99	3.00
35.00	3.23	0.30	0.00	0.00	5.00	3.00
36.00	3.34	0.30	0.00	0.00	5.03	3.00
37.00	3.46	0.30	0.00	0.00	5.06	3.00
38.00	3.58	0.30	0.00	0.00	5.09	3.00
39.00	3.70	0.30	0.00	0.00	5.03	3.00
40.00	3.81	0.30	0.00	0.00	5.06	3.00
41.00	3.93	0.30	0.00	0.00	5.09	3.00
42.00	4.05	0.30	0.00	0.00	5.02	3.00
43.00	4.17	0.30	0.00	0.00	5.05	3.00
44.00	4.28	0.30	0.00	0.00	5.08	3.00
45.00	4.40	0.30	0.00	0.00	5.02	3.00
46.00	4.52	0.30	0.00	0.00	5.05	3.00
47.00	4.64	0.30	0.00	0.00	5.08	3.00
48.00	4.75	0.30	0.00	0.00	5.02	3.00
49.00	4.89	0.33	0.00	0.00	3.99	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
50.00	5.02	0.33	0.00	0.00	5.05	3.00
51.00	5.18	0.40	0.00	0.00	5.08	3.00
52.00	5.35	0.46	0.00	0.00	5.05	3.00
53.00	5.58	0.59	0.00	0.00	5.05	3.00
54.00	5.85	0.72	0.00	0.00	5.09	3.00
55.00	6.19	0.86	0.00	0.00	5.09	3.00
56.00	6.57	0.99	0.00	0.00	5.22	3.00
57.00	7.02	1.18	0.00	0.00	5.42	3.00
58.00	7.58	1.45	0.00	0.00	5.60	3.00
59.00	8.32	2.05	0.00	0.00	5.71	3.00
60.00	13.44	19.67	0.00	0.00	6.91	3.00
61.00	14.91	3.15	0.00	0.00	7.39	3.00
62.00	15.59	1.61	0.00	0.00	7.24	3.00
63.00	16.01	1.03	0.00	0.00	7.01	3.00
64.00	16.41	1.00	0.00	0.00	6.63	3.00
65.00	16.65	0.61	0.00	0.00	6.38	3.00
66.00	16.89	0.60	0.00	0.00	6.21	3.00
67.00	17.13	0.60	0.00	0.00	6.03	3.00
68.00	17.36	0.60	0.00	0.00	5.43	3.00
69.00	17.52	0.40	0.00	0.00	5.07	3.00
70.00	17.68	0.40	0.00	0.00	5.03	3.00
71.00	17.84	0.40	0.00	0.00	5.07	3.00
72.00	18.00	0.40	0.00	0.00	5.02	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.89	13.60	0.00	0.00
2	1.78	57.60	0.00	0.00
3	1.78	60.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
SITE	7.39	60.80	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
SITE	3.70	0.00	3.52	0.00	0.18	0.00

July 23, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter as authorization for Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of the Property Owner, **FORT PRUF ROCK TRUSTEE LLC, as Trustee of the Fort Pruf Rock Land Trust pursuant to the Fort Pruf Rock Land Trust Agreement dated June 5, 2020**, in connection with the development permit applications to be filed by CI River District Phase 1 Owner LLC (Contract Purchaser) for the property generally located at 633 S. Federal Highway, Fort Lauderdale, Florida 33301, and legally described by Broward County Folio Nos. 504210560160, 504210560170, 504210560010, 504210560150, 504210560020, 504210560030, 5042101D0010, 5042101D0011, and 504210560100.

Sincerely,

FORT PRUF ROCK TRUSTEE LLC, A DELAWARE LIMITED LIABIBILITY COMPANY, AS TRUSTEE OF THE FORT PRUF ROCK LAND TRUST PURSUANT TO THE FORT PRUF ROCK LAND TRUST AGREEMENT DATED JUNE 5, 2020

By: _____
Name: Eric Poretsky
Title: Authorized Signatory

STATE OF New York)
) SS:
COUNTY OF New York)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of July 2026 by Eric Poretsky as Authorized Signatory of **FORT PRUF ROCK TRUSTEE LLC, A DELAWARE LIMITED LIABIBILITY COMPANY, AS TRUSTEE OF THE FORT PRUF ROCK LAND TRUST PURSUANT TO THE FORT PRUF ROCK LAND TRUST AGREEMENT DATED JUNE 5, 2020,** on behalf of the company, who is personally known to me or produced _____ as identification.

