



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 <small>Select the application type from the list below and check the applicable type.</small>			
☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New Nonresidential less than 5,000 square feet ☐ Change of use <small>(same impact or less than existing use)</small> ☐ Plats ☐ Plat Note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan ☐ Affordable Housing per §166.04151 (7) Fla. Stat. <small>(Live Local Act)</small> ☐ Parking Agreements <small>(separate from site plans)</small> 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 <small>(if greater impact than existing use)</small> ☐ 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 <small>(request must be within original approval date timeframe)</small> 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 <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>			
Applicant/Property Owner	NE 2ND HOLDINGS LLC (Contract Purchaser)	Authorized Agent	Stephanie J. Toothaker, Esq., P.A.
Address	501 SW 2nd Avenue, Suite 1 (Agent)	Address	501 SW 2nd Avenue, Suite 1
City, State, Zip	Fort Lauderdale, FL 33312 (Agent)	City, State, Zip	Fort Lauderdale, FL 33312
Phone	954.648.9376 (Agent)	Phone	954.648.9376
Email	stephanie@toothaker.org (Agent)	Email	stephanie@toothaker.org 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	115 NE 2nd Street
Folio Number(s)	504210120040, 504210120060, and 504210120070.
Legal Description (Brief)	See survey
City Commission District	District 4
Civic Association	Flagler Village Civic Association

D LAND USE INFORMATION	
Existing Use	Surface Parking Lot; Office Use
Land Use	Downtown Regional Activity Center
Zoning	RAC-CC - Downtown Regional Activity C
Proposed <small>Applications requesting land use amendments and rezonings.</small>	
Proposed Land Use	
Proposed Zoning	



Provide project information.

Project Name	115 NE 2ND ST
Project Description <i>(Describe in detail)</i>	56-story mixed use building with 696 multifamily units, 7,400 square feet of commercial use, and 696 parking spaces
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)

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

Waterway Use	No				Traffic Study Required	No		
Flex Units	NA	Redevelopment Units	NA		Parking Reduction	No		
Flex Acreage	NA				Public Participation	Yes		
Single Family					Commercial	7,400 SF		
Townhouses					Restaurant			
Multifamily	696 units				Office			
Cluster/Zero Lot Line					Industrial			
Other					Other			
Total (dwelling units)	696 units				Total (square feet)			
Residential Unit Mix	Efficiency / Studio	1- Bedroom		2-Bedroom		3-Bedroom or More		
Affordable Housing Units		% of AMI						
Affordable Unit Mix	Efficiency / Studio	1- Bedroom		2-Bedroom		3-Bedroom or More		

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	N/A	31,099 SF / 0.714 acres	
Lot Density (Units/acres)	N/A	696 units / 0.714 acres ≈ 975 units/acre	
Lot Width	N/A	See survey	
Building Height (Feet)	No maximum, subject to FAA approval	649'-0" above grade; 56 stories	
Structure Length	300' maximum	225'-1" streetwall length	
Floor Area Ratio (F.A.R.)	N/A	34.14 (1,061,662 SF / 31,099 SF)	
Lot Coverage	N/A	28,944 SF building footprint, approximately 93.1%	
Open Space	3,110 SF total, including 1,244 SF at grade	8,311 SF total: 1,371 SF at grade and 6,940 SF on amenity deck	
Landscape Area	778 SF	1,044 SF total: 460 SF on site and 584 SF ROW credit	
Parking Spaces	696 spaces	696 spaces	
SETBACKS (indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []	35' to road centerline	35'-0" to road centerline	
Side []	0'	0'	
Corner / Side []	0'	0'	
Rear []	0'	0'	
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	0'	No
Sides / Secondary Street []	None	0'	No
Building Height	No maximum, subject to FAA approval	56 stories; 649'-0" above grade	No
Streetwall Length	300' maximum	225'-1"	No
Podium Height	9 stories maximum	11 stories; 115'-2"	Yes
Tower Separation	30' minimum to property line	30'-1" from tower face to each east and west property line	No
Tower Floorplate (square feet)	12,500 SF maximum	16,412 SF	Yes
Residential Unit Size (minimum)	400 SF minimum	550 SF minimum	No

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

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
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 <small>Provide information for specific request. Circle approving body and yes or no.</small>																																												
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*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**.

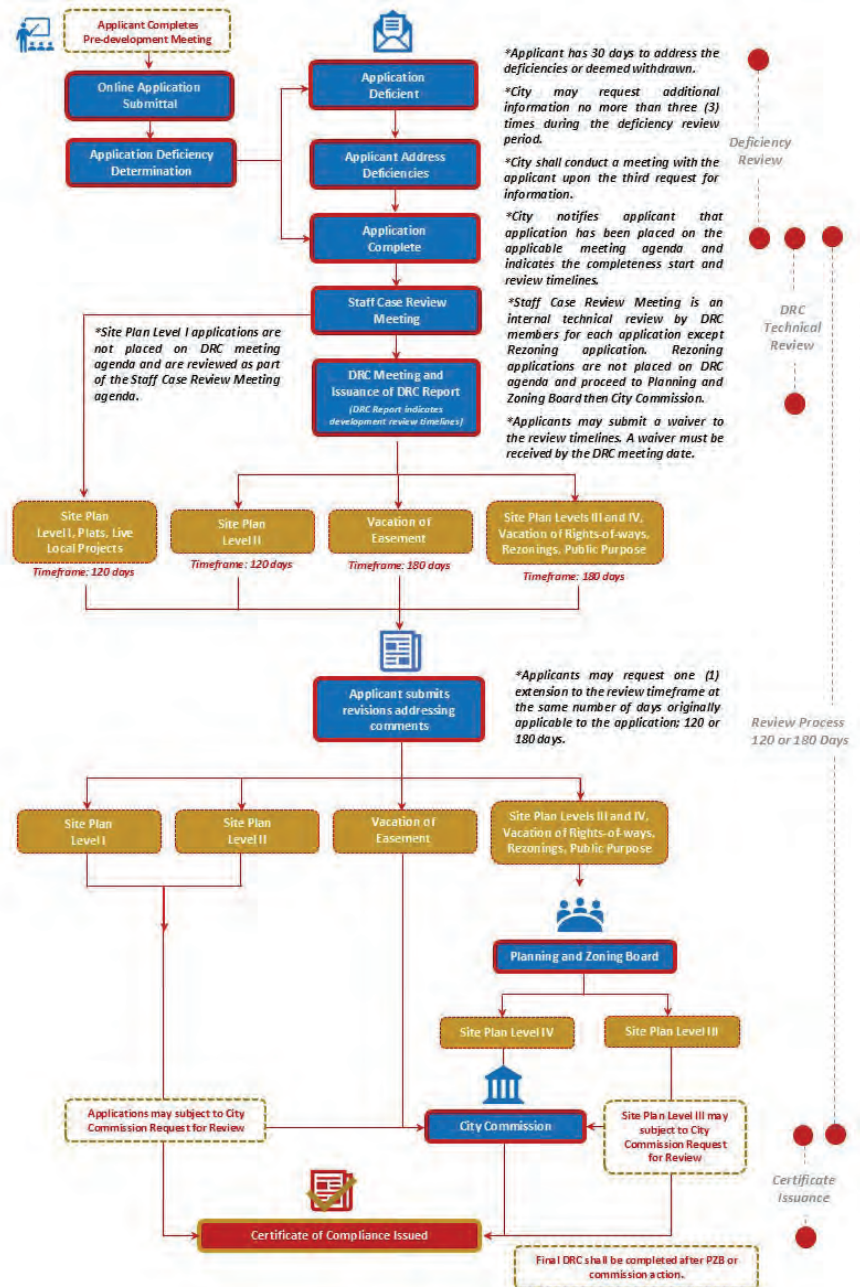
- ☒ **Preliminary Development Meeting** completed on the following date: 9/24/26 PROVIDE DATE
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact Jazmine Eveillard at 954-828-5233 or Jveillard@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 breestro@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

Planning Counter at 954-828-6520
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

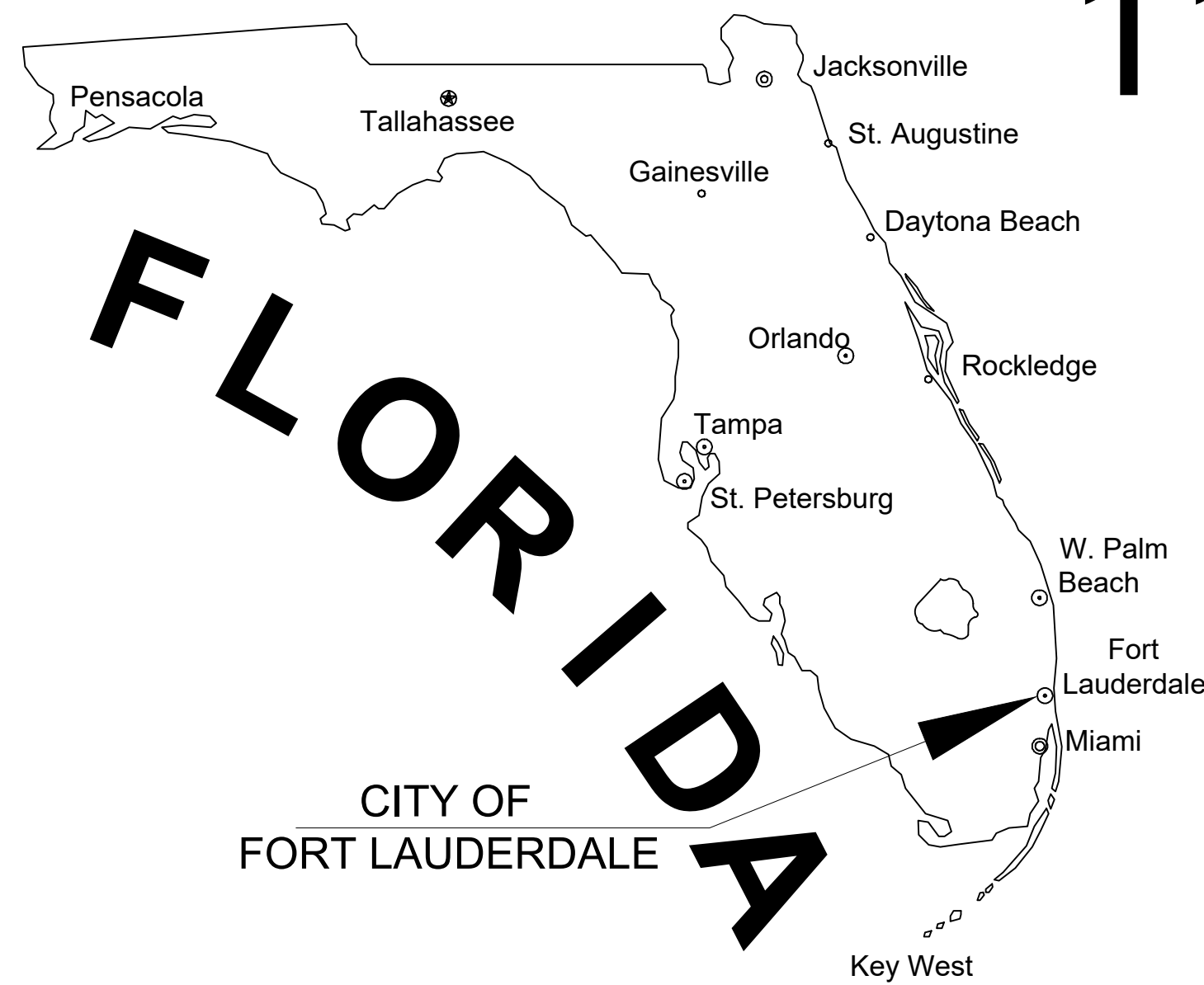
DSD Customer Service at 954-828-6520
lauderbuild@fortlauderdale.gov



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 <small>Applicant or agent must initial each item and sign below.</small>	
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	<p>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.</p> <p>*Fraud Alert Information*</p> <p>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.</p> <ul style="list-style-type: none">— 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.

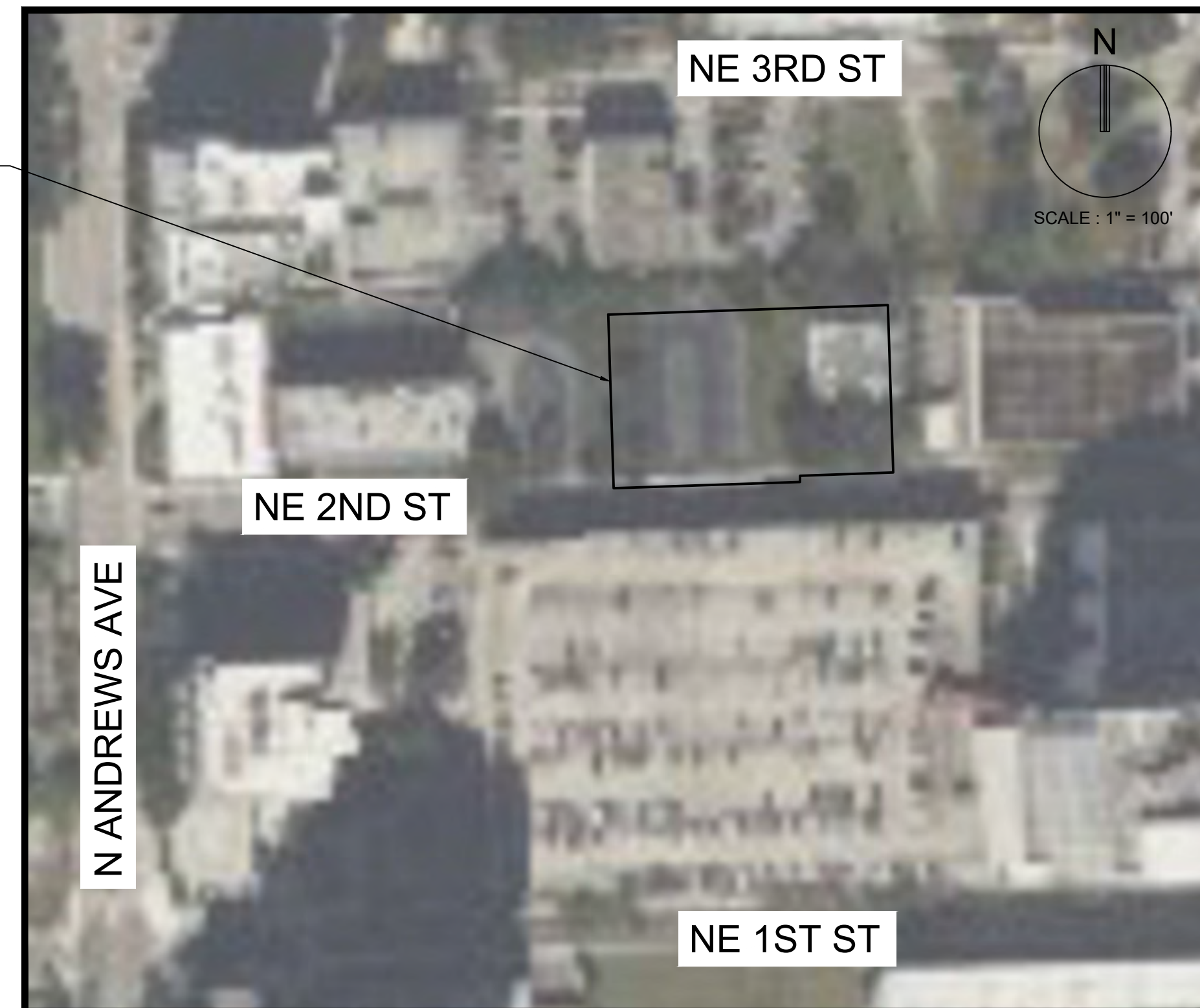
APPLICANT/AGENT SIGNATURE	
 <p>Digitally signed by Stephanie J. Toothaker, Esq. Date: 2026.09.25 11:09:35 -04'00'</p>	
PRINT	Stephanie J. Toothaker
DATE	9/25/26



115 NE 2ND ST. RESIDENTIAL

115 NE 2ND STREET
FORT LAUDERDALE, BROWARD
COUNTY, FLORIDA

SITE LOCATION



LOCATION MAP
SECTION 03, TOWNSHIP 50 S, RANGE 42 E
FOLIO #504210120070,
504210120060, AND 504210120040

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING, AND DRAINAGE PLAN
CP-201	PAVING, GRADING, AND DRAINAGE PLAN - LEVEL 10
CP-501 - CP-502	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN

LAND DESCRIPTION:

PARCEL 1:

LOTS SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), LESS THE SOUTH 5 FEET THEREOF, IN BLOCK "A" OF THE TOWN OF FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 2 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 57, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PROPERTY LYING BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOT 10 AND 11 LESS THE SOUTH 5 FEET THEREOF IN BLOCK A OF FORT LAUDERDALE LAND & DEVELOPMENT COMPANY SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 2, OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PROPERTY LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOTS 12, 13 AND 14, LESS THE SOUTH 10 FEET THEREOF, IN BLOCK "A" OF FORT LAUDERDALE LAND & DEVELOPMENT COMPANY SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PROPERTY LYING AND BEING IN BROWARD COUNTY, FLORIDA.

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PRELIMINARY 30% SET

PREPARED FOR:
NE 2ND HOLDINGS LLC
205 EAST 95TH
STREET, SUITE 11M
NEW YORK, NY



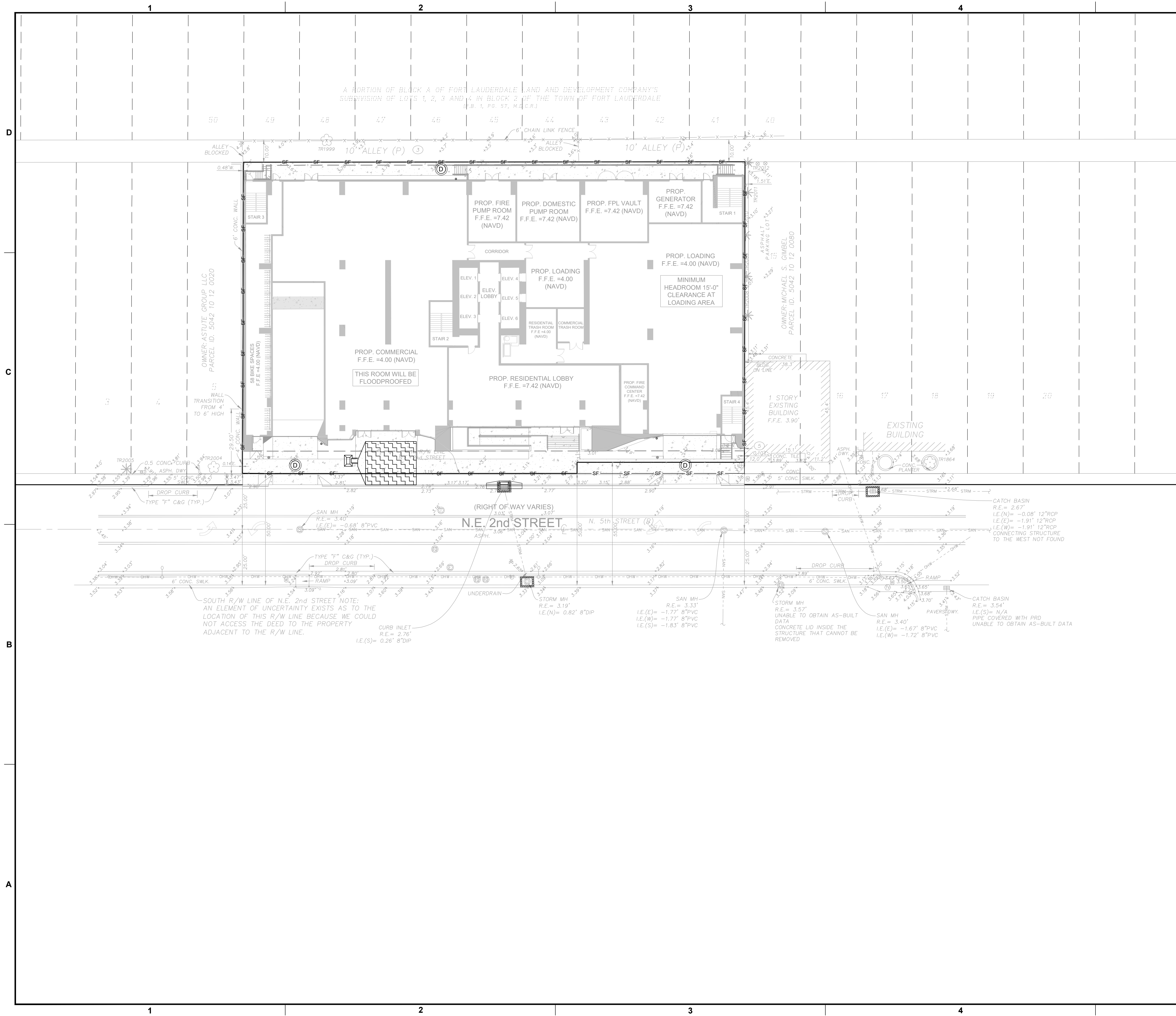
FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0557J, BEARING A MAP EFFECTIVE DATE OF 07/31/2024.