(Notary Seal)

ALEXA ROSE BAVIELLO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01BA6421892
MY COMMISSION EXPIRES 09/13/2029

_____
Notary Public

Alexa Rose Baviello
Name typed, printed or stamped

July 23, 2026

City of Fort Lauderdale
City Clerk's Office
1 East Broward Blvd., Suite 444
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 South Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: **Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter as authorization for Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefanía Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of CI River District Phase 1 Owner LLC, as the Contract Purchaser and Applicant, in connection with the development permit applications for the property generally located at 633 S. Federal Highway, Fort Lauderdale, Florida 33301, and legally described by Broward County Folio Nos. 504210560160, 504210560170, 504210560010, 504210560150, 504210560020, 504210560030, 5042101D0010, 5042101D0011, and 504210560100.

Sincerely,

CI River District Phase 1 Owner LLC

By: E R
Name: Eric Poretsky
Title: Authorized Signatory

STATE OF New York)
) SS:
COUNTY OF New York)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of July 2026 by Eric Poretsky as Authorized Signatory of CI River District Phase 1 owner LLC on behalf of the company, who is personally known to me or produced — as identification.

(Notary Seal)

Alexa Rose Baviello
Notary Public

ALEXA ROSE BAVIELLO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01BA6421892
MY COMMISSION EXPIRES 09/13/2029

AlexaRoseBaviello
Name typed, printed or stamped

LIMITED LIABILITY COMPANY AGREEMENT
OF
CI RIVER DISTRICT PHASE 1 OWNER LLC

This Limited Liability Company Agreement (together with the schedules and exhibits attached hereto, this "Agreement") of CI RIVER DISTRICT PHASE 1 OWNER LLC a Delaware limited liability company, (the "Company"), is entered into as of March 20, 2026 by CI RIVER DISTRICT PHASE 1 HOLDINGS LLC, a Delaware limited liability company, as the sole equity member (the "Member") of the Company. Capitalized terms used and not otherwise defined herein have the meanings set forth on Schedule A hereto.

WHEREAS, the Company was formed as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), with the filing of the Company's Certificate of Formation on March 17, 2026.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein the Member hereby agrees as follows:

Section 1. Name.

The name of the limited liability company formed hereby is CI RIVER DISTRICT PHASE 1 OWNER LLC.

Section 2. Principal Business Office.

The principal business office of the Company shall be located at c/o Cain International LP, 767 Fifth Avenue, 17th Floor New York, NY 10153 or such other location as may hereafter be determined by the Member.

Section 3. Registered Office.

The address of the registered office of the Company in the State of Delaware is 251 Little Falls Drive, Wilmington, Delaware 19808. The Member is hereby authorized to change the registered office of the Company in its discretion from time to time.

Section 4. Registered Agent.

The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware are Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808. The Member is hereby authorized to change the registered agent of the Company in its discretion from time to time.

Section 5. Members.

The mailing address of the Member is set forth on Schedule B attached hereto.

Section 6. Certificates.

Elizabeth Boudris (the "Organizer") is hereby designated as an "authorized person" within the meaning of the Act, and has executed, delivered and filed the Certificate of Formation with the Secretary of State of the State of Delaware. Upon completing the foregoing, his powers as an "authorized person" ceased, and the Member thereupon became the designated "authorized person" and shall continue as a designated "authorized person" within the meaning of the Act. The Organizer shall be indemnified by the Company and the Member from and against any expense or liability incurred by the Organizer by reason of having been the Organizer. The Member or an Officer shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in any jurisdiction in which the Company may wish to conduct business.

The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate of Formation as provided in the Act and this Agreement.

Section 7. Purpose.

The purpose to be conducted or promoted by the Company is to engage in any lawful act or activity and to exercise any powers permitted to limited liability companies organized under the laws of the State of Delaware that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above-mentioned purposes.

Section 8. Powers.

The Company, the Member and the Officers on behalf of the Company, (i) shall have and exercise all powers necessary, convenient or incidental to accomplish the purposes as set forth in Section 7 and (ii) shall have and exercise all of the powers and rights conferred upon limited liability companies formed pursuant to the Act.