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

PROJECT No. 16378.00 DATE: SEPTEMBER 25, 2026

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APPROXIMATE	A.C.	ASPHALT CONCRETE	ACCM PIPE	ASPHALT COATED CORRUGATED METAL	BIT.	BITUMINOUS	BC	BACK OF CURB	BD.	BOUND	BL	BASELINE	BLDG	BUILDING	BM	BENCHMARK	BO	BY OTHERS	BOS	BOTTOM OF SLOPE	BR.	BRIDGE	CAP	CORRUGATED ALUMINUM PIPE	CB	CATCH BASIN	CBCI	CATCH BASIN WITH CURB INLET	CC	CEMENT CONCRETE	CCM	CEMENT CONCRETE MASONRY	CEM	CEMENT	CI	CURB INLET	CIP	CAST IRON PIPE	CLF	CHAIN LINK FENCE	CL	CENTERLINE	CMP	CORRUGATED METAL PIPE	CO.	COUNTY	CONC	CONCRETE	CONT	CONTINUOUS	CONST	CONSTRUCTION	CR GR	CROWN GRADE	DDCV	DOUBLE DETECTOR CHECK VALVE	DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	DHV	DESIGN HOURLY VOLUME	DI	DROP INLET	DIA	DIAMETER	DIP	DUCTILE IRON PIPE	DWY	DRIVEWAY	ELEV (OR EL.)	ELEVATION	EMB	EMBANKMENT	EOP	EDGE OF PAVEMENT	EOW	EDGE OF WATER	EXIST (OR EX)	EXISTING	EXC	EXCAVATION	F&C	FRAME AND COVER	F&G	FRAME AND GRATE	FDC	FIRE DEPARTMENT CONNECTION	FDN.	FOUNDATION	FH	FIRE HYDRANT	FLDSTN	FIELDSTONE	GAR	GARAGE	GD	GROUND	GI	GUTTER INLET	GIP	GALVANIZED IRON PIPE	GRAN	GRANITE	GRAV	GRAVEL	GRD	GUARD	GV	GATE VALVE	HDPE	HIGH DENSITY POLYETHYLENE	HDW	HEADWALL	HMA	HOT MIX ASPHALT	HOR	HORIZONTAL	HYD	HYDRANT	INV	INVERT	JCT	JUNCTION	L	LENGTH OF CURVE	LB	LEACH BASIN	LP	LIGHT POLE	LT	LEFT	MAX	MAXIMUM	MB	MAILBOX	MEG	MATCH EXISTING GRADE	MH	MANHOLE	MIN	MINIMUM	NIC	NOT IN CONTRACT	<table><tr><th>ABBREVIATION</th><th>DESCRIPTION</th></tr><tr><td>NO.</td><td>NO. 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PWW	PAVED WATER WAY																																																																																																																																																																																																																																																																													
R	RADIUS OF CURVATURE																																																																																																																																																																																																																																																																													
R&D	REMOVE AND DISPOSE																																																																																																																																																																																																																																																																													
RCP	REINFORCED CONCRETE PIPE																																																																																																																																																																																																																																																																													
RD	ROAD																																																																																																																																																																																																																																																																													
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REM	REMOVE																																																																																																																																																																																																																																																																													
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SHLD	SHOULDER																																																																																																																																																																																																																																																																													
SMH	SEWER MANHOLE																																																																																																																																																																																																																																																																													
ST	STREET																																																																																																																																																																																																																																																																													
STA	STATION																																																																																																																																																																																																																																																																													
SSD	STOPPING SIGHT DISTANCE																																																																																																																																																																																																																																																																													
SW	SIDEWALK																																																																																																																																																																																																																																																																													
T	TANGENT DISTANCE OF CURVE/TRUCK %																																																																																																																																																																																																																																																																													
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TC	TOP OF CURB																																																																																																																																																																																																																																																																													
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VC	VERTICAL CURVE																																																																																																																																																																																																																																																																													
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WIP	WROUGHT IRON PIPE																																																																																																																																																																																																																																																																													
WM	WATER METER/WATER MAIN																																																																																																																																																																																																																																																																													
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GRAPHIC SCALE

0 20 40

SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

N

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).

2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.

3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.

5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED. REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.

6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.

8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING THIS MATTER.

LEGEND

SF

SF

SILT FENCE

DOUBLE FILTER FABRIC

SOIL TRACKING PREVENTION DEVICE

KEITH

301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 09/25/2026

DESIGNED BY: JPR

DRAWN BY: DO

CHECKED BY: JPR

BID-CONTRACT:

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

NE 2ND HOLDINGS LLC

PROJECT

115 NE 2ND ST RESIDENTIAL

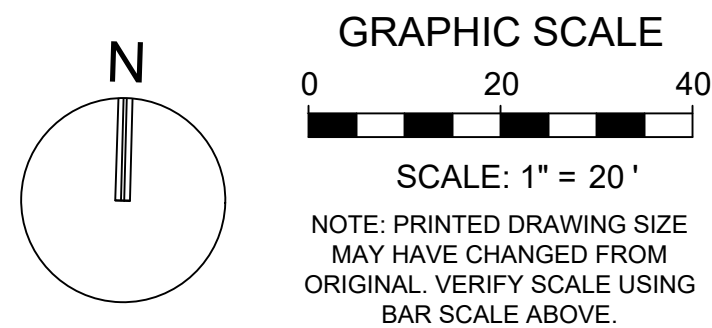
SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER CG-101

PROJECT NUMBER 16378.00

STATUS: PRELIMINARY
Drawing name: 16116378.00 - 115 NE 2nd St Residential - NE 2nd Holdings LLC Engineering/Cadd/16378.00-CG-1XX.dwg
Plotted by: douma On 9/22/2026 3:51 PM



 **KEITH**
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

[illegible]

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
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**RESPONSIBILITY FOR THE USE OF THESE
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FROM ALL AGENCIES HAVING
JURISDICTION OVER THE PROJECT WILL
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ISSUE DATE: 09/25/2026

DESIGNED BY: JPR

DRAWN BY: _____ DO _____

CHECKED BY: JPR

BID-CONTRACT: _____

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

**NE 2ND
HOLDINGS LLC**

PROJECT

**115 NE 2ND ST
RESIDENTIAL**

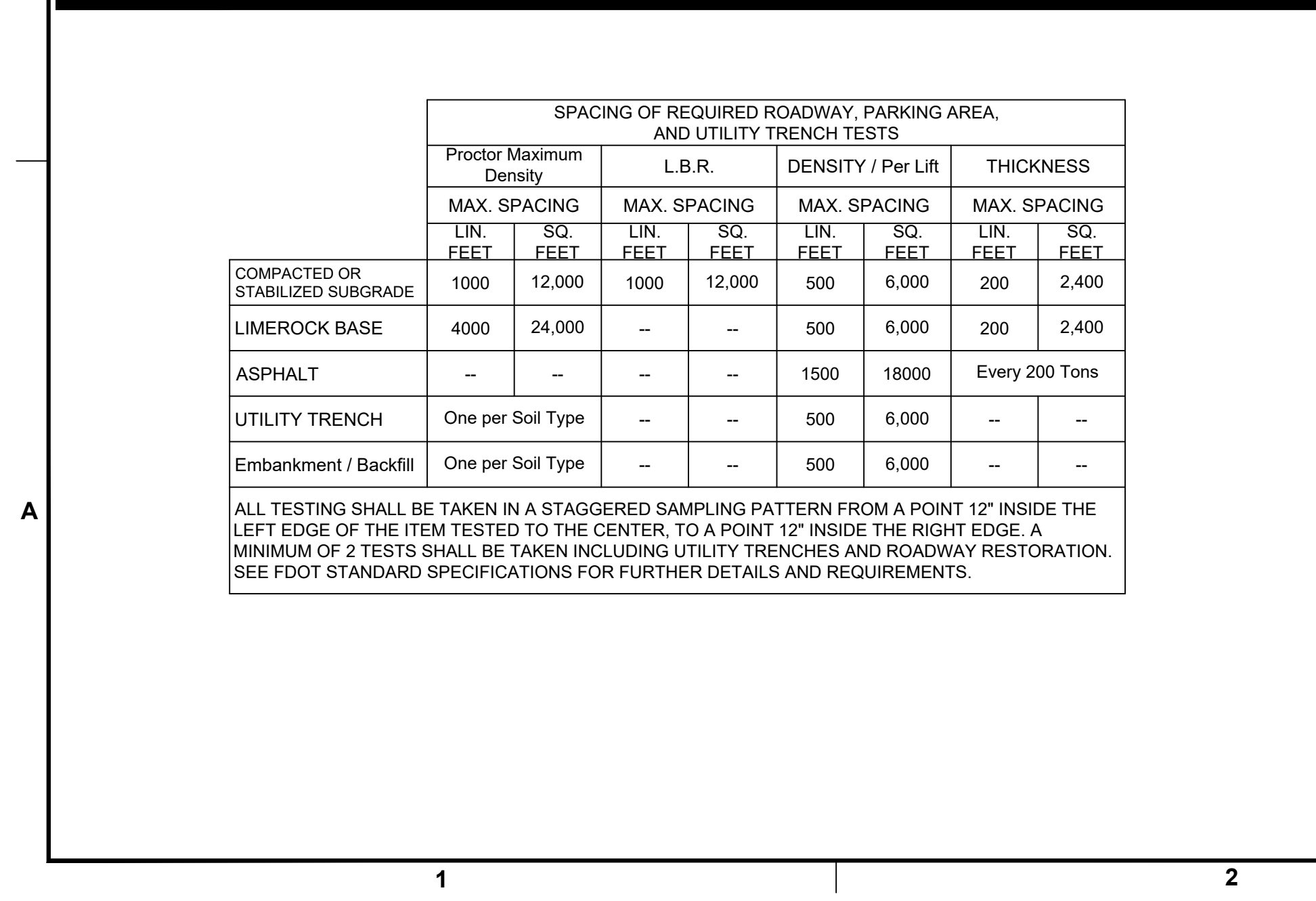
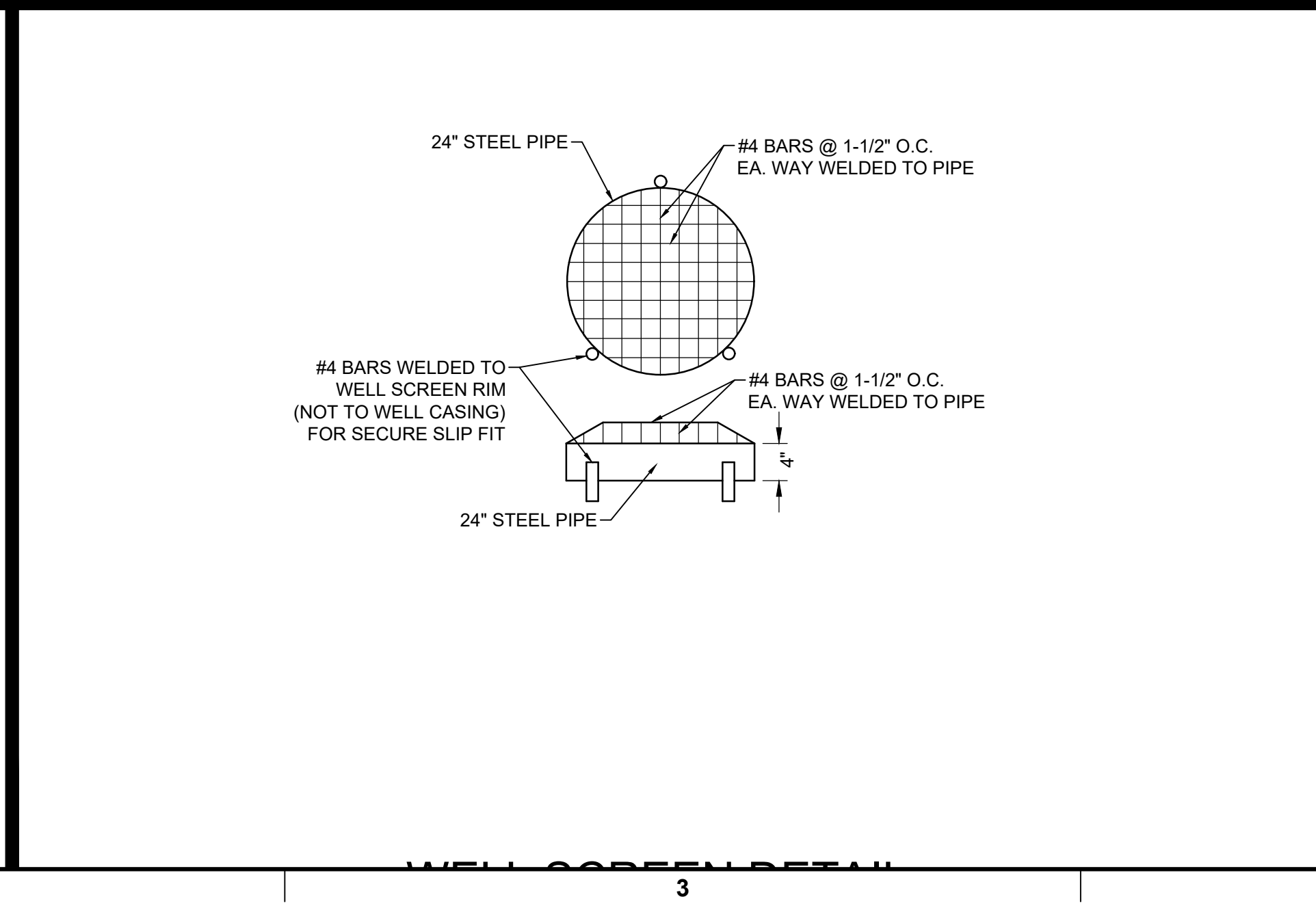
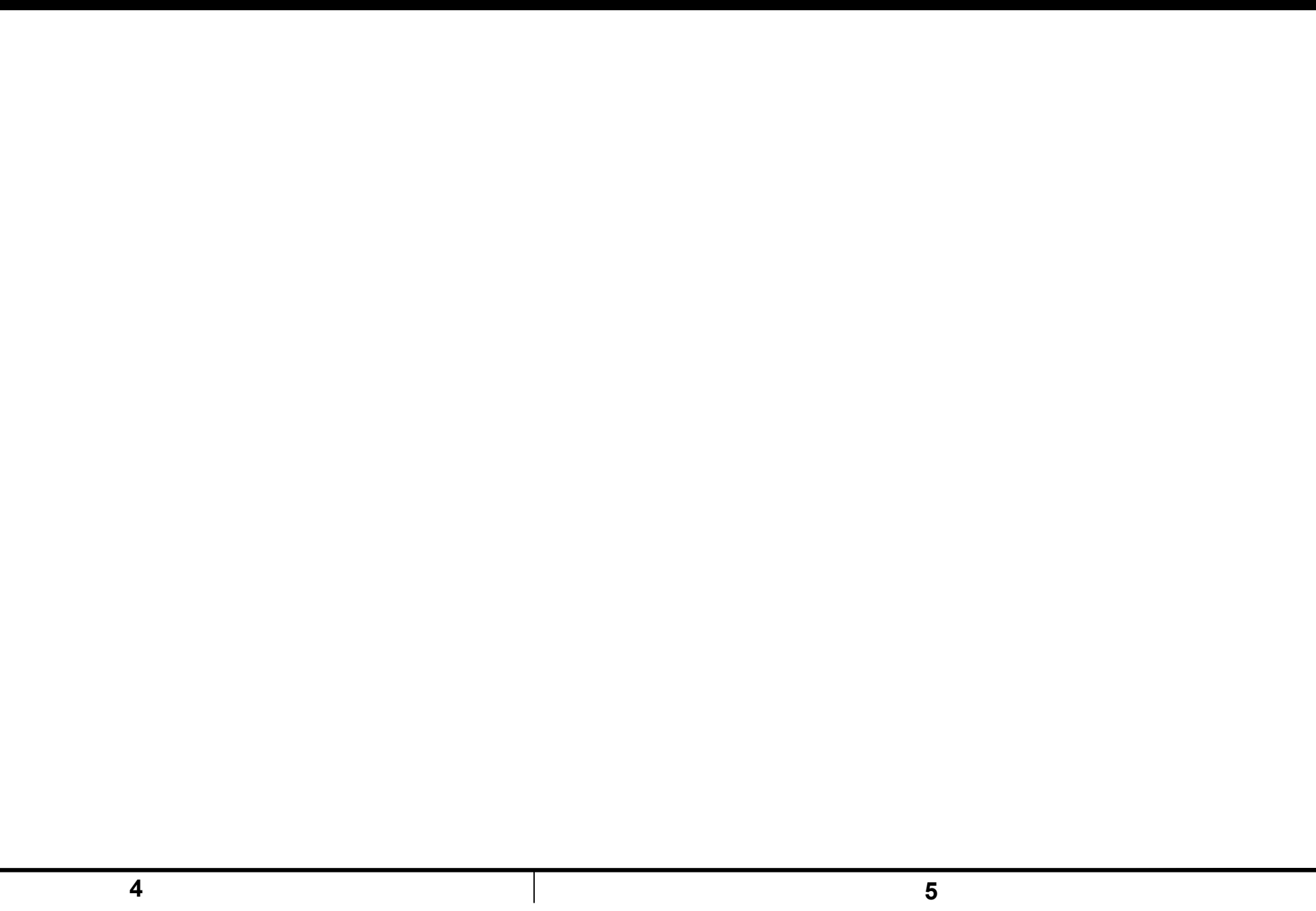
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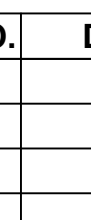
PAVING, GRADING, AND DRAINAGE PLAN

**SHEET
NUMBER** **CP-101**

PROJECT NUMBER	16378.00
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STATUS: PRELIMINARY