Section 9. Management.

(a) The business and affairs of the Company shall be managed by or under the direction of the Member.

(b) Member as Agent. To the extent of its powers set forth in this Agreement, the Member is an agent of the Company for the purpose of the Company's business, and the actions of the Member taken in accordance with such powers set forth in this Agreement shall bind the Company.

Section 10. Officers.

(a) The Member may, from time to time as it deems advisable, appoint officers of the Company (the "Officers") and assign in writing titles (including, without limitation, President, Vice President, Secretary, and Treasurer) to any such person. Unless the Member decides otherwise, if the title is one commonly used for officers of a business corporation formed under the Delaware General Corporation Law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office. Any

delegation pursuant to this Section 10 may be revoked at any time by the Member. The initial Officers are listed on Schedule C attached hereto. The Member may revise Schedule C in its sole discretion at any time.

(b) The Officers, to the extent of their powers set forth in this Agreement or otherwise vested in them by action of the Member not inconsistent with this Agreement, are agents of the Company for the purpose of the Company's business, and the actions of the Officers taken in accordance with such powers shall bind the Company.

Section 11. Limited Liability.

Except as otherwise expressly provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and the Member shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member of the Company.

Section 12. Capital Contributions.

The Member has contributed to the Company property of an agreed value as listed on Schedule B attached hereto.

Section 13. Additional Contributions.

The Member is not required to make any additional capital contribution to the Company. However, the Member may make additional capital contributions to the Company at any time upon the written consent of the Member. To the extent that the Member makes an additional capital contribution to the Company, the Member shall revise Schedule B of this Agreement. The provisions of this Agreement, including this Section 13, are intended to benefit the Member and, to the fullest extent permitted by law, shall not be construed as conferring any benefit upon any creditor of the Company (other than a Covered Person) (and no such creditor of the Company shall be a third-party beneficiary of this Agreement) and the Member shall not have any duty or obligation to any creditor of the Company to make any contribution to the Company or to issue any call for capital pursuant to this Agreement.

Section 14. Allocation of Profits and Losses.

The Company's profits and losses shall be allocated to the Member.

Section 15. Distributions.

Distributions shall be made to the Member at the times and in the aggregate amounts determined by the Member. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not be required to make a distribution to the Member on account of its interest in the Company if such distribution would violate the Act or any other applicable law.

Section 16. Books and Records.

The Member shall keep or cause to be kept complete and accurate books of account and records with respect to the Company's business. The Member and its duly authorized representatives shall have the right to examine the Company books, records and documents during normal business hours. The Company's books of account shall be kept using the method of accounting determined by the Member. The Company's independent auditor, if any, shall be an independent public accounting firm selected by the Member.

Section 17. Tax Characterization of the Company.

For any tax period during which the Company has only one member, it is the intention of the Member that (a) the Company be treated as a "disregarded entity" for applicable federal, state and local income tax purposes, (b) the Company will not elect to be treated as an association taxable as a corporation, and (c) the Company will take all action, if any, as is necessary under the Internal Revenue Code of 1986, as amended, to maintain its status as a "disregarded entity".

Section 18. Other Business.

Notwithstanding any duty otherwise existing at law or in equity, the Member and any Affiliate of the Member may engage in or possess an interest in other business ventures (unconnected with the Company) of every kind and description, independently or with others. The Company and the Member shall not have any rights in or to such independent ventures or the income or profits therefrom by virtue of this Agreement.

Section 19. Exculpation and Indemnification.

(a) To the fullest extent permitted by applicable law, neither the Member nor the Officers nor any officer, director, employee, agent or Affiliate of the foregoing (collectively, the "Covered Persons") shall be liable to the Company or any other Person who is a party to or is otherwise bound by this Agreement for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.

(b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that no Covered Person shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Section 19 by the Company shall be provided out of and to the extent of Company assets only, and the Member shall not have personal liability on account thereof.

(c) To the fullest extent permitted by applicable law, expenses (including reasonable legal fees) incurred by a Covered Person defending any claim, demand, action, suit or proceeding shall, from time to time, be advanced by the Company prior to the final disposition of such claim, demand, action, suit or proceeding upon receipt by the Company of an undertaking by or on behalf of the Covered Person to repay such amount if it shall be determined that the Covered Person is not entitled to be indemnified as authorized in this Section 19.