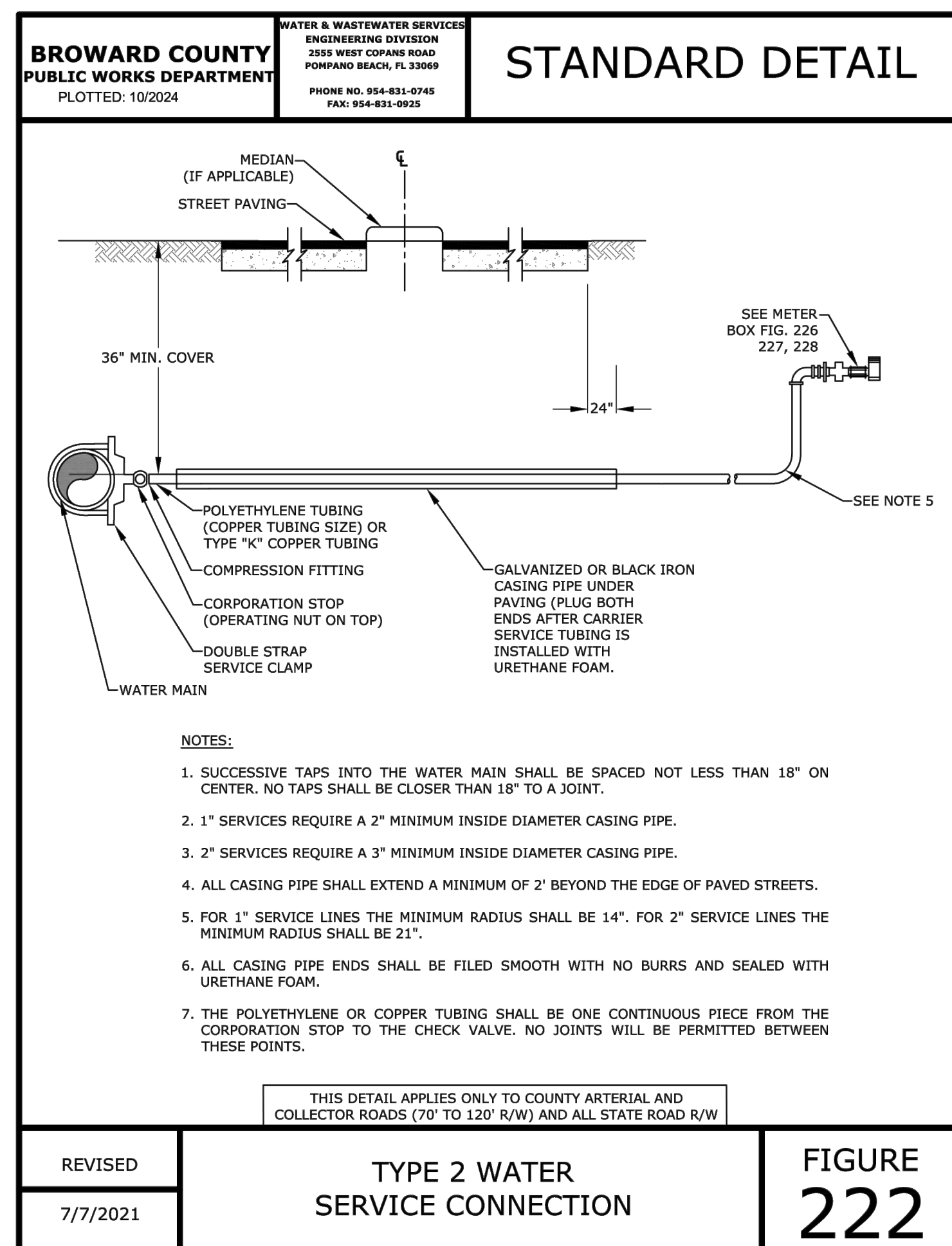
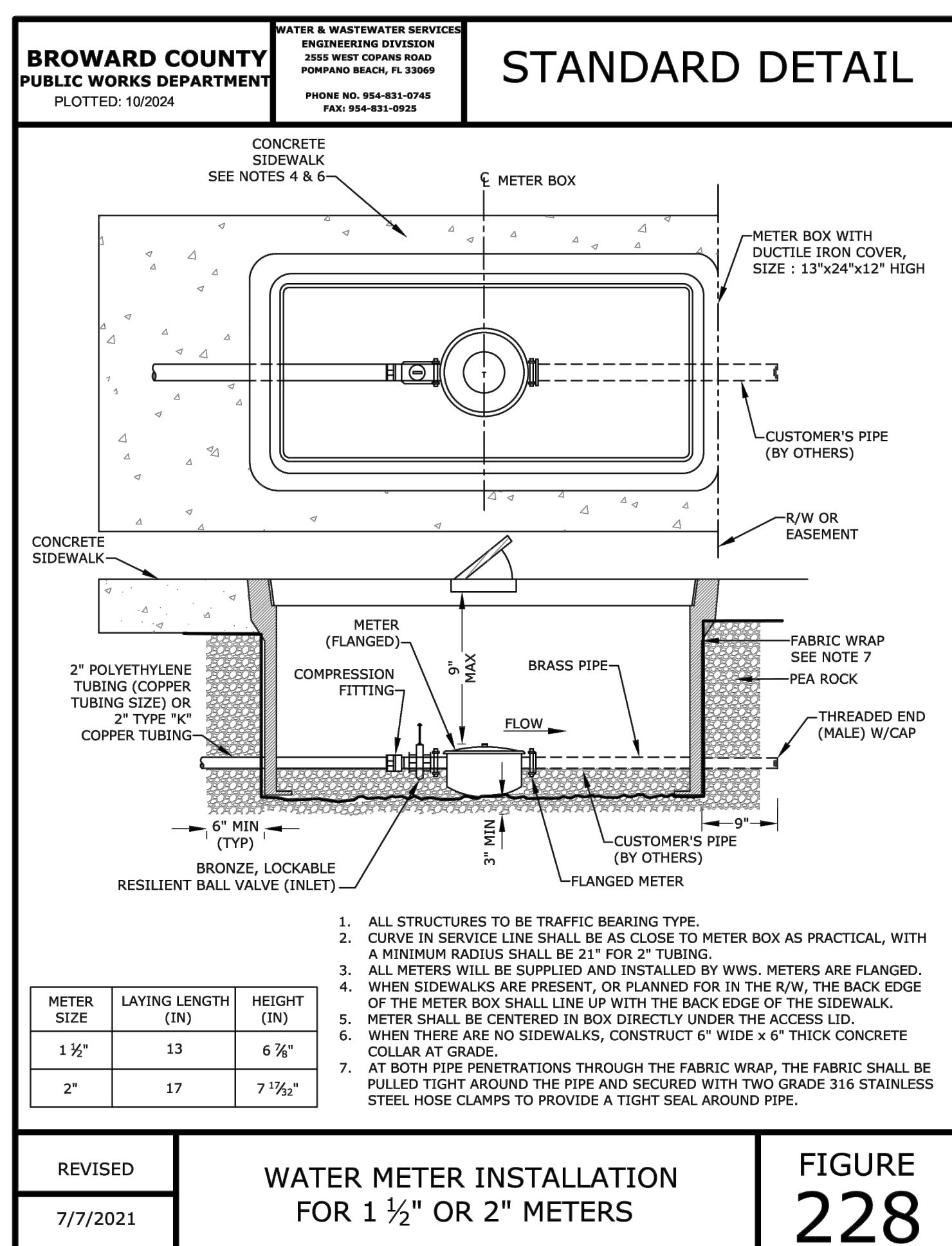
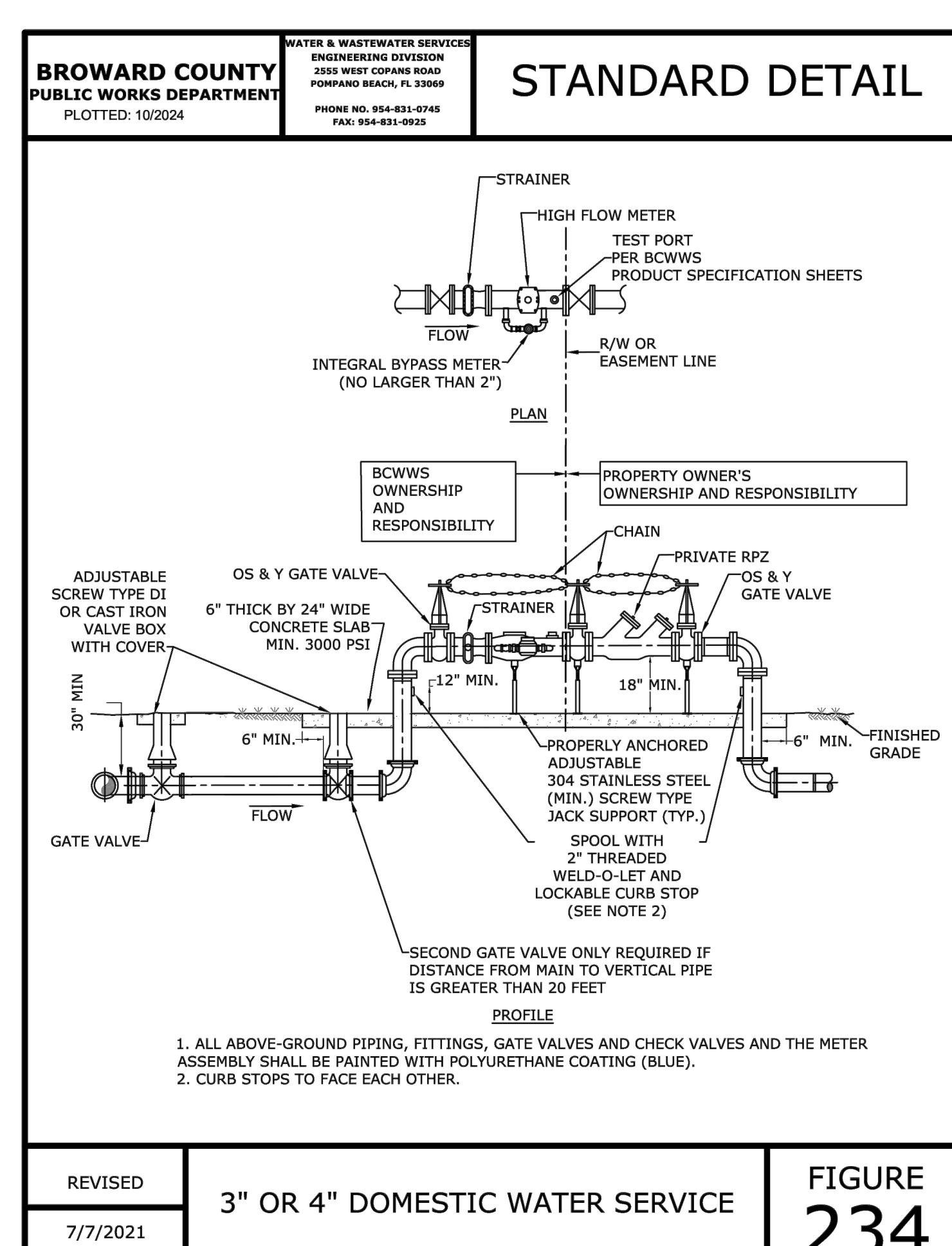
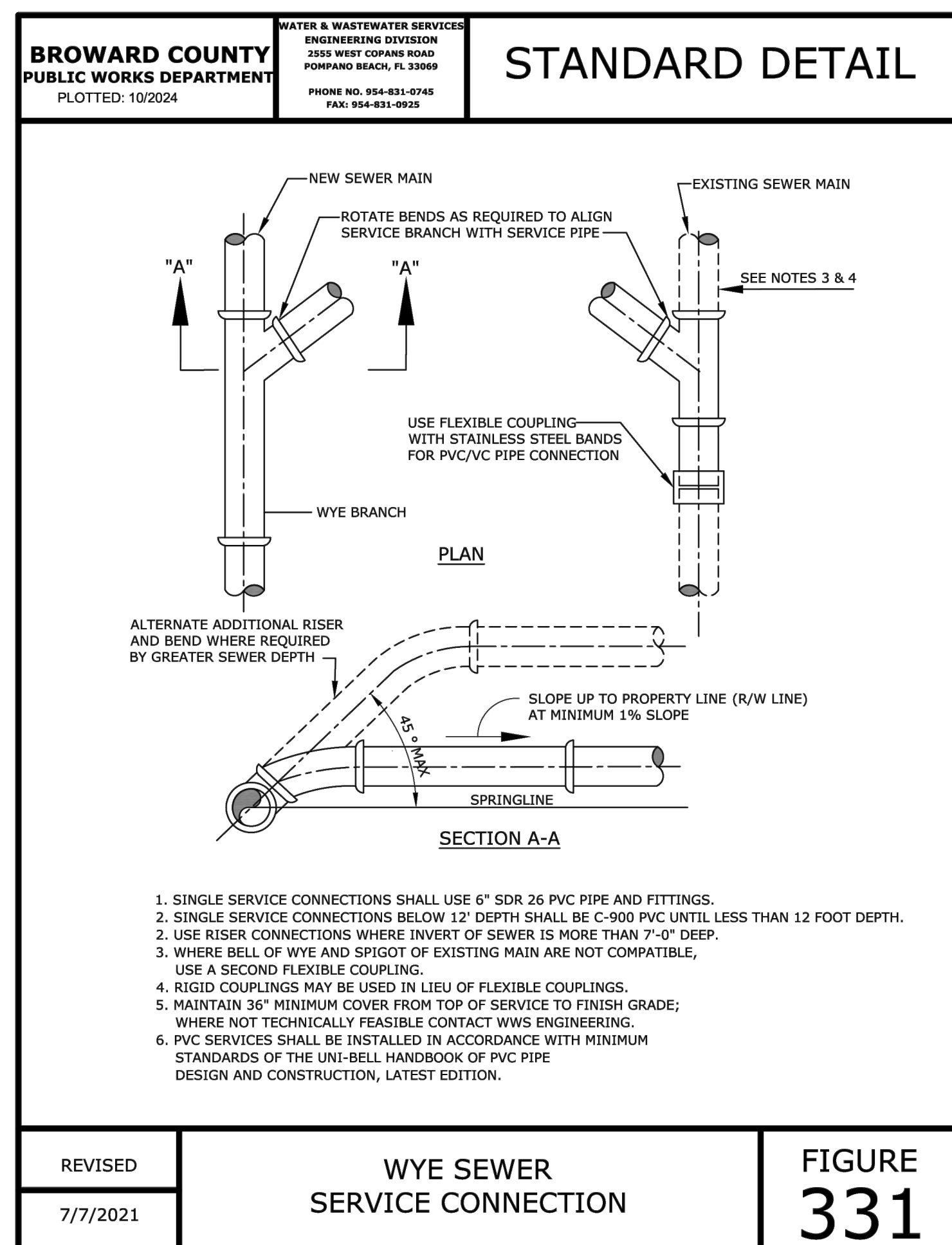


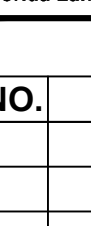
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REVISIONS		
NO.	DESCRIPTION	DATE
<p>PRELIMINARY PLAN NOT FOR CONSTRUCTION</p> <p style="font-size: small;">THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.</p>		
<p style="font-size: x-small;">RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.</p>		
ISSUE DATE:		09/25/2026
DESIGNED BY:		JPR
DRAWN BY:		DO
CHECKED BY:		JPR
BID-CONTRACT:		
<p>_____ THOMAS F. DONAHUE, P.E. FLORIDA REG. NO. 60529 (FOR THE FIRM)</p>		
<p>CLIENT</p> <p style="text-align: center; font-size: large; font-weight: bold; margin-top: 20px;">NE 2ND HOLDINGS LLC</p>		
<p>PROJECT</p> <p style="text-align: center; font-size: large; font-weight: bold; margin-top: 20px;">115 NE 2ND ST RESIDENTIAL</p>		
<p>SHEET TITLE</p> <p style="text-align: center; font-size: large; font-weight: bold; margin-top: 20px;">PAVING, GRADING, AND DRAINAGE DETAILS</p>		
SHEET NUMBER		CP-502
PROJECT NUMBER		16378.00

Plotted by: dosuna On 9/22/2026 3:51 PM

Drawing name: H:\16378.00 - 115 NE 2nd St Residential - NE 2nd Holdings LLC\Engineering\Cadd\16378.00-CP-5XX.dwg

STATUS: PRELIMINARY



 KEITH		
301 East Atlantic Blvd. Pompano Beach, FL 33060 PH: (954) 788-3400		
Florida Engineering Business License: CA7928 Florida Surveyor and Mapper Business License: LB6560 Florida Landscape Architecture Business License: LC26000457		
REVISIONS		
NO.	DESCRIPTION	DATE
PRELIMINARY PLAN NOT FOR CONSTRUCTION		
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ISSUE DATE:	09/25/2026	
DESIGNED BY:	JPR	
DRAWN BY:	DO	
CHECKED BY:	JPR	
BID-CONTRACT:		
THOMAS F. DONAHUE, P.E. FLORIDA REG. NO. 60529 (FOR THE FIRM)		
CLIENT		
NE 2ND HOLDINGS LLC		
PROJECT		
115 NE 2ND ST RESIDENTIAL		
SHEET TITLE		
WATER AND SEWER DETAILS		
SHEET NUMBER	CU-501	
PROJECT NUMBER	16378.00	

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

115 NE 2ND ST

SITE PLAN LEVEL IV REVIEW FORT LAUDERDALE, FLORIDA
CASE NO. TBD A NEW DEVELOPMENT
BY NE 2ND HOLDINGS LLC



DEVELOPER:
NE 2ND HOLDINGS LLC
205 East 95th Street, Suite 11M
New York, NY 10128

LANDSCAPE:
KEITH
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788.3400

ARCHITECTURE:
FSMY ARCHITECTS
550 S. Andrews Avenue, Suite 710
Fort Lauderdale, FL 33301
954.764.6575

CIVIL:
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301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788.3400

LAND USE ATTORNEY:
TOOTHAKER.ORG
401 East Las Olas Boulevard, Suite 130-154
Fort Lauderdale, FL 33301
954.648.9376

TRAFFIC:
KBP Consulting, Inc.
8400 N University Drive, Suite 309
Tamarac, FL 33321
954.560.7103

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

COVER

SITE PLAN APPROVAL

AS-000

9/22/2026 5:11:17 PM

SHEET NUMBER	SHEET NAME
General	
AS-000	COVER
Survey	SURVEY
General	
AS-000.1	PLAT
AS-000.2	FUTURE LAND USE AND ZONING MAPS
Architectural	
AS-001	SITE PLAN
AS-002	OPEN SPACE
AS-003	EASEMENT DIAGRAM AND MAINTENANCE AGREEMENT
AS-111	LEVEL 01 AND 01.5 MEZZANINE FLOOR PLANS
AS-112	LEVEL 02 AND 03-07 GARAGE FLOOR PLANS
AS-113	LEVELS 08-09 AND LEVEL 09.5 GARAGE FLOOR PLANS
AS-114	LEVEL 10 AND 11 AMENITY FLOOR PLANS
AS-115	LEVEL 12 AND TYPICAL UNIT FLOOR PLANS
AS-116	LEVEL 23 AND 27 UNIT FLOOR PLANS
AS-117	LEVEL 32 AND 37 UNIT FLOOR PLAN
AS-118	LEVEL 40 AND 46 UNIT FLOOR PLANS
AS-119	LEVEL 51 UNIT AND LEVEL 54-55 PH UNIT FLOOR PLANS
AS-120	LOWER ROOF AMENITIES AND UPPER ROOF MECHANICAL FLOOR PLANS
AS-121	T.O. ROOF FLOOR PLAN
AS-201	BUILDING ELEVATIONS
AS-202	BUILDING ELEVATIONS
AS-203	ENLARGED ELEVATION - GROUND LEVEL
AS-204	CONTEXT ELEVATION
AS-205	BUILDING ELEVATIONS - OPENINGS CALCULATIONS
AS-301	STREETSCAPE SECTION
AS-311	BUILDING SECTION - ROOF LEVEL
AS-401	RENDERINGS
AS-402	RENDERINGS
AS-403	RENDERINGS
AS-404	RENDERINGS
AS-405	RENDERINGS
AS-406	RENDERINGS
AS-407	RENDERINGS
AS-408	RENDERINGS
AS-409	RENDERINGS
AS-410	RENDERINGS
AS-411	RENDERINGS
AS-501	LEVEL 01 AND 01.5 MEZZANINE FLOOR PLAN - PHOTOMETRICS
AS-502	LEVEL 02 AND 03-07 GARAGE FLOOR PLANS - PHOTOMETRICS
AS-503	LEVELS 08-09 AND LEVEL 09.5 GARAGE FLOOR PLAN - PHOTOMETRICS
AS-601	SHADOW STUDY
AS-701	PRELIMINARY CONSTRUCTION STAGING AND STORAGE PLAN
AS-801	EXISTING SITE PHOTOS - STREET VIEWS
AS-802	EXISTING SITE PHOTOS - AERIALS
AS-803	EXISTING SITE PHOTOS - AERIAL PHOTOMONTAGES
Civil	
GI-000	COVER SHEET
GI-001	LEGENDS AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING, AND DRAINAGE PLAN
CP-201	PAVING, GRADING, AND DRAINAGE PLAN - LEVEL 10
CP-501	PAVING, GRADING, AND DRAINAGE DETAILS
CP-502	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501	WATER AND SEWER DETAILS
Civil	
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
Landscape	
LD-001	TREE DISPOSITION LIST
LD-101	TREE DISPOSITION PLAN
LL-101	PHOTOMETRIC PLAN
LP-001	PLANTING NOTES
LP-002	PLANTING SCHEDULE
LP-101	PLANTING PLAN - GROUND FLOOR
LP-201	PLANTING PLAN - LEVEL 10
LP-501	PLANTING DETAILS

31. 31

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

Subdivision for
Ft Landerale Land Development Co
Lots 1, 2, 3 & 4. Block 2.
Ft Landerale, Fla.
Jan'y 1911. Scale 1"=100ft.
Chas Pratt & Co.

REVISIONS

DATE: 09/25/2026 COMM: 25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

PLAT

SITE PLAN APPROVAL

AS-000.1

4

3

2

1

F

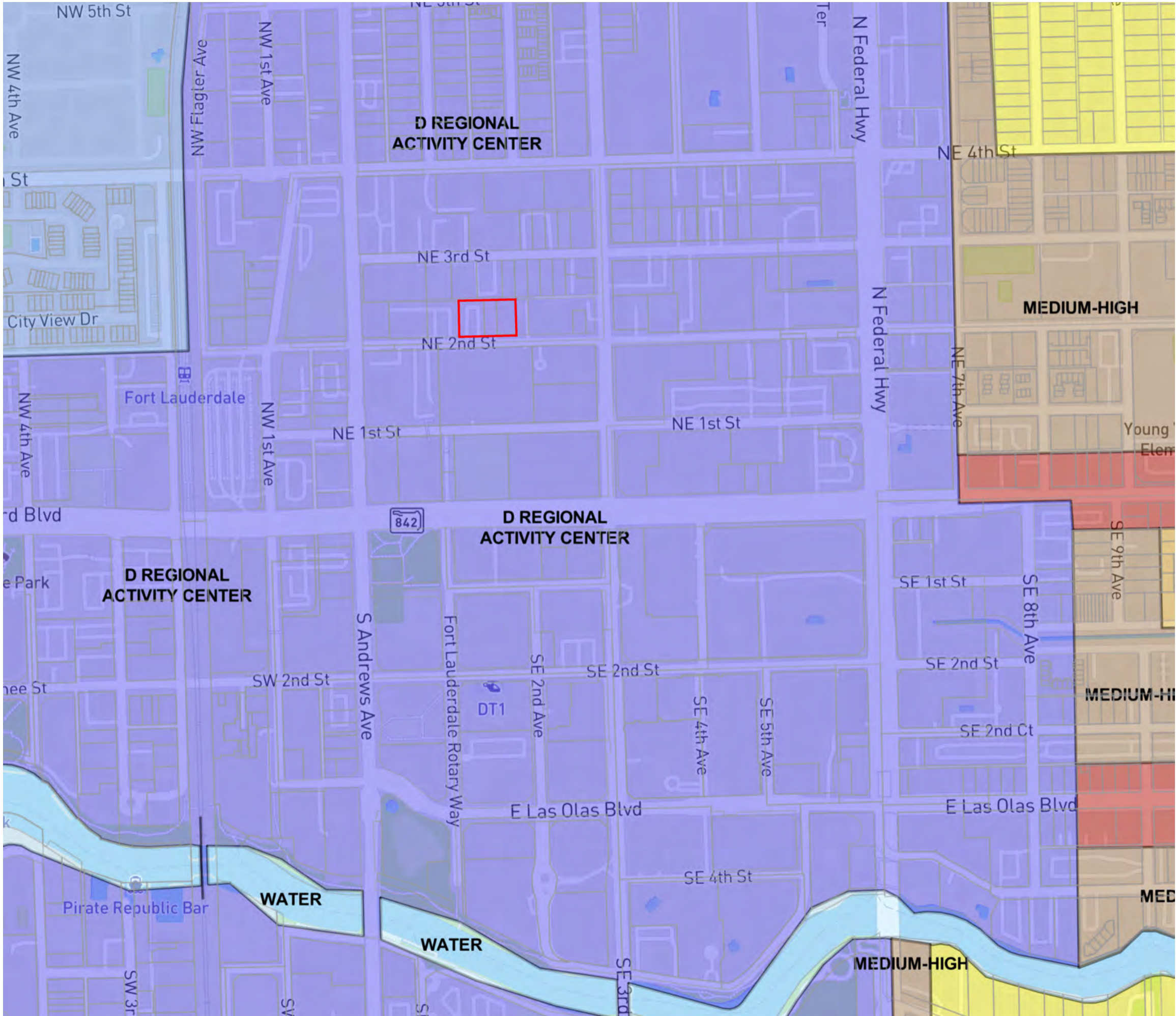
E

D

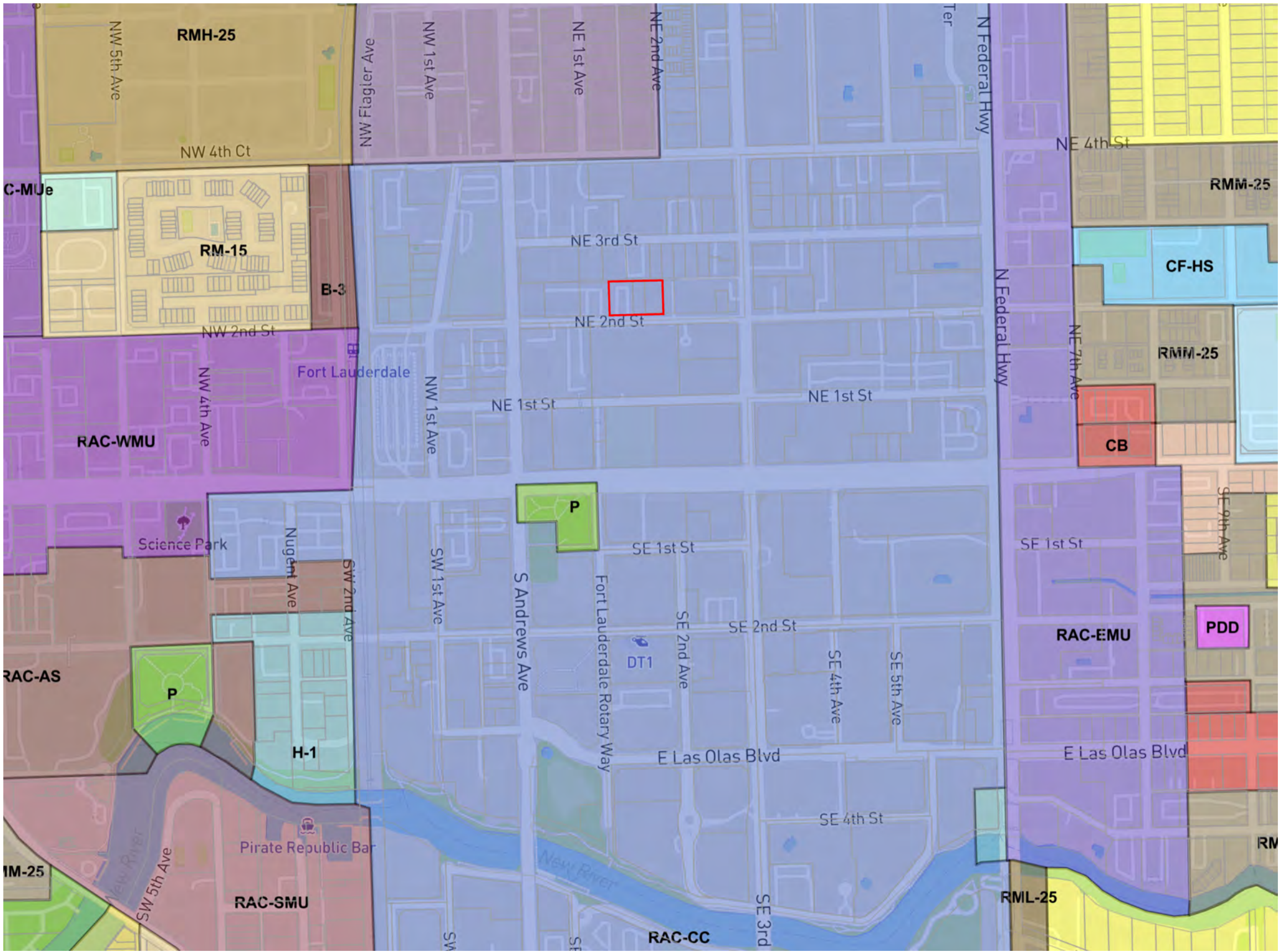
C

B

A



FUTURE LAND USE MAP



ZONING MAP

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

FUTURE LAND USE AND ZONING MAPS

SITE PLAN APPROVAL

AS-000.2

F

E

D

C

B

A

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

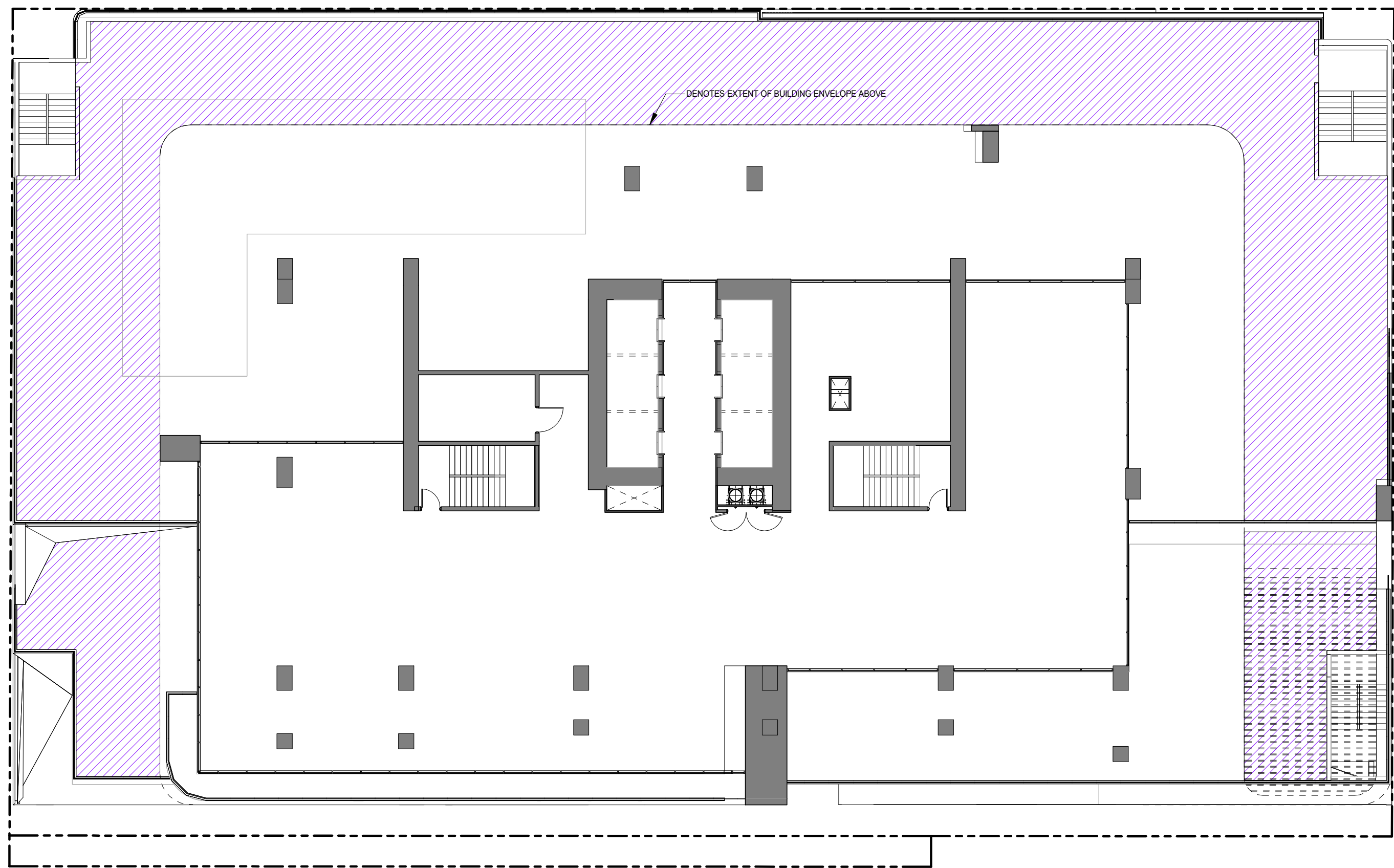
OPEN SPACE

SITE PLAN APPROVAL

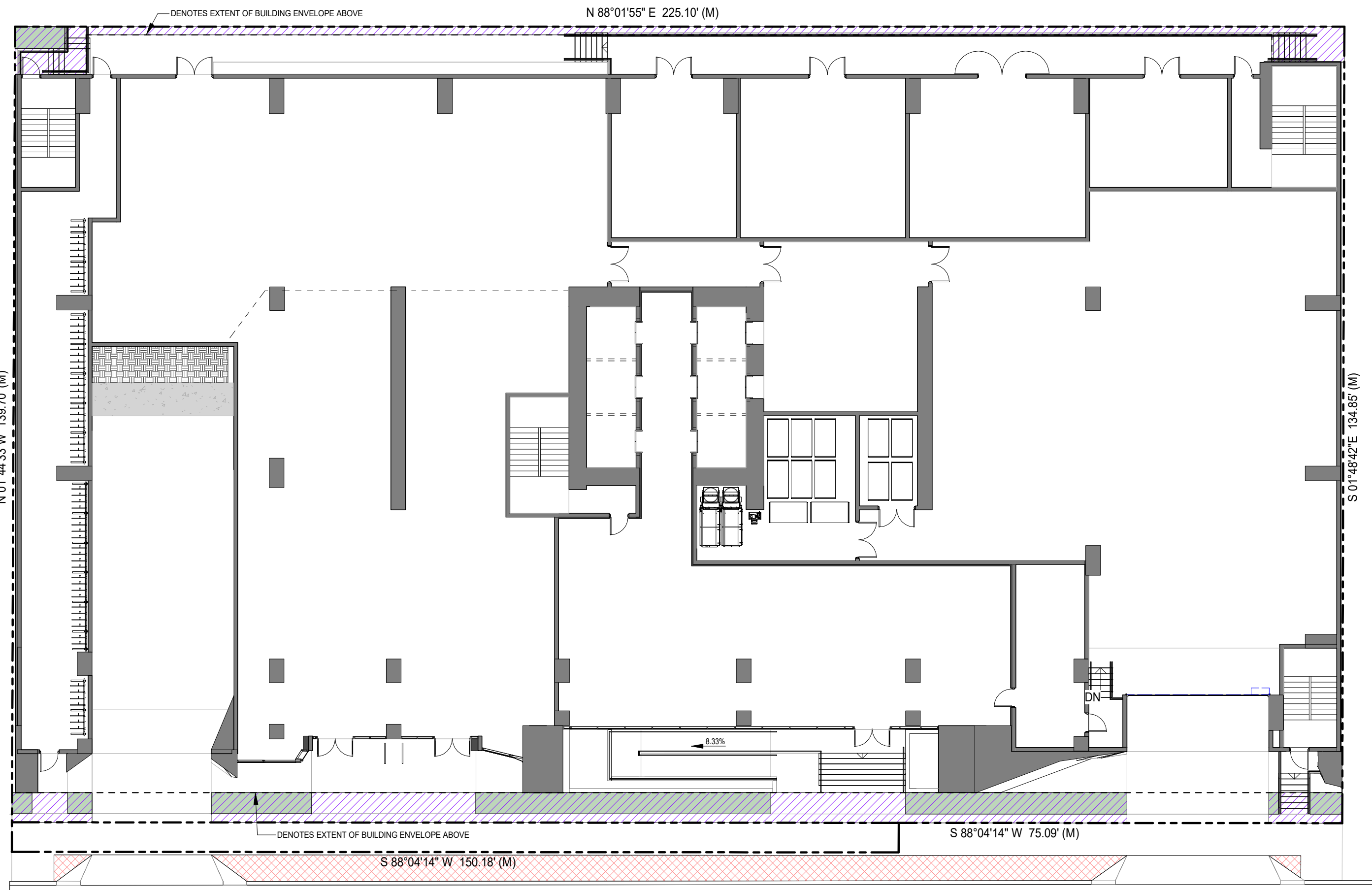
AS-002

LEGENDS		
	OPEN SPACE	
	PERVIOUS AREA ON-SITE	
	PERVIOUS AREA ROW	

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE	31,099 SF x 10% = 3,110 SF	6,940 SF @ AMENITY DECK 1,371 SF @ GRADE 8,311 SF TOTAL
	40% REQ'D @ GRADE 3,110 SF x 40% = 1,244 SF	1,371 SF @ GRADE
LANDSCAPING	3,110 SF x 25% = 778 SF (75% ROW CREDIT ALLOWED = 584 SF)	460 SF (ON SITE) 584 SF (ROW) 1,044 SF TOTAL

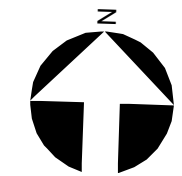


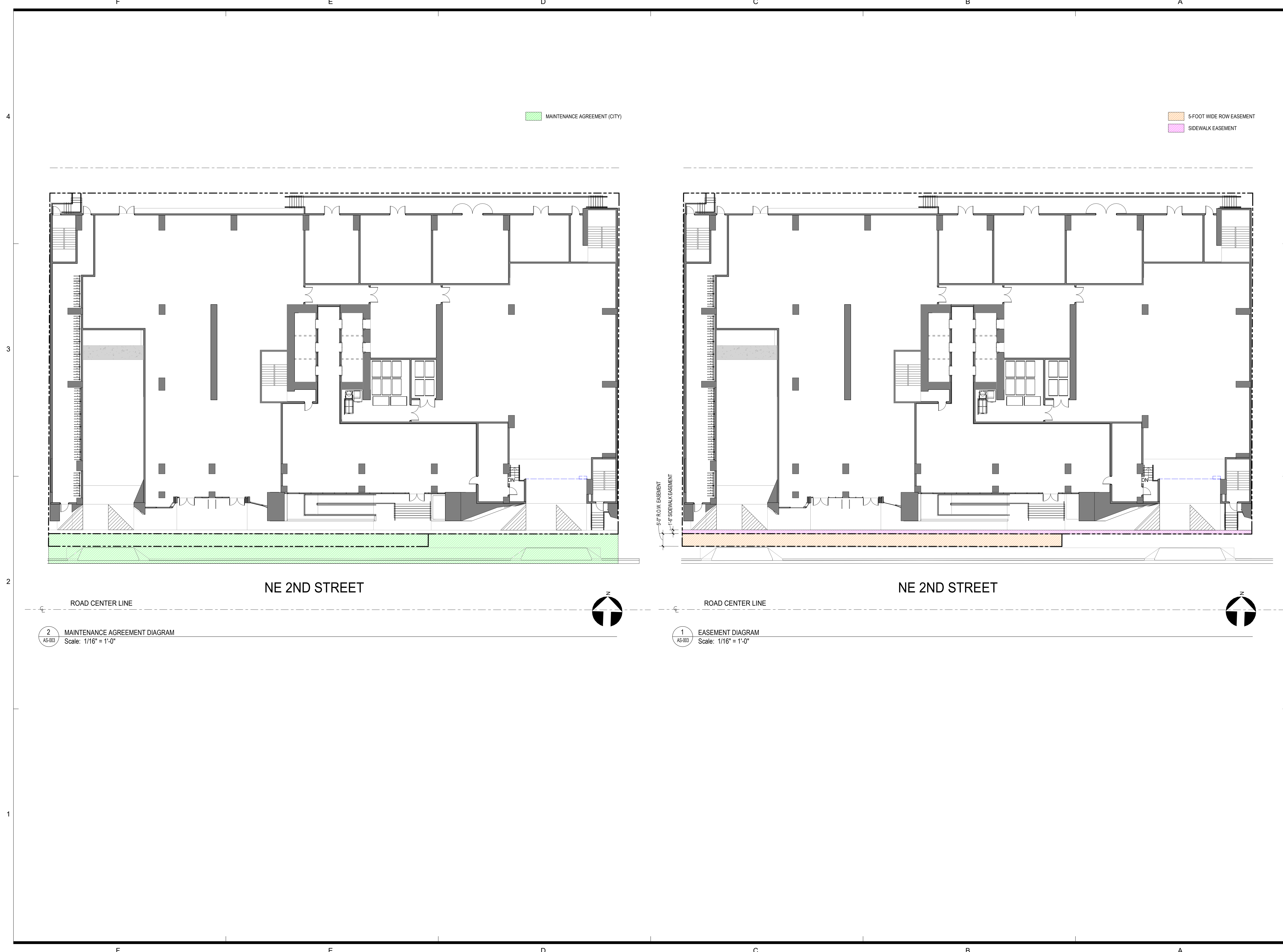
3 AMENITY DECK - OPEN SPACE
AS-002 Scale: 1/16" = 1'-0"