(d) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any Person as to matters the Covered Person reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

(e) The provisions of this Agreement, to the extent that they restrict or eliminate the duties and liabilities of a Covered Person to the Company or its members otherwise existing at law or in equity, are agreed by the parties hereto to replace such other duties and liabilities of such Covered Person.

(f) The foregoing provisions of this Section 19 shall survive any termination of this Agreement.

Section 20. Assignments.

The Member may assign in whole or in part its limited liability company interest in the Company. Subject to Section 21, the transferee shall be admitted to the Company as a member of the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. If the Member transfers all of its limited liability company interest in the Company pursuant to this Section 20, such admission shall be deemed effective immediately prior to the transfer and, immediately following such admission, the transferor Member shall cease to be a member of the Company. Notwithstanding anything in this Agreement to the contrary, any successor to the Member by merger or consolidation shall, without further act, be the Member hereunder, and such merger or consolidation shall not constitute an assignment for purposes of this Agreement and the Company shall continue without dissolution.

Section 21. Admission of Additional Members.

One or more additional Members of the Company may be admitted to the Company with the written consent of the Member.

Section 22. Dissolution.

(a) The Company shall be dissolved, and its affairs shall be wound up upon the first to occur of the following: (i) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company unless the Company is continued

without dissolution in a manner permitted by this Agreement or the Act or (ii) the entry of a decree of judicial dissolution under Section 18-802 of the Act. Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company or that causes the Member to cease to be a member of the Company (other than upon continuation of the Company without dissolution upon (i) an assignment by the Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Sections 20 and 21, or (ii) the admission of an additional member of the Company pursuant to Section21), to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and shall, within 90 days after the occurrence of the event that terminated the continued membership of such member in the Company, agree in writing (i) to continue the Company and (ii) to the admission of the personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining member in the Company.

(b) Notwithstanding any other provision of this Agreement, a bankruptcy of the Member shall not cause the Member to cease to be a member of the Company and upon the occurrence of such an event, the Company shall continue without dissolution.

(c) In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied in the manner, and in the order of priority, set forth in Section 18-804 of the Act.

(d) The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company shall have been distributed to the Member in the manner provided for in this Agreement and (ii) the Certificate of Formation shall have been canceled in the manner required by the Act.

Section 23. Benefits of Agreement; Third-Party Rights.

None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of the Company or by any creditor of the Member. Nothing in this Agreement shall be deemed to create any right in any Person (other than Covered Persons) not a party hereto, and this Agreement shall not be construed in any respect to be a contract in whole or in part for the benefit of any third Person (other than Covered Persons).

Section 24. Severability of Provisions.

Each provision of this Agreement shall be considered severable and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

Section 25. Entire Agreement.

This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof.

Section 26. Binding Agreement.

Notwithstanding any other provision of this Agreement, the Member agrees that this Agreement constitutes a legal, valid and binding agreement of the Member.

Section 27. Governing Law.

This Agreement shall be governed by and construed under the laws of the State of Delaware (without regard to conflict of laws principles), all rights and remedies being governed by said laws.

Section 28. Amendments.

This Agreement may only be modified, altered, supplemented or amended pursuant to a written agreement executed and delivered by the Member.

Section 29. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original of this Agreement and all of which together shall constitute one and the same instrument.

Section 30. Notices.

Any notices required to be delivered hereunder shall be in writing and personally delivered, mailed or sent by telecopy, electronic mail or other similar form of rapid transmission, and shall be deemed to have been duly given upon receipt (a) in the case of the Company, to the Company at its address in Section 2, (b) in the case of the Member, to the Member at its address as listed on Schedule B attached hereto and (c) in the case of either of the foregoing, at such other address as may be designated by written notice to the other party.

This Agreement shall be effective as of the date hereof.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, have duly executed this Agreement as of the date first written above.

MEMBER:

CI River District Phase 1 Holdings LLC,

[redacted]

SCHEDULE A

Definitions

A. Definitions

When used in this Agreement, the following terms not otherwise defined herein have the following meanings:

"Act" has the meaning set forth in the preamble to this Agreement.