1 GROUND LEVEL - OPEN SPACE
AS-002 Scale: 1/16" = 1'-0"

NE 2ND STREET





DESIGNED JY	DRAWN JJ	CHECKED JY
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R E V I S I O N S

DATE: 09/25/2026	COMM: 25015
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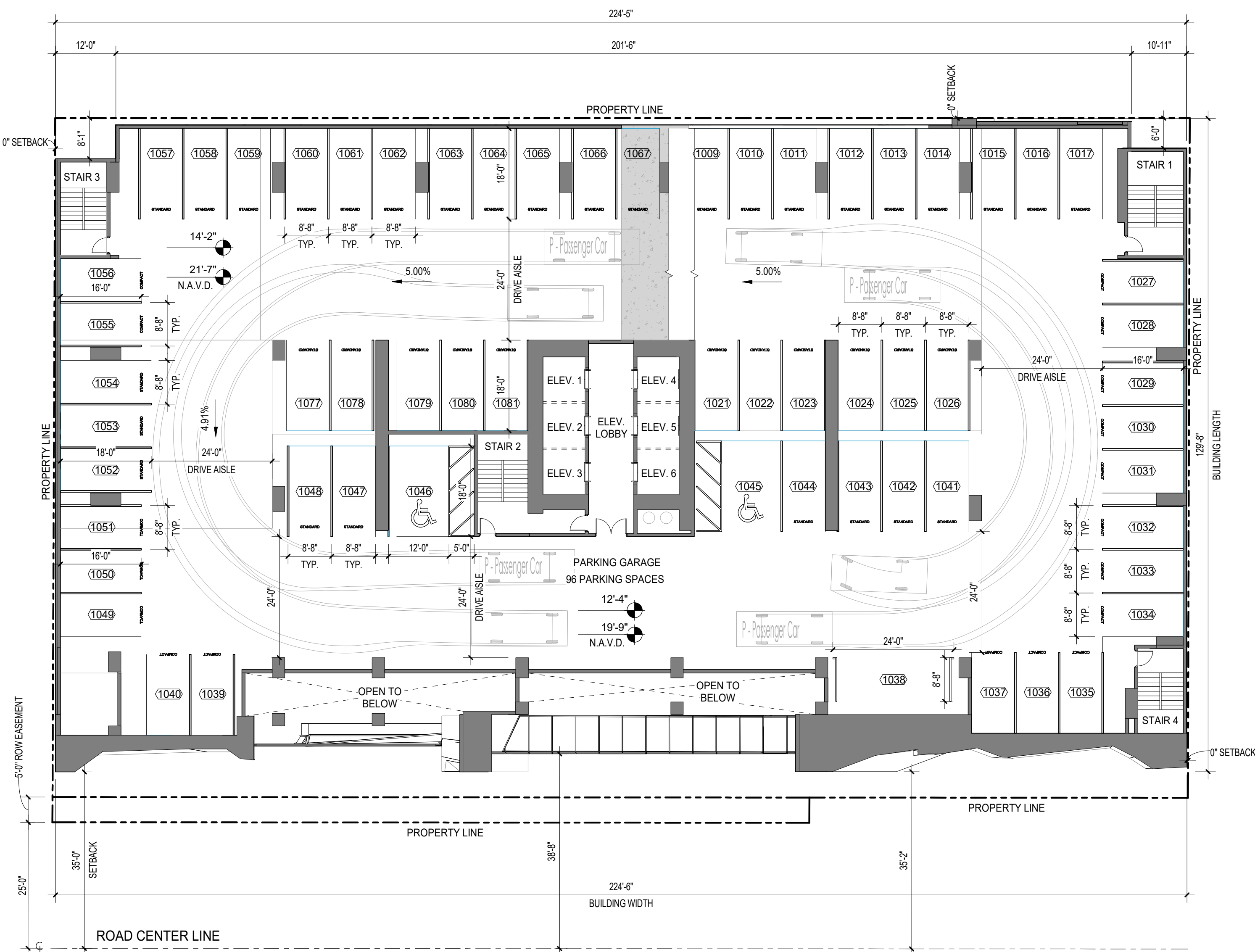
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

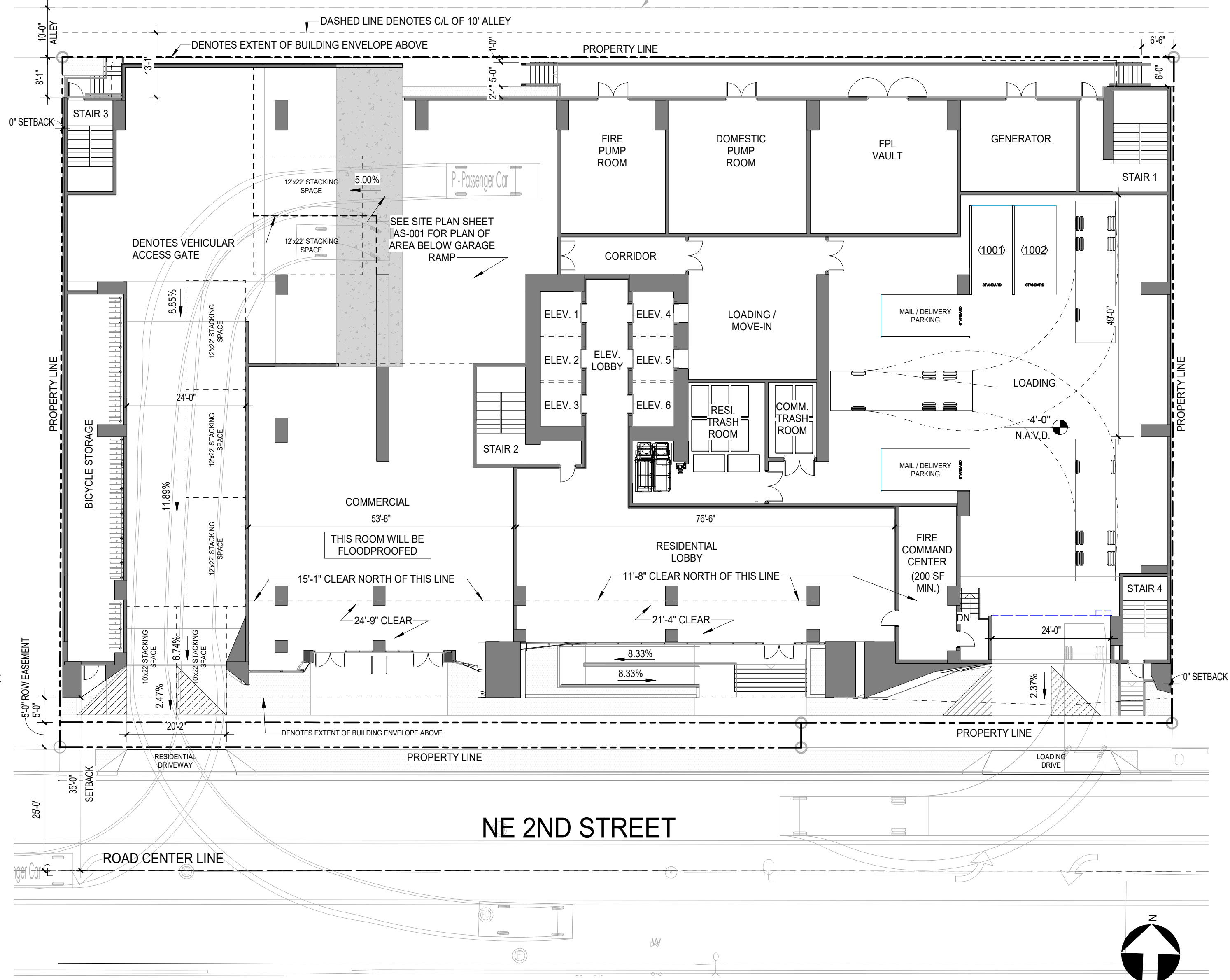
EASEMENT DIAGRAM AND MAINTENANCE
AGREEMENT
SITE PLAN APPROVAL

AS-003

9/24/2026 5:45:05 PM



2 LEVEL 01.5 MEZZANINE - FLOOR PLAN
AS-111 Scale: 1/16" = 1'-0"



1 LEVEL 01 - FLOOR PLAN
AS-111 Scale: 1/16" = 1'-0"

REVISIONS

DATE: 09/25/2026 COMM: 25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 01 AND 01.5 MEZZANINE FLOOR PLANS

SITE PLAN APPROVAL

AS-111

DESIGNED JY
DRAWN JJ
CHECKED JY

REVISIONS

DATE: 09/25/2026
COMM: 25015

115 NE 2ND ST

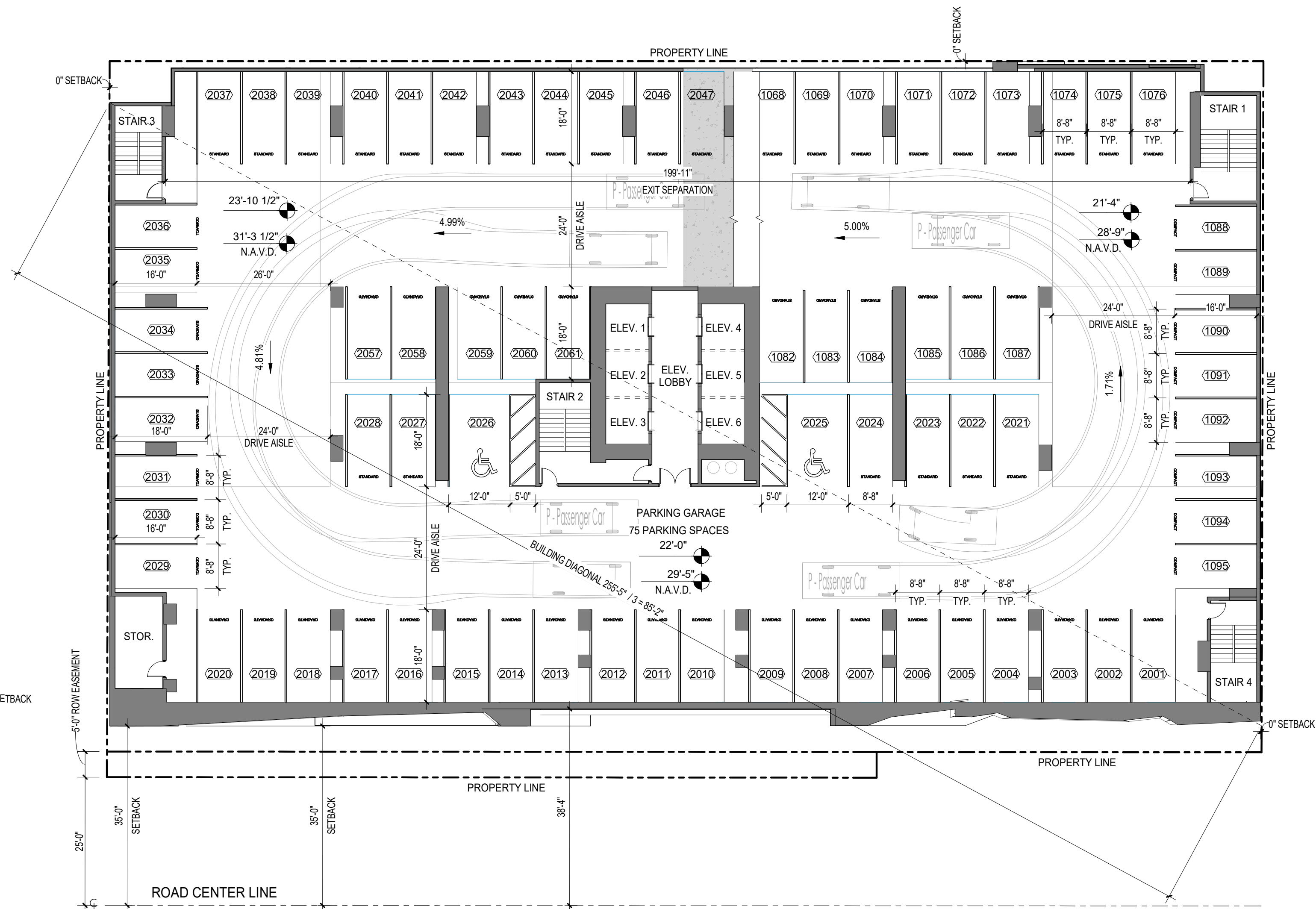
115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 02 AND 03-07 GARAGE FLOOR PLANS

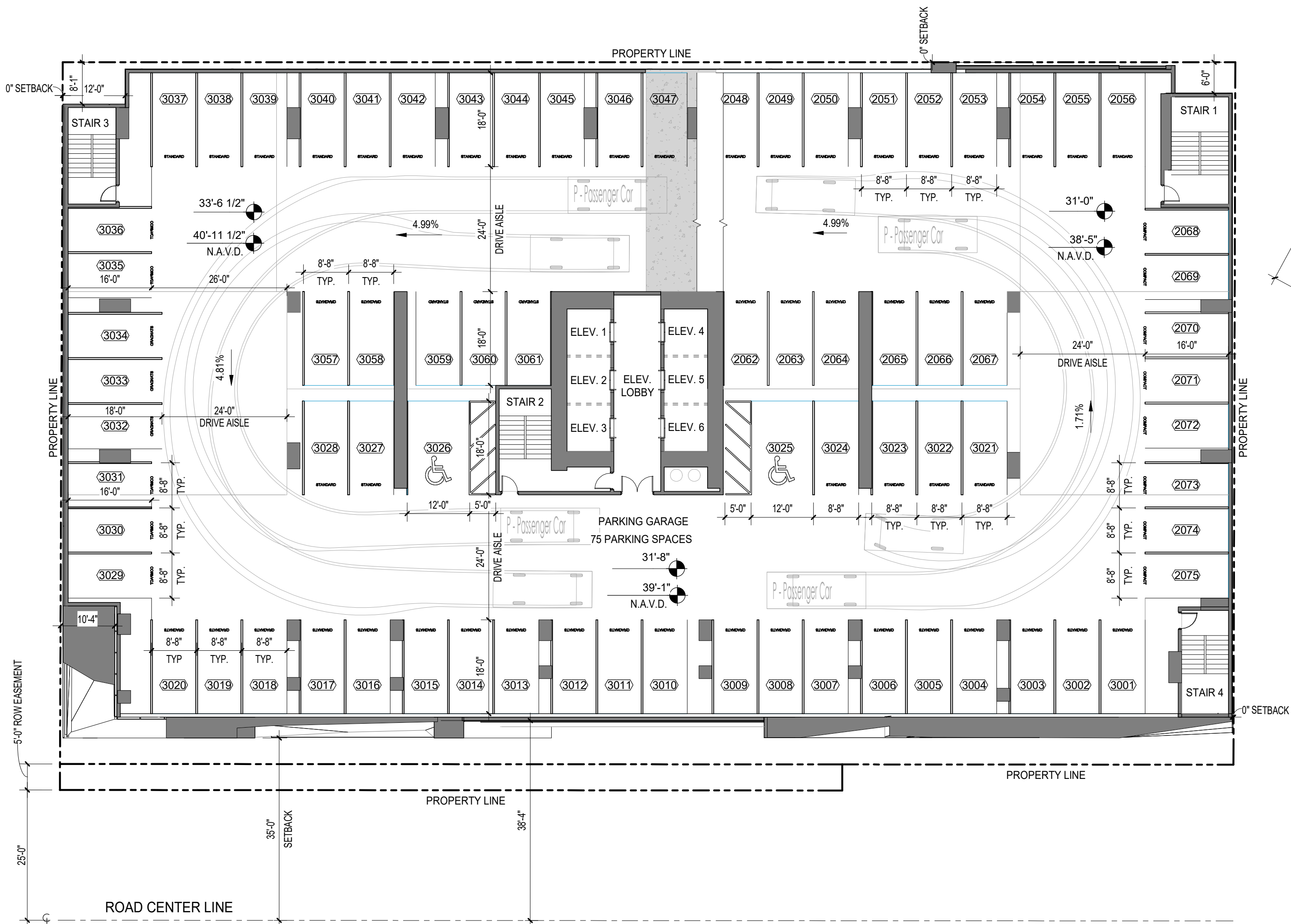
SITE PLAN APPROVAL

AS-112

9/22/2026 4:49:26 PM

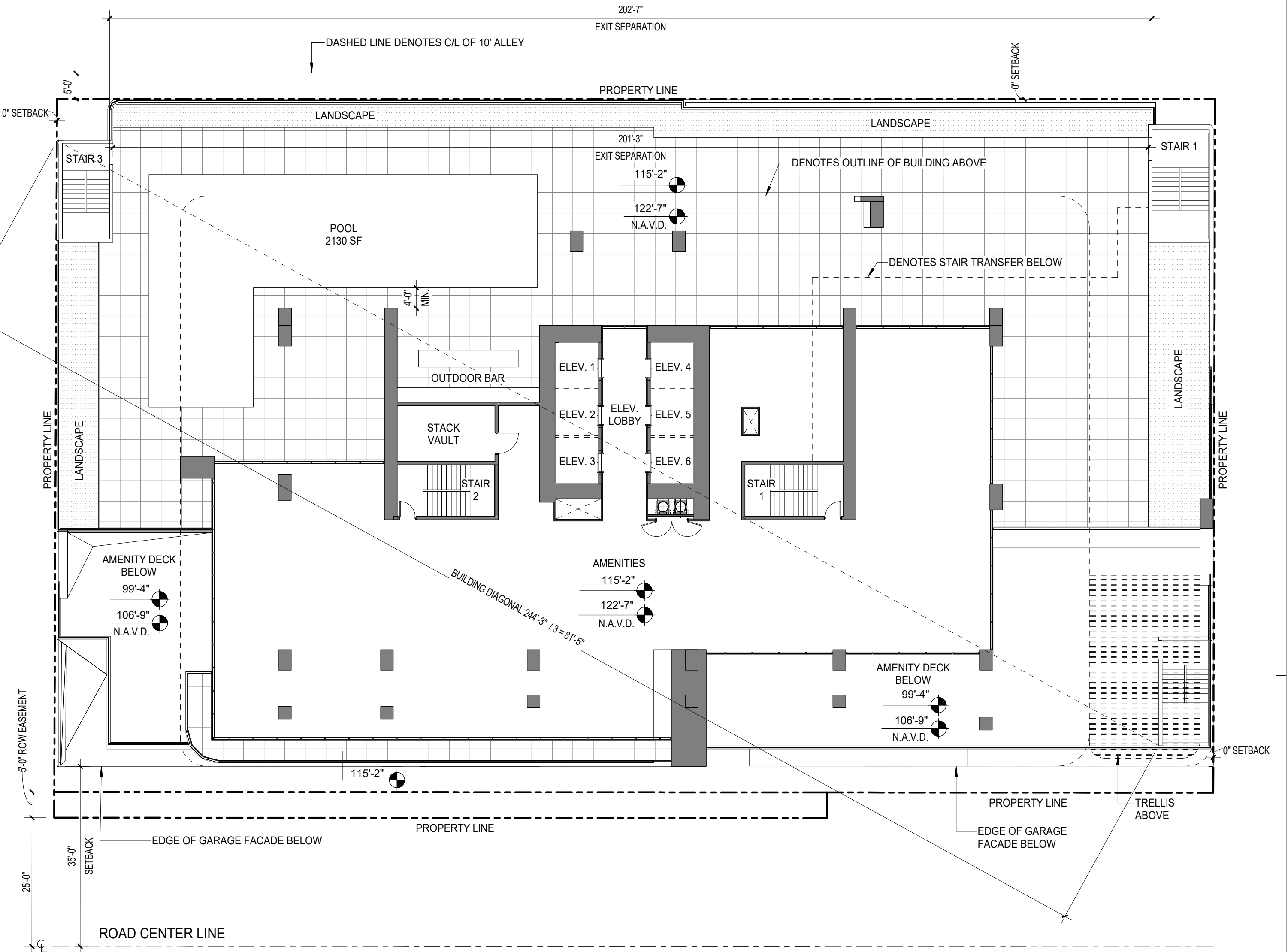


1 LEVEL 02 - FLOOR PLAN
Scale: 1/16" = 1'-0"



2 LEVEL 03-07 - FLOOR PLAN
Scale: 1/16" = 1'-0"

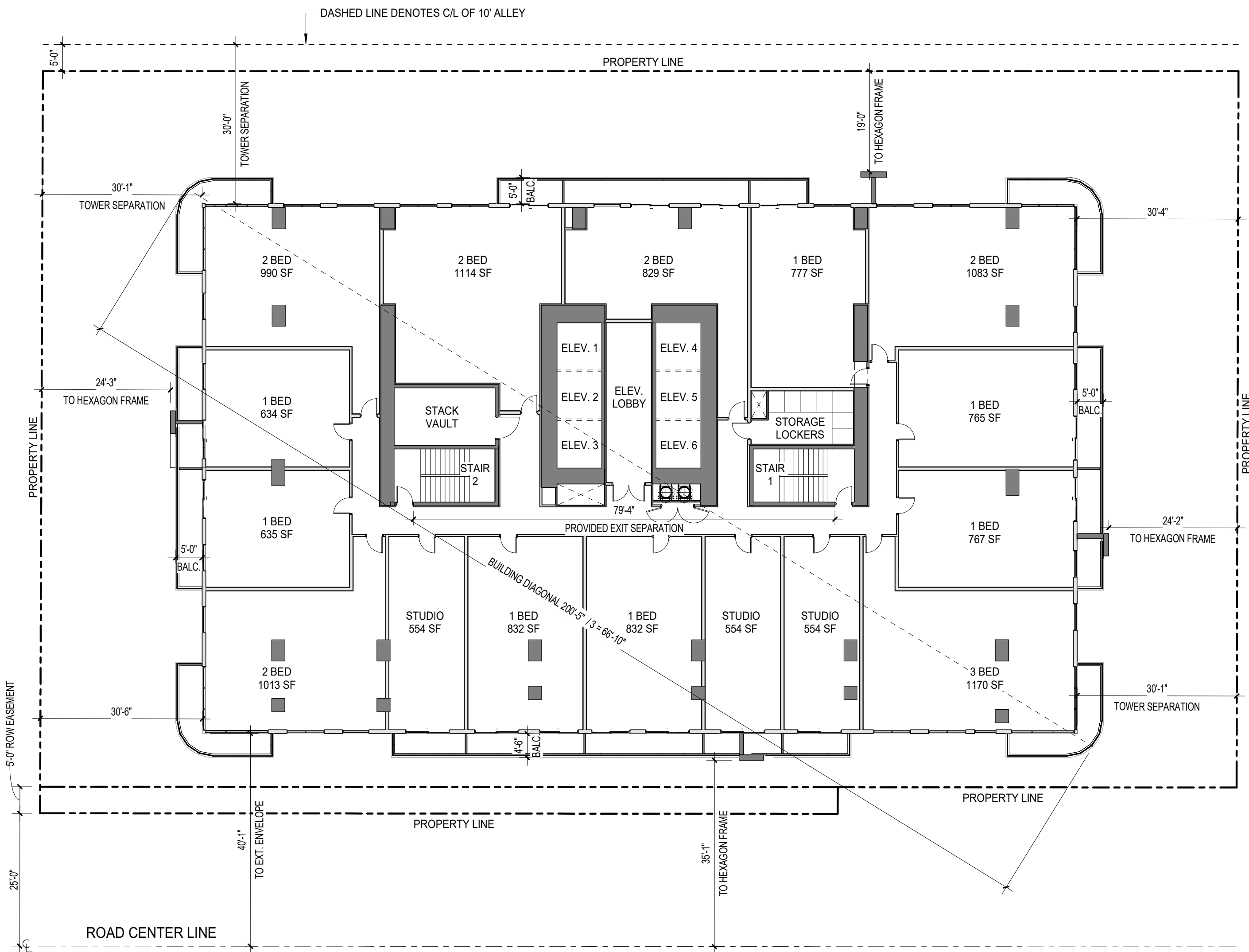
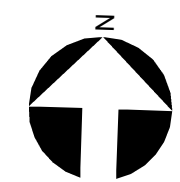
AS-114



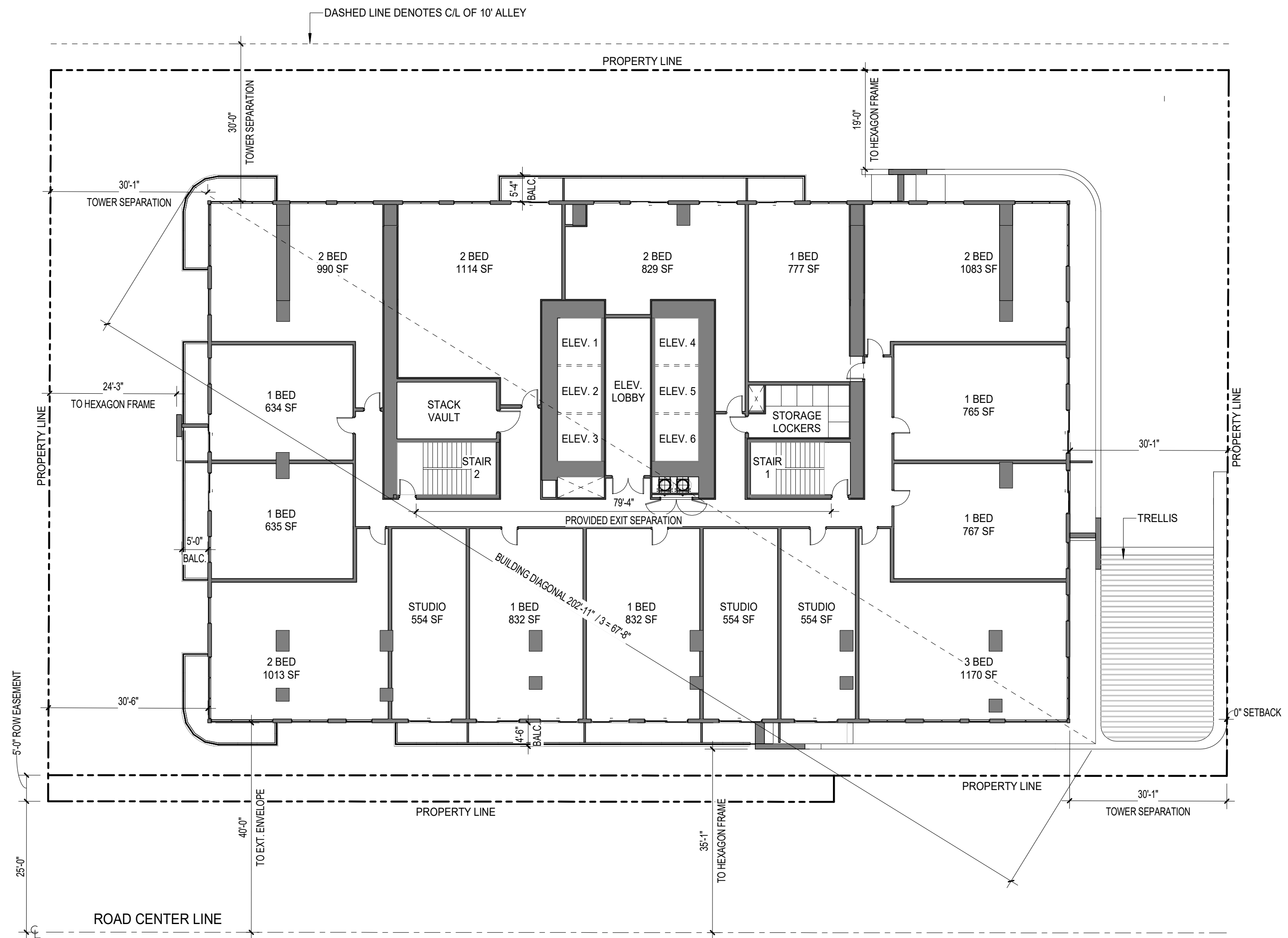
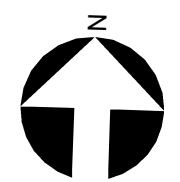
2 LEVEL 11 - AMENITY FLOOR PLAN
AS-114 Scale: 1/16" = 1'-0"

1 LEVEL 10 - AMENITY FLOOR PLAN
AS-114 Scale: 1/16" = 1'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2 TYPICAL UNIT FLOOR PLAN (LEVELS 13 - 53) *UNIQUE BALCONY LAYOUTS ON L23, L27, L32, L37, L40, L46, & L51 - SEE SHEETS AS116 - AS119
Scale: 1/16" = 1'-0"



1 LEVEL 12 - UNIT FLOOR PLAN
Scale: 1/16" = 1'-0"

R E V I S I O N S

DATE:	COMM:
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115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

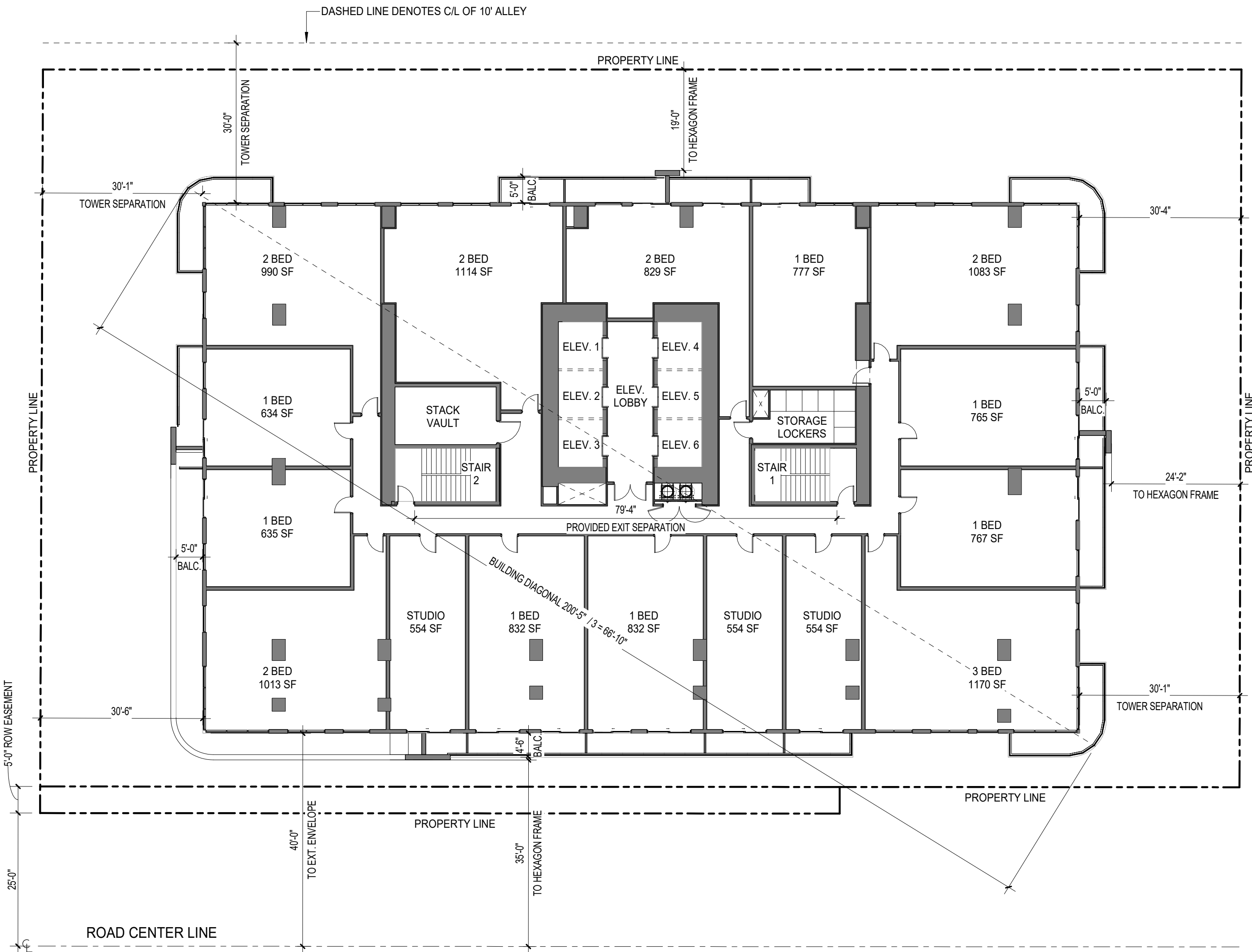
LEVEL 12 AND TYPICAL UNIT FLOOR PLANS

SITE PLAN APPROVAL

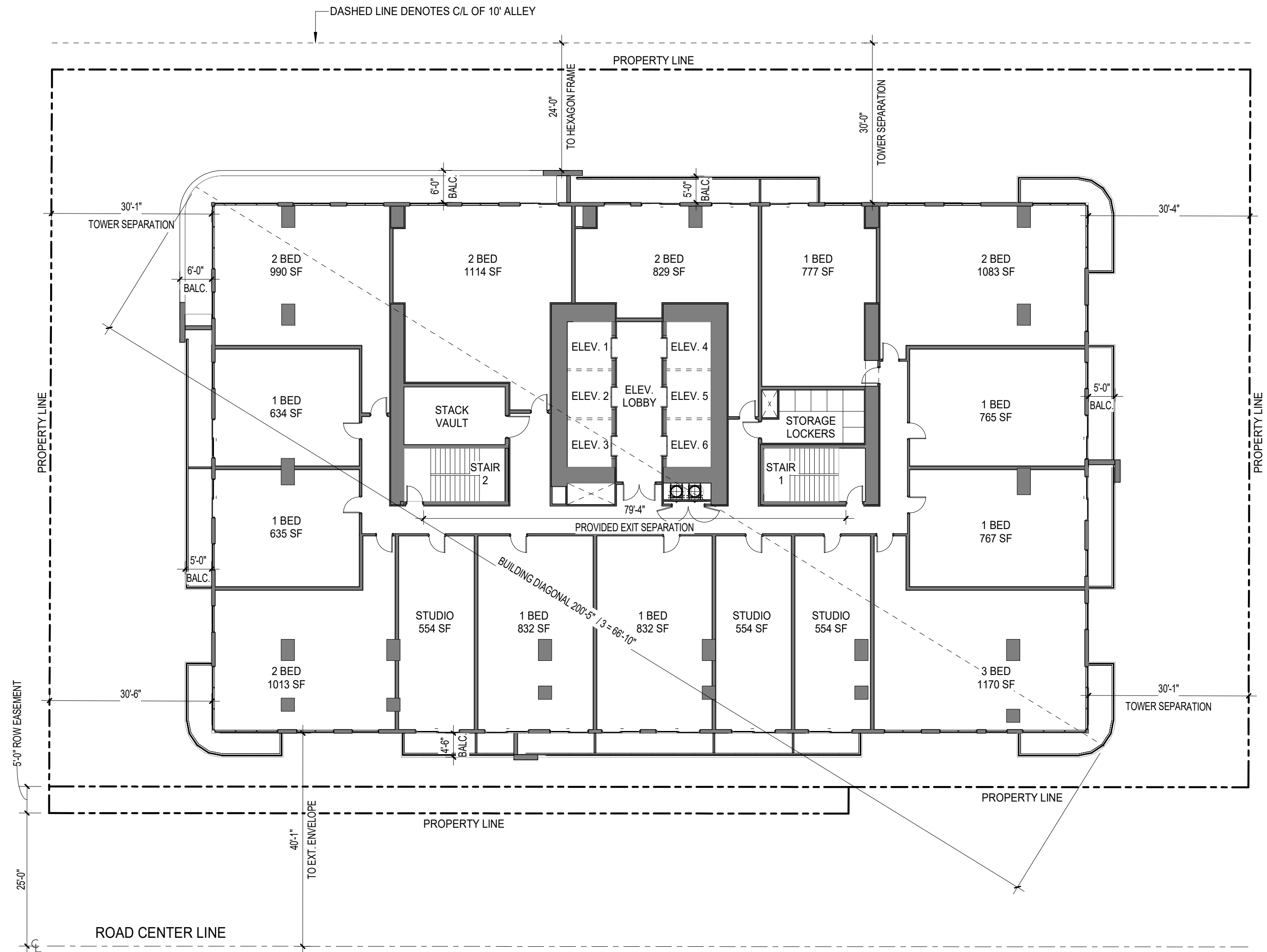
AS-115

9/22/2026 4:45:32 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2 LEVEL 27 - TYP. UNIT FLOOR PLAN W/ UNIQUE BALCONIES
Scale: 1/16" = 1'-0"



1 LEVEL 23 - TYP. UNIT FLOOR PLAN W/ UNIQUE BALCONIES
Scale: 1/16" = 1'-0"

R E V I S I O N S

DATE:	COMM:
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115 NE 2ND ST

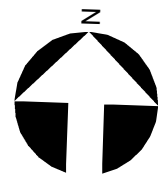
115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 23 AND 27 UNIT FLOOR PLANS

SITE PLAN APPROVAL

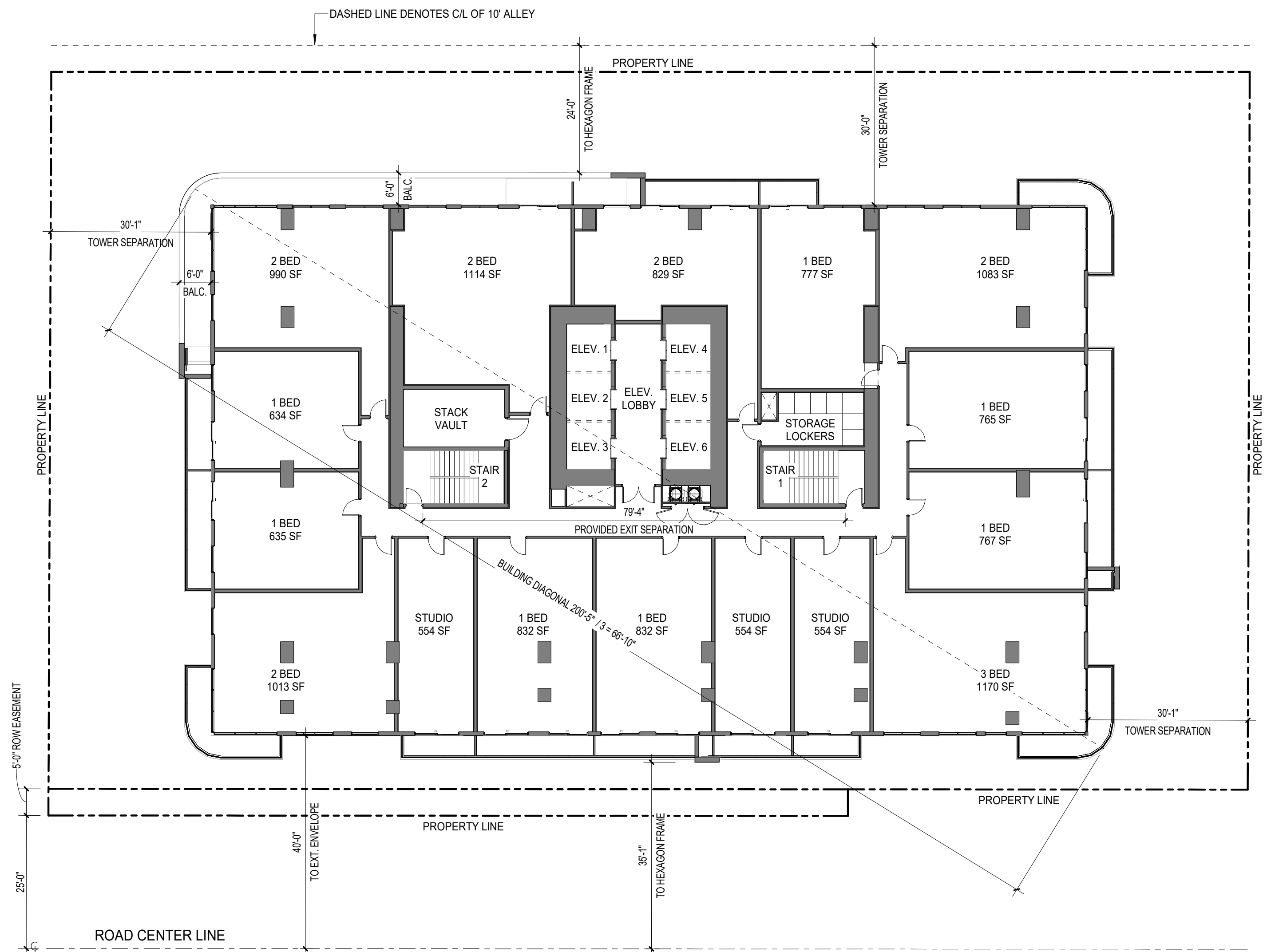
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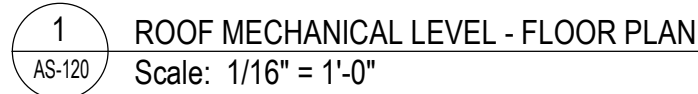
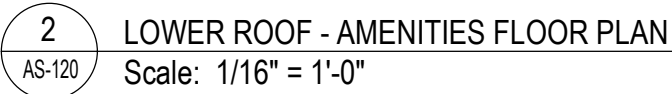