"Affiliate" means, with respect to any specified Person, any other Person Controlling or Controlled by or under common Control with, or any general partner or managing member in, such specified Person.

"Agreement" means this Limited Liability Company Agreement of the Company, together with the schedules attached hereto, as amended, restated or supplemented or otherwise modified from time to time.

"Certificate of Formation" shall mean the Certificate of Formation of the Company filed with the Secretary of State of the State of Delaware on March 12, 2026, as amended or amended and restated from time to time.

"Company" shall mean CI RIVER DISTRICT PHASE 1 OWNER LLC a Delaware limited liability company.

"Control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of the business and affairs of a Person, whether through ownership of beneficial interests, voting securities, by contract or otherwise, and the terms "Controlled", "Controlling" and "Common Control" shall have correlative meanings (it being acknowledged that a Person shall not be deemed to lack Control of another Person if certain decisions are subject to "major decisions" consent or approval rights of limited partners, shareholders or members, as applicable, and that such limited partners, shareholders or members, as applicable, shall not be deemed to "Control" a Person solely by virtue of such consent or approval rights).

"Covered Persons" has the meaning set forth in Section 19(a).

"Member" shall mean CI River District Phase 1 Holdings LLC, a Delaware limited company, as the sole equity member of the Company, and includes any Person admitted as an additional member of the Company or a substitute member of the Company in accordance with the provisions of this Agreement, each in its capacity as a member of the Company.

"Officer" has the meaning set forth in Section 10(a).

"Person" shall mean any individual, corporation, non-profit corporation, partnership, limited liability company, joint venture, estate, trust, unincorporated association, any other entity,

any governmental authority and any fiduciary acting in such capacity on behalf of any of the foregoing.

B. Rules of Construction

Definitions in this Agreement apply equally to both the singular and plural forms of the defined terms. The words "include" and "including" shall be deemed to be followed by the phrase "without limitation." The terms "herein," "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section, paragraph or subdivision. The Section titles appear as a matter of convenience only and shall not affect the interpretation of this Agreement. All Section, paragraph, clause, Exhibit or Schedule references not attributed to a particular document shall be references to such parts of this Agreement.

SCHEDULE B

Member

Name	Mailing Address	Agreed Value of Capital Contribution	LLC Interest
CI River District Phase 1 Holdings LLC	c/o Cain International LP 767 Fifth Avenue, 17th Floor New York, NY 10153	[redacted]	100%

SCHEDULE C

Officers

Name	Title
[redacted]	
Eric Poretsky	Director
[redacted]	

WRITTEN CONSENT OF FORT PRUF ROCK PARENT LLC

May 17, 2026

The undersigned, being the Administrative Member (the "***Admin Member***") of Fort Pruf Rock Parent LLC, a Delaware limited liability company (the "***Company***"), hereby approves, adopts and consents to the following resolutions and directs that this written consent be filed with the minutes of the Company:

Officer Appointment

WHEREAS, the Admin Member deems it to be advisable and in the best interest of the Company to appoint officers of the Company and its subsidiaries (each, an "***Officer***" and collectively, "***Officers***").

NOW, THEREFORE, BE IT RESOLVED, that each of the following individuals be, and hereby are, appointed to serve as an Officer of the Company in the capacity set forth opposite his or her name, to serve until his or her successor is duly elected and qualified or until otherwise removed from office:

Eric Poretsky	Authorized Signatory
Jonathan Goldstein	Authorized Signatory

RESOLVED FURTHER, that the Authorized Signatories be, and hereby are, authorized and empowered with full power and authority to enter into any and all documents, agreements and instruments as deemed necessary or advisable on behalf of the Company.

General Authority

RESOLVED, that any and all actions heretofore taken by the Admin Member, the Company and the directors, members, officers, authorized representatives, authorized signatories or agents of the Company or the Member in furtherance of the foregoing resolutions are hereby ratified and confirmed; and

FURTHER RESOLVED, that the Admin Member, the Company, and the directors, members, officers, authorized representatives, authorized signatories or agents of the Admin Member and Company be, and each hereby are, authorized, empowered and directed to take such other action as may be necessary or advisable to carry out the intent and purposes expressed in the foregoing resolutions.