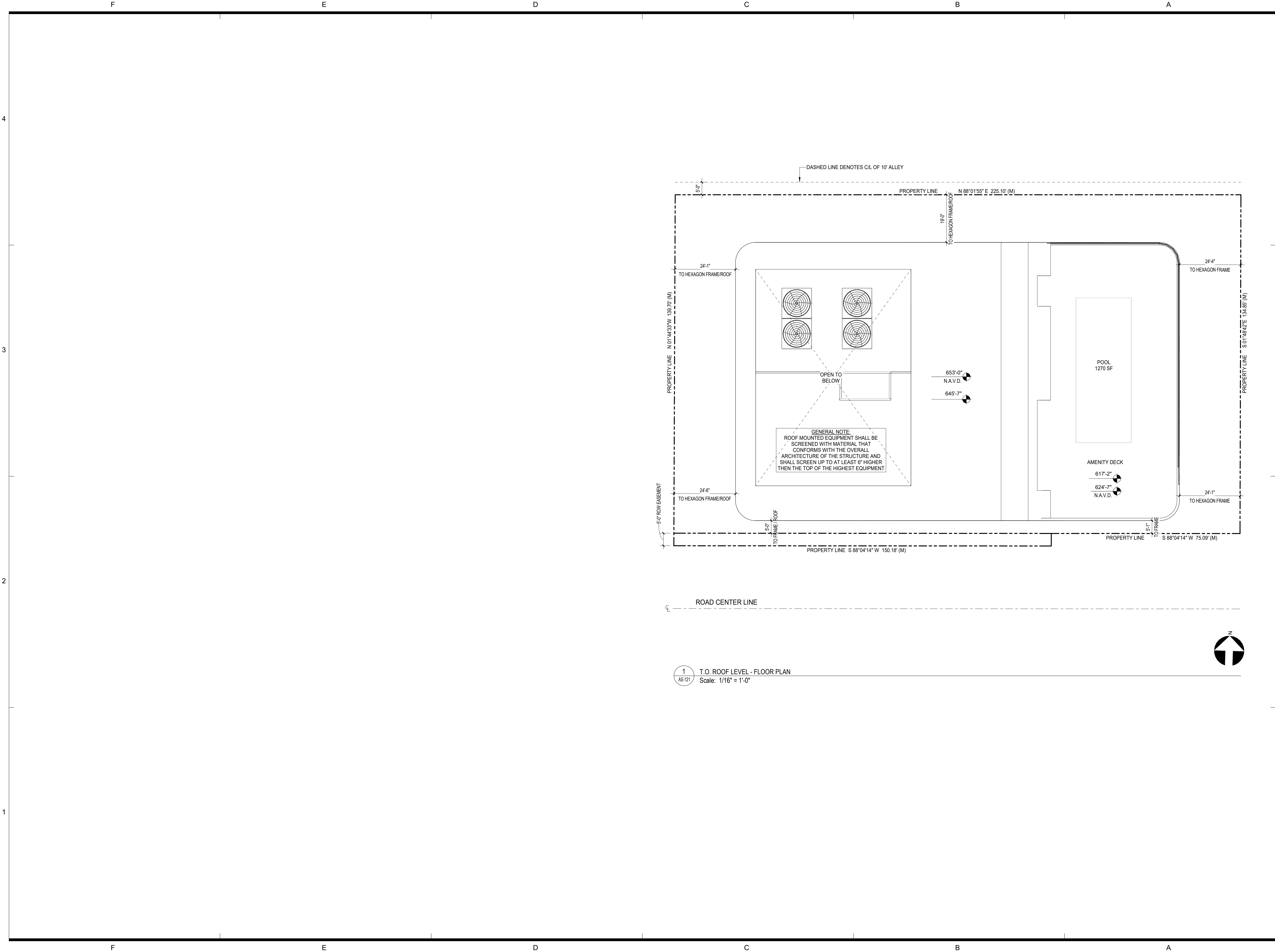
9/22/2026 4:49:35 PM

AS-118



AS-120





DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

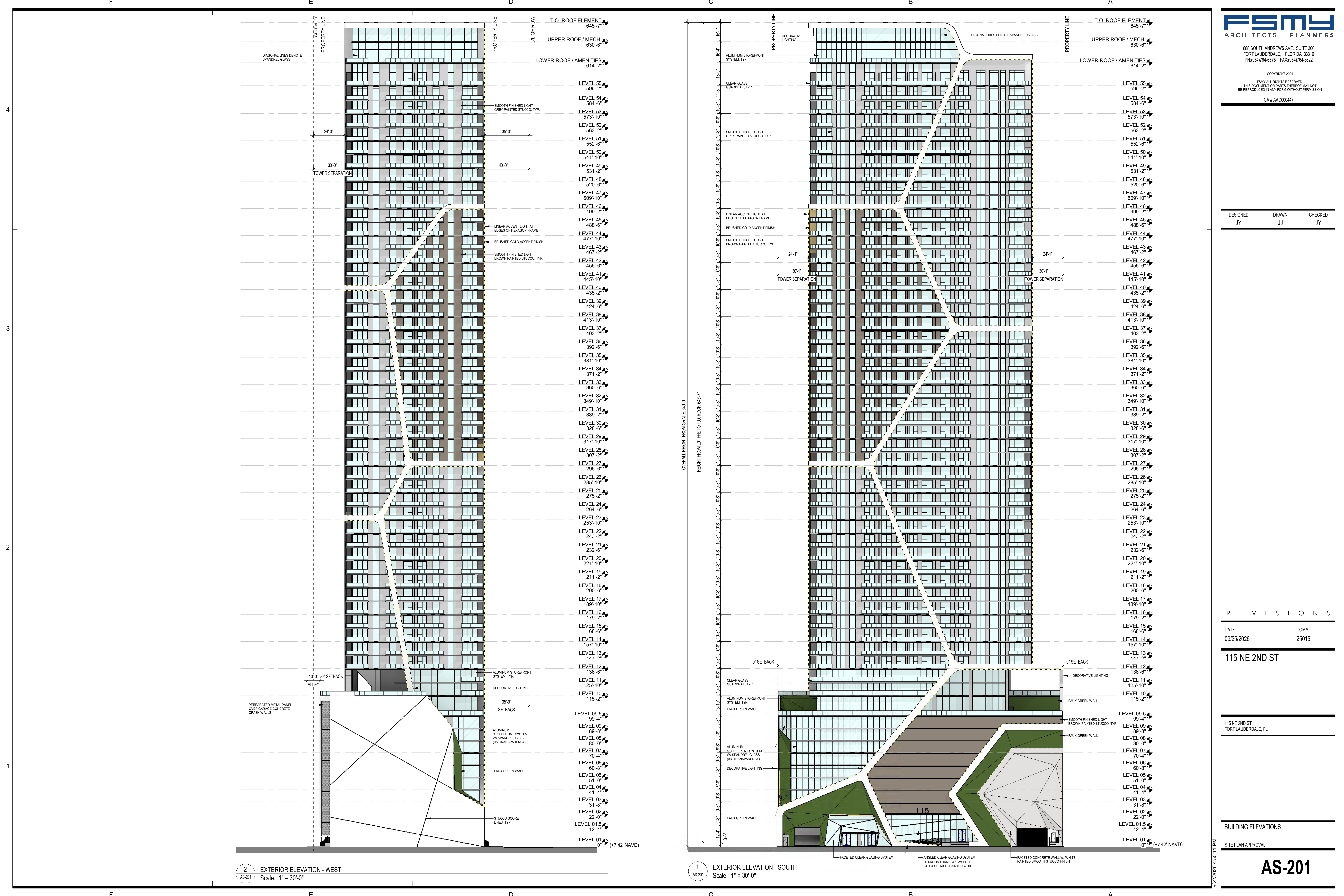
115 NE 2ND ST
FORT LAUDERDALE, FL

T.O. ROOF FLOOR PLAN

SITE PLAN APPROVAL

AS-121

9/22/2026 4:49:42 PM



2
AS-201
EXTERIOR ELEVATION - WEST
Scale: 1" = 30'-0"

1
AS-201
EXTERIOR ELEVATION - SOUTH
Scale: 1" = 30'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S	
DATE:	COMM:
09/25/2026	25015

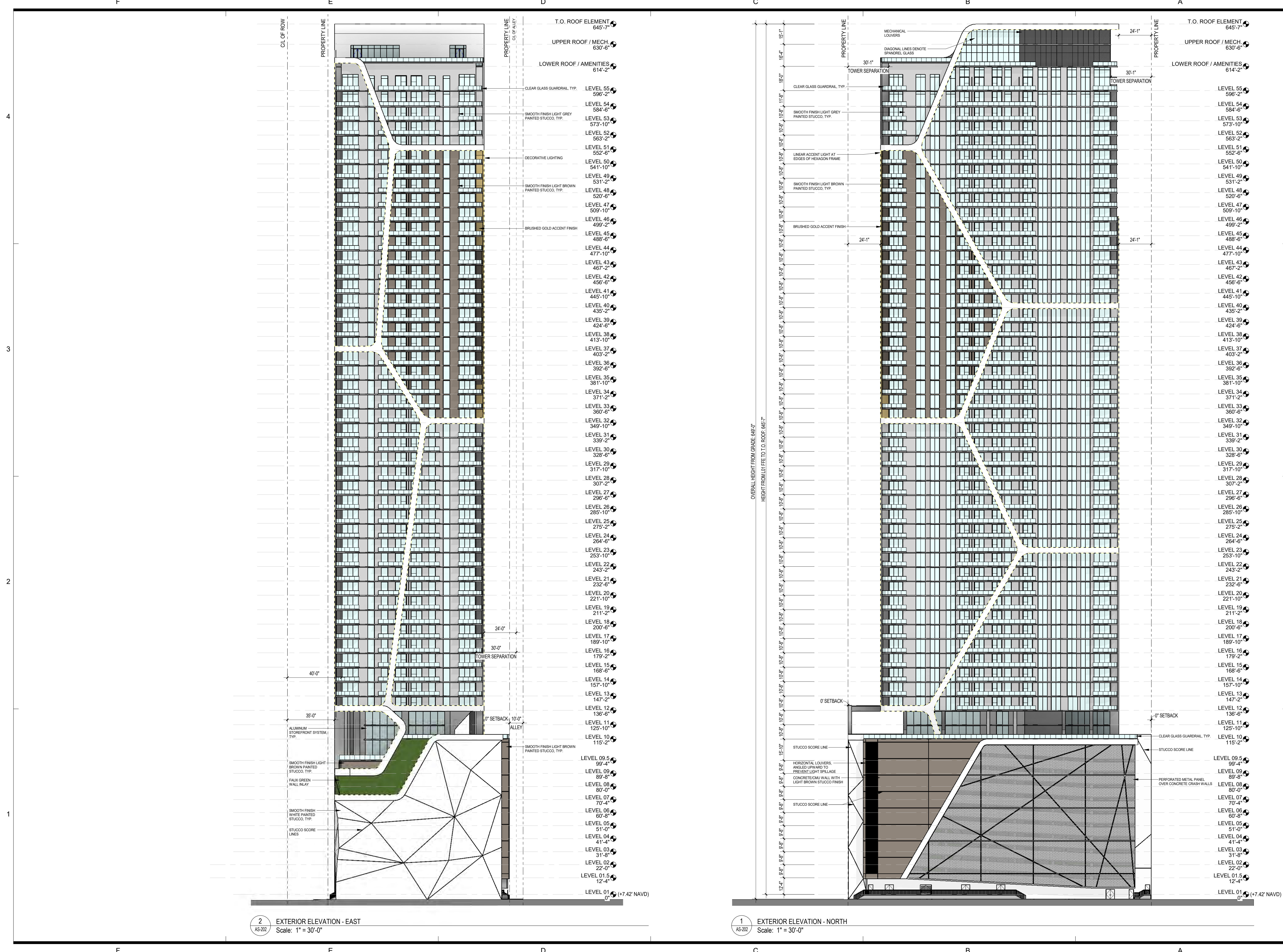
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

BUILDING ELEVATIONS

SITE PLAN APPROVAL

9/22/2026 4:50:11 PM



DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S	
DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