[Signature Page Follows.]

FORT PRUF ROCK PARENT LLC

By: **CI FLL HOLDINGS**, as Administrative Member of Fort Pruf Rock Parent LLC

By: 

Name: Eric Poretsky
Title: Director



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560160

Property Owner(s):FORT PRUF ROCK LAND TRUST
FORT PRUF ROCK TRUSTEE LLC

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:540 SE 6 STREET FORT LAUDERDALE, 33301

Property Use: 17-06 Office building - prior residence

Millage Code: 9312

Adj. Bldg. S.F: 482

Bldg Under Air S.F:

Effective Year: 1965

Year Built: 1960

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 23

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$836,500	$36,110	0	$872,610	$541,790	
2025	$836,500	$23,900	0	$860,400	$492,540	$12,920.17
2024	$717,000	$23,900	0	$740,900	$447,770	$11,523.92

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$872,610	$872,610	$872,610	$872,610
Portability	0	0	0	0
Assessed / SOH	$541,790	$541,790	$541,790	$541,790
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$541,790	$872,610	$541,790	$541,790

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/2020	Multi Warranty Deed Disqualified Sale	$2,231,500	116543976
03/31/2020	Multi Warranty Deed Non-Sale Title Change	$100	116543975

LAND CALCULATIONS

Unit Price	Units	Type
$175.00	4,780 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
482						4,780.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560170

Property Owner(s):FORT PRUF ROCK LAND TRUST
FORT PRUF ROCK TRUSTEE LLC

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:604 SE 6 STREET FORT LAUDERDALE, 33301

Property Use: 10-01 Vacant Commercial

Millage Code: 9312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 24

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$956,250	0	0	$956,250	$616,010	
2025	$828,750	0	0	$828,750	$560,010	$12,695.32
2024	$637,500	0	0	$637,500	$509,100	$10,871.68

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$956,250	$956,250	$956,250	$956,250
Portability	0	0	0	0
Assessed / SOH	$616,010	$616,010	$616,010	$616,010
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$616,010	$956,250	$616,010	$616,010

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/2020	Multi Warranty Deed Disqualified Sale	$2,231,500	116543976
03/31/2020	Multi Warranty Deed Non-Sale Title Change	$100	116543975

LAND CALCULATIONS

Unit Price	Units	Type
$225.00	4,250 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						4,250.00		

SCHOOL

Croissant Park Elementary School: A

New River Middle School: B

Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560010

Property Owner(s):FORT PRUF ROCK LAND TR %OKO GRP
FORT PRUF ROCK TRUSTEE LLC TRSTE

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:601 S FEDERAL HIGHWAY FORT LAUDERDALE, 33301

Property Use: 17-06 Office building - prior residence

Millage Code: 9312

Adj. Bldg. S.F: 2521

Bldg Under Air S.F:

Effective Year: 1959

Year Built: 1939

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 1 LESS E 30 FOR ST RD,2 LESS E 30 FOR ST RD

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,611,600	$100,730	0	$1,712,330	$1,417,110	
2025	$1,410,150	$40,290	0	$1,450,440	$1,288,290	$27,986.15
2024	$1,208,700	$40,290	0	$1,248,990	$1,171,180	$25,140.54

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,712,330	$1,712,330	$1,712,330	$1,712,330
Portability	0	0	0	0
Assessed / SOH	$1,417,110	$1,417,110	$1,417,110	$1,417,110
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$1,417,110	$1,712,330	$1,417,110	$1,417,110

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/2020	Warranty Deed Disqualified Sale	$1,968,600	116543979
04/01/2020	Trustee's Deed Non-Sale Title Change		116543978
01/01/1989	Warranty Deed		17249 / 301

LAND CALCULATIONS

Unit Price	Units	Type
$200.00	8,058 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
12/01/1988	Warranty Deed		
04/01/1965	Deed	$15,000	

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
2,521						8,058.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560150

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRUSTEE LLC

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:608 SE 5 TERRACE FORT LAUDERDALE, 33301

Property Use: 10-01 Vacant Commercial

Millage Code: 9312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 22

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,054,400	0	0	$1,054,400	$764,130	
2025	$1,028,040	0	0	$1,028,040	$694,670	$16,048.46
2024	$790,800	0	0	$790,800	$631,520	$13,747.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,054,400	$1,054,400	$1,054,400	$1,054,400
Portability	0	0	0	0
Assessed / SOH	$764,130	$764,130	$764,130	$764,130
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$764,130	$1,054,400	$764,130	$764,130

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/05/2020	Multi Special Warranty Deed Disqualified Sale	$9,150,000	116543973
04/10/2017	Warranty Deed Disqualified Sale	$525,000	114317467
07/15/2005	Warranty Deed	$300,000	40156 / 434
12/17/2002	Personal Representatives Deed	$100	34391 / 826

LAND CALCULATIONS

Unit Price	Units	Type
$200.00	5,272 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Vacant Lots (L)								
1						5,272.00		

SCHOOL

Croissant Park Elementary School: A

New River Middle School: B

Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560020

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRUSTEE LLC

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:611 SE 6 AVENUE FORT LAUDERDALE, 33301

Property Use: 17-01 Office building - non professional, 1 story

Millage Code: 9312

Adj. Bldg. S.F: 2500

Bldg Under Air S.F:

Effective Year: 1980

Year Built: 1950

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 3 LESS E 30 FOR ST RD

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$948,000	$112,550	0	$1,060,550	$888,980	
2025	$829,500	$23,700	0	$853,200	$808,170	$17,652.40
2024	$711,000	$23,700	0	$734,700	$734,700	$15,867.23

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,060,550	$1,060,550	$1,060,550	$1,060,550
Portability	0	0	0	0
Assessed / SOH	$888,980	$888,980	$888,980	$888,980
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$888,980	$1,060,550	$888,980	$888,980

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/05/2020	Multi Special Warranty Deed Disqualified Sale	$9,150,000	116543973
07/21/2015	Multi Quit Claim Deed Non-Sale Title Change		113139822
07/20/2015	Multi Quit Claim Deed Non-Sale Title Change		113139821

LAND CALCULATIONS

Unit Price	Units	Type
$200.00	4,740 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
07/21/2015	Multi Warranty Deed Excluded Sale	$1,900,000	113139823
07/22/2013	Multi Quit Claim Deed Non-Sale Title Change	$100	112055822

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
2,500						4,740.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560030

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRUSTEE LLC

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:621 S FEDERAL HIGHWAY FORT LAUDERDALE, 33301

Property Use: 17-01 Office building - non professional, 1 story

Millage Code: 9312

Adj. Bldg. S.F: 7804

Bldg Under Air S.F:

Effective Year: 1976

Year Built: 1975

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOTS 4 THRU 6,LESS E 30 FOR STRD,20,21

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$4,934,800	$349,810	0	$5,284,610	$4,627,600	
2025	$4,317,950	$123,370	0	$4,441,320	$4,206,910	$89,598.93
2024	$3,701,100	$123,370	0	$3,824,470	$3,824,470	$80,563.92

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$5,284,610	$5,284,610	$5,284,610	$5,284,610
Portability	0	0	0	0
Assessed / SOH	$4,627,600	$4,627,600	$4,627,600	$4,627,600
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$4,627,600	$5,284,610	$4,627,600	$4,627,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/05/2020	Multi Special Warranty Deed Disqualified Sale	$9,150,000	116543973
07/21/2015	Multi Quit Claim Deed Non-Sale Title Change		113139822
07/20/2015	Multi Quit Claim Deed Non-Sale Title Change		113139821

LAND CALCULATIONS

Unit Price	Units	Type
$200.00	24,674 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
07/21/2015	Multi Warranty Deed Excluded Sale	$1,900,000	113139823
07/22/2013	Multi Quit Claim Deed Non-Sale Title Change	$100	112055822

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
7,804						24,674.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 5042101D0010

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRSTEE LLC TRSTEE

Mailing Address:4100 NE 2 AVE #307 MIAMI, FL 33137

Property Address:633 S FEDERAL HIGHWAY FORT LAUDERDALE, 33301

Property Use: 18-02 Office building, multi tenant - 2 or more stories

Millage Code: 9312

Adj. Bldg. S.F: 40504

Bldg Under Air S.F:

Effective Year: 1982

Year Built: 1978

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: SCHERER TRUST 153-19 B PARCEL "A" LESS S 90 OF W 41.10, TOG W/ POR OF PAR DESC IN OR41925/571 LYING WITHIN ABOVE DESC PARCEL

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$8,348,030	$2,035,790	0	$10,383,820	$8,737,000	
2025	$8,348,030	$231,010	0	$8,579,040	$7,942,730	$187,596.36
2024	$7,155,450	$1,640,880	0	$8,796,330	$7,220,670	$177,554.55

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$10,383,820	$10,383,820	$10,383,820	$10,383,820
Portability	0	0	0	0
Assessed / SOH	$8,737,000	$8,737,000	$8,737,000	$8,737,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$8,737,000	$10,383,820	$8,737,000	$8,737,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/05/2020	Multi Quit Claim Deed Non-Sale Title Change	$100	116543964
06/01/2020	Multi Special Warranty Deed Disqualified Sale	$33,158,200	116543965
04/26/2006	Multi Quit Claim Deed	$100	41925 / 571

LAND CALCULATIONS

Unit Price	Units	Type
$175.00	47,703 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
04/27/2006	Multi Quit Claim Deed	$100	41908 / 1692

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
40,504						47,703.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 5042101D0011

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRSTEE LLC TRSTEE

Mailing Address:4100 NE 2 AVE #307 MIAMI, FL 33137

Property Address:SE 5 TERRACE FORT LAUDERDALE, 33301

Property Use: 10-01 Vacant Commercial

Millage Code: 9312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: SCHERER TRUST 153-19 B PARCEL A S 90 OF WLY 41.10 & PARCEL E & F & TOGETHER WITHPOR OF VAC'D R/W LYING WLY & SLY & ADJ TO SAID PARCELS

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$894,250	0	0	$894,250	$740,650	
2025	$855,810	0	0	$855,810	$673,320	$14,352.16
2024	$1,033,860	0	0	$1,033,860	$612,110	$14,800.11

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$894,250	$894,250	$894,250	$894,250
Portability	0	0	0	0
Assessed / SOH	$740,650	$740,650	$740,650	$740,650
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$740,650	$894,250	$740,650	$740,650

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/05/2020	Multi Quit Claim Deed Non-Sale Title Change	$100	116543964

LAND CALCULATIONS

Date	Type	Price	Book/Page or Cin
06/01/2020	Multi Special Warranty Deed Disqualified Sale	$33,158,200	116543965
04/27/2006	Multi Quit Claim Deed	$100	41925 / 571
04/27/2006	Multi Quit Claim Deed	$100	41908 / 1692

Unit Price	Units	Type
$175.00	5,110 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L)								
1						5,110.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 504210560100

Property Owner(s):FORT PRUF ROCK LAND TR FORT PRUF ROCK TRUSTRE LLC TRSTE

Mailing Address:4100 NE 2 AVE STE 307 MIAMI, FL 33137

Property Address:519 SE 7 STREET FORT LAUDERDALE, 33301

Property Use: 28-01 Parking lot

Millage Code: 9312

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 1983

Year Built: 1982

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT

Abbr. Legal Des.: HARCOURT SUB LOT 1 BLK 57 FT LAUDERDALE 2-9 B LOT 13

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,109,700	$7,200	0	$1,116,900	$726,420	
2025	$952,050	$7,200	0	$959,250	$660,390	$15,133.36
2024	$961,740	$7,200	0	$968,940	$600,360	$14,467.62

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,116,900	$1,116,900	$1,116,900	$1,116,900
Portability	0	0	0	0
Assessed / SOH	$726,420	$726,420	$726,420	$726,420
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$726,420	$1,116,900	$726,420	$726,420

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/01/2020	Multi Special Warranty Deed Disqualified Sale	$33,158,200	116543965
04/27/2006	Multi Quit Claim Deed	$100	41908 / 1692
02/25/2000	Warranty Deed	$125,000	30289 / 448
12/20/1995	Multi Trustee's Deed	$630,000	24333 / 863
04/01/1982	Warranty Deed	$99,000	10127 / 297

LAND CALCULATIONS

Unit Price	Units	Type
$225.00	4,932 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Vacant Lots (L)								
1						4,932.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: B
Stranahan High School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	32	Rosalind Osgood	Sarah Leonardi