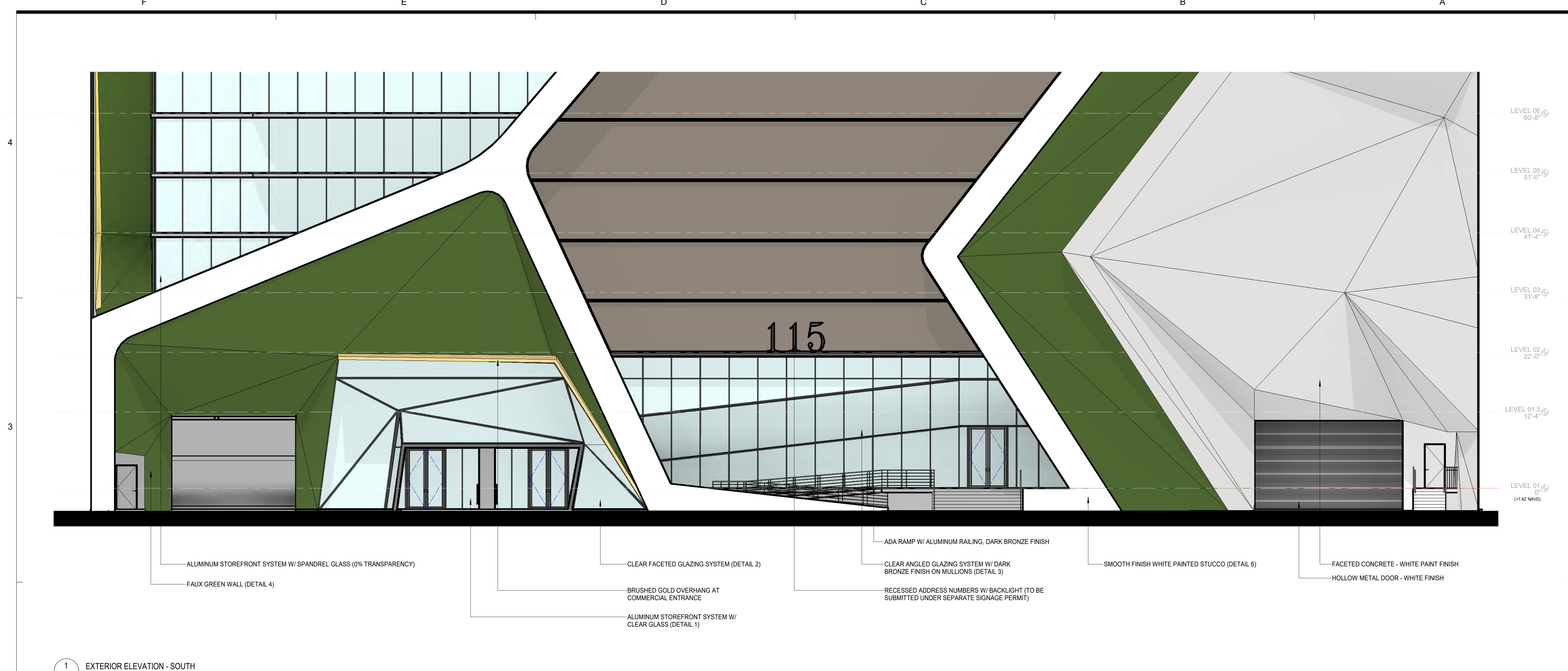
115 NE 2ND ST
FORT LAUDERDALE, FL

BUILDING ELEVATIONS

SITE PLAN APPROVAL

AS-202

9/22/2026 3:50:44 PM



R E V I S I O N S	
DATE:	COMM:
09/25/2026	25015

1-ALUMINUM STOREFRONT SYSTEM

2-FACETED GLAZING SYSTEM

3-ANGLED GLAZING SYSTEM

4-FAUX GREEN WALL

5-FACETED CONCRETE

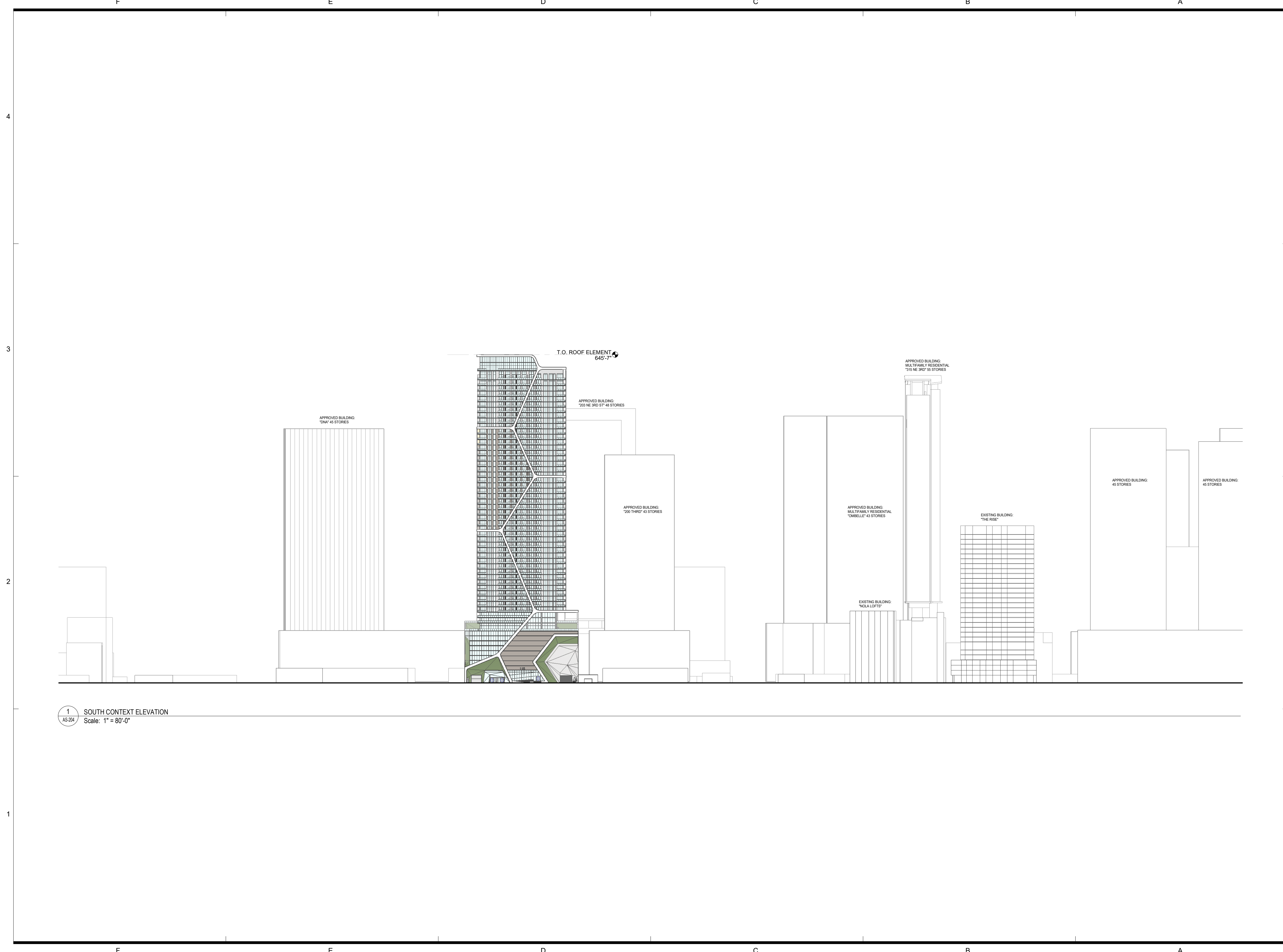
6-SMOOTH FINISH PAINTED STUCCO

115 NE 2ND ST
FORT LAUDERDALE, FL

ENLARGED ELEVATION - GROUND LEVEL

SITE PLAN APPROVAL

AS-203



1 SOUTH CONTEXT ELEVATION
AS-204 Scale: 1" = 80'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

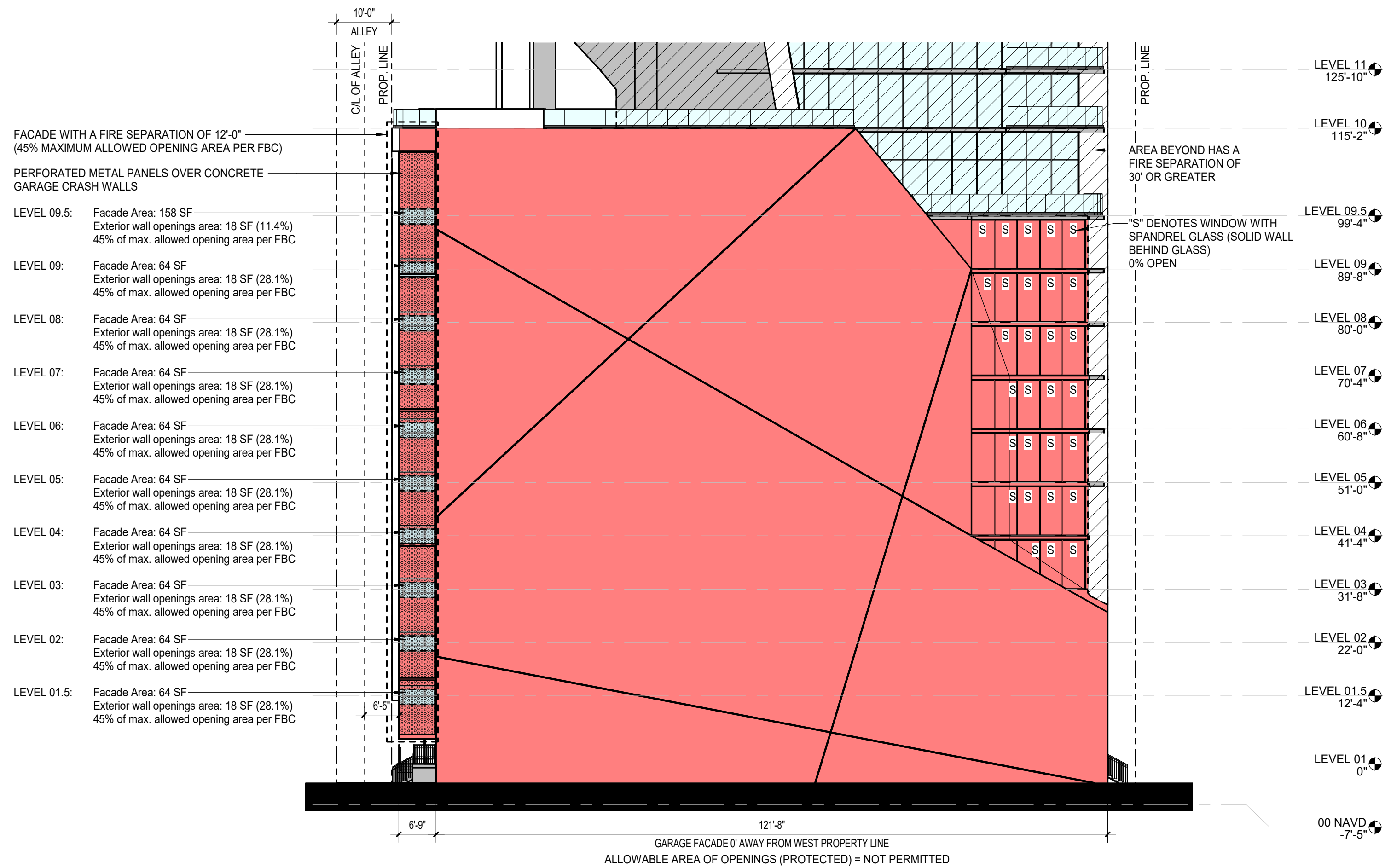
CONTEXT ELEVATION

SITE PLAN APPROVAL

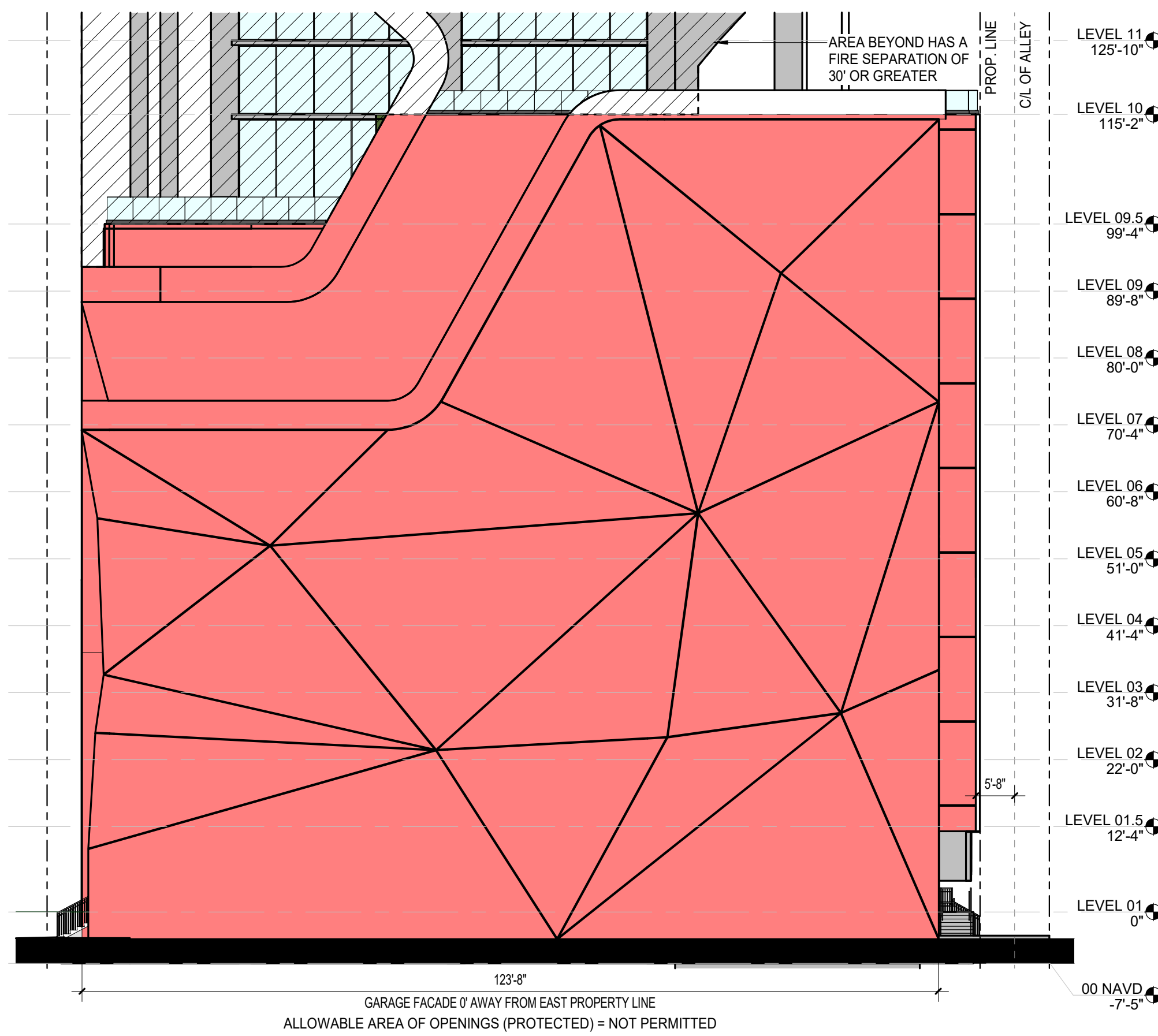
AS-204

9/22/2026 4:50:52 PM

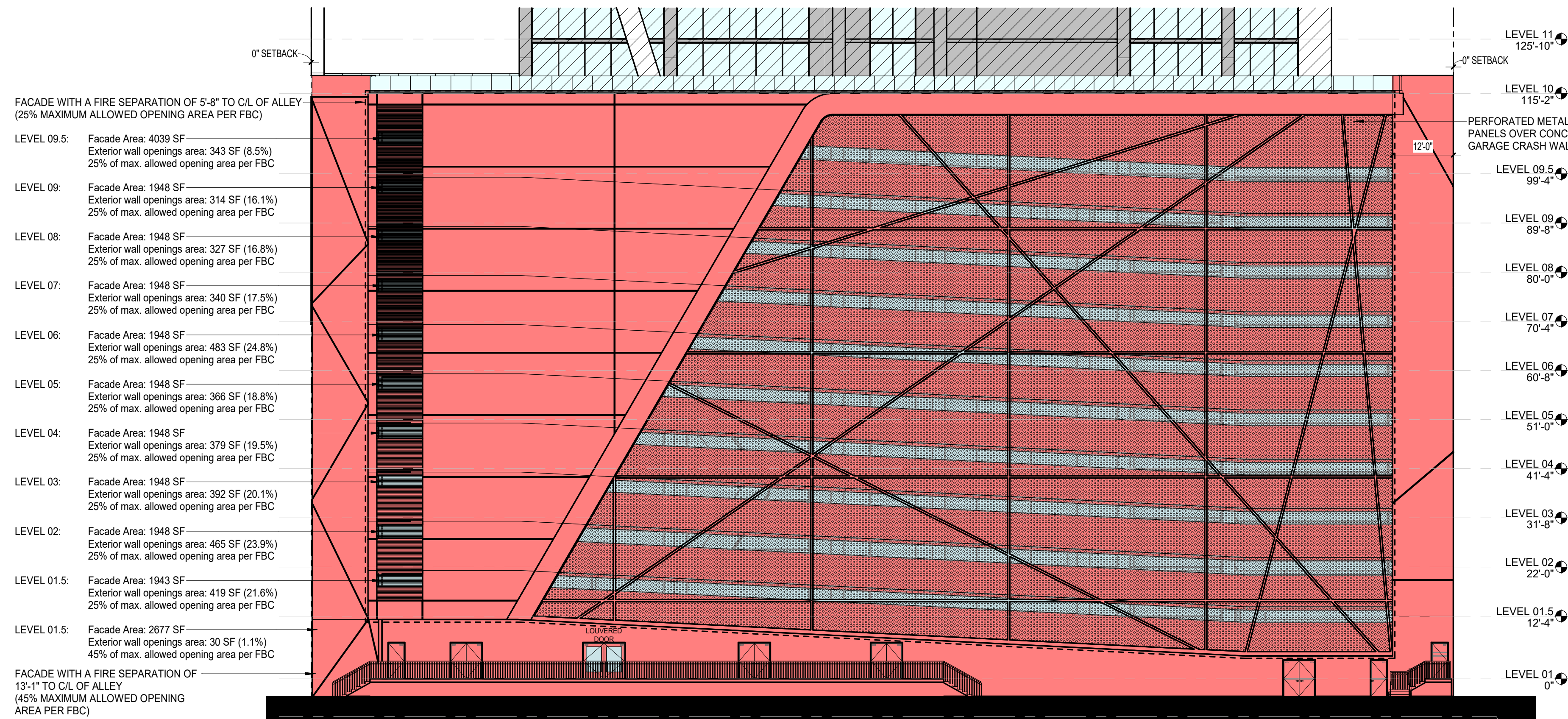
DESIGNED	DRAWN	CHECKED
JY	JJ	JY



3 EXTERIOR ELEVATION - WEST
Scale: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
Scale: 1/16" = 1'-0"



SOLID AREA
OPEN AREA

1 EXTERIOR ELEVATION - NORTH
Scale: 1/16" = 1'-0"

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

BUILDING ELEVATIONS - OPENINGS
CALCULATIONS
SITE PLAN APPROVAL

AS-205

9/22/2026 3:50:55 PM

4

3

2

1

F

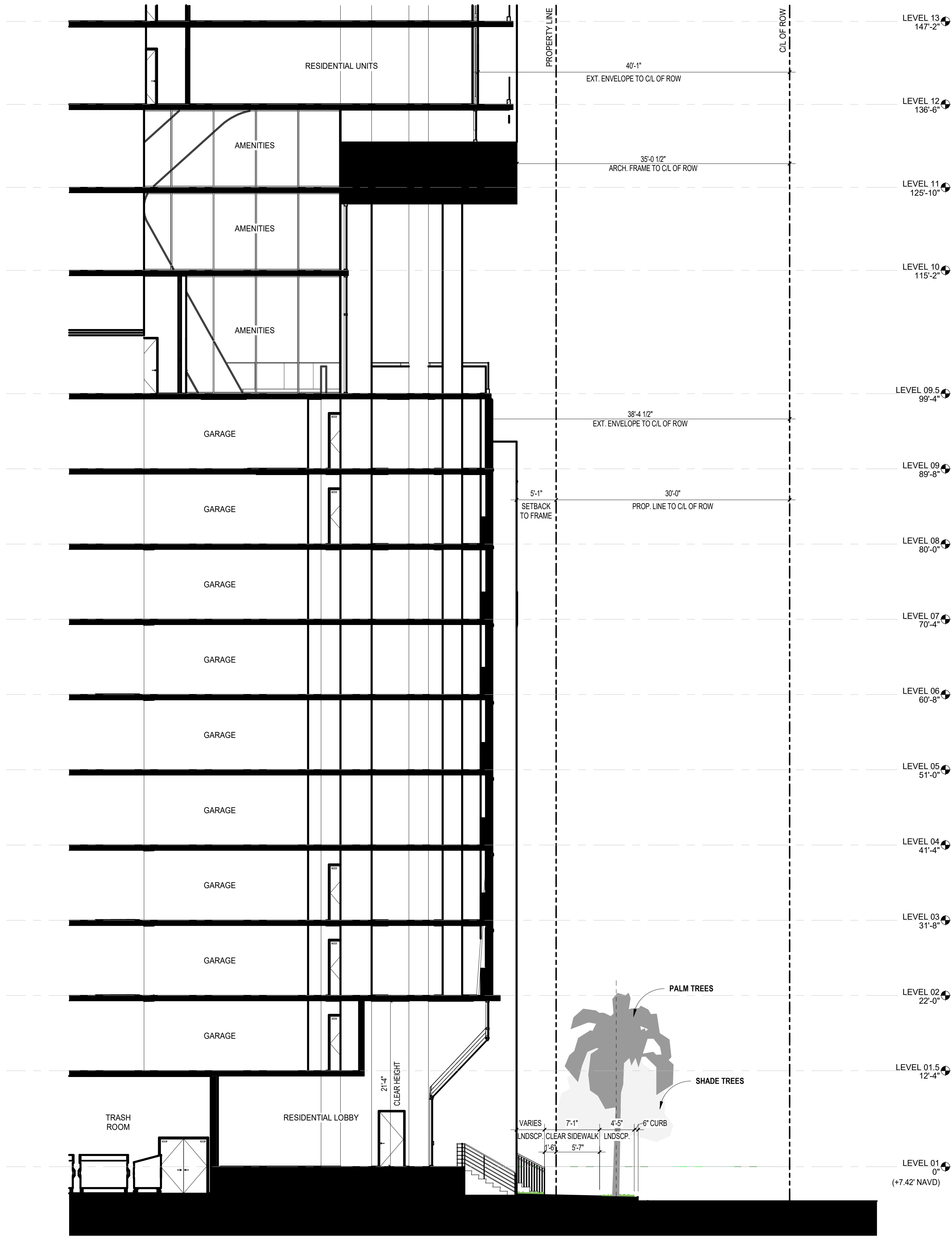
E

D

C

B

A



1 SOUTH FACADE - STREET SECTION
AS-301 Scale: 1/8" = 1'-0"

F

E

D

C

B

A

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

STREETSCAPE SECTION

SITE PLAN APPROVAL

AS-301

9/22/2026 4:50:56 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

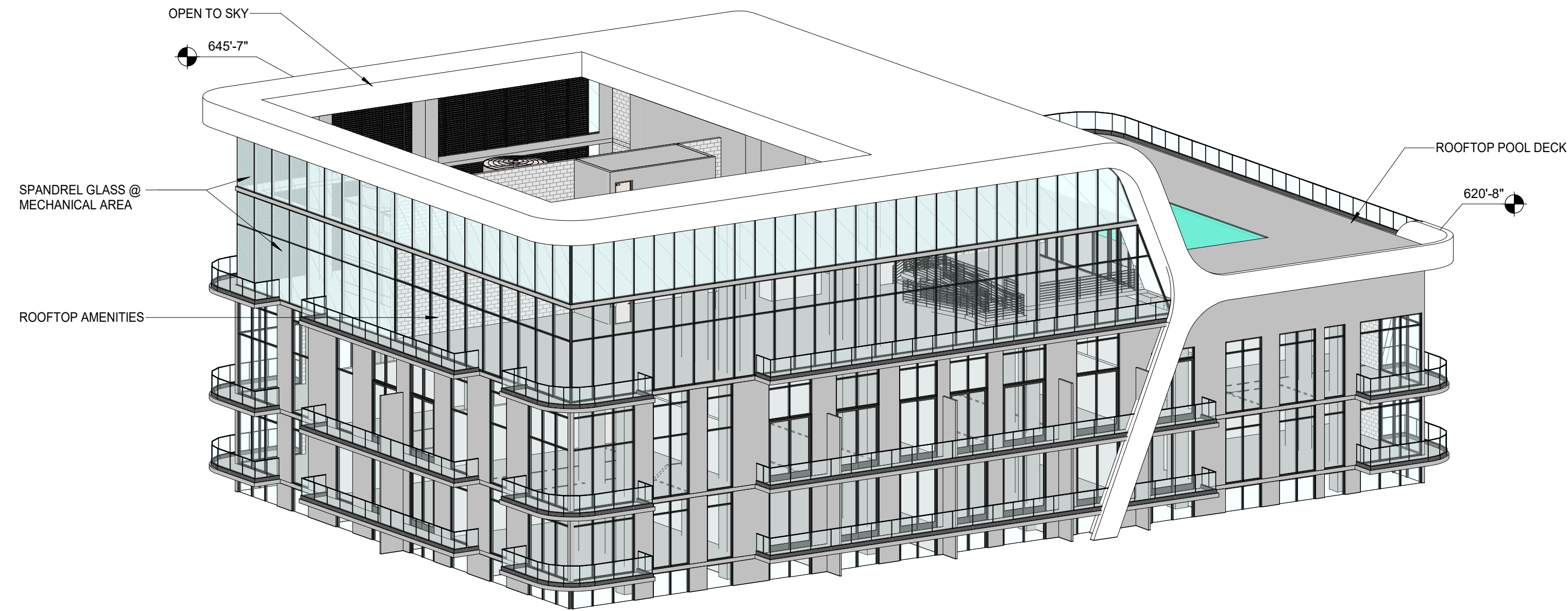
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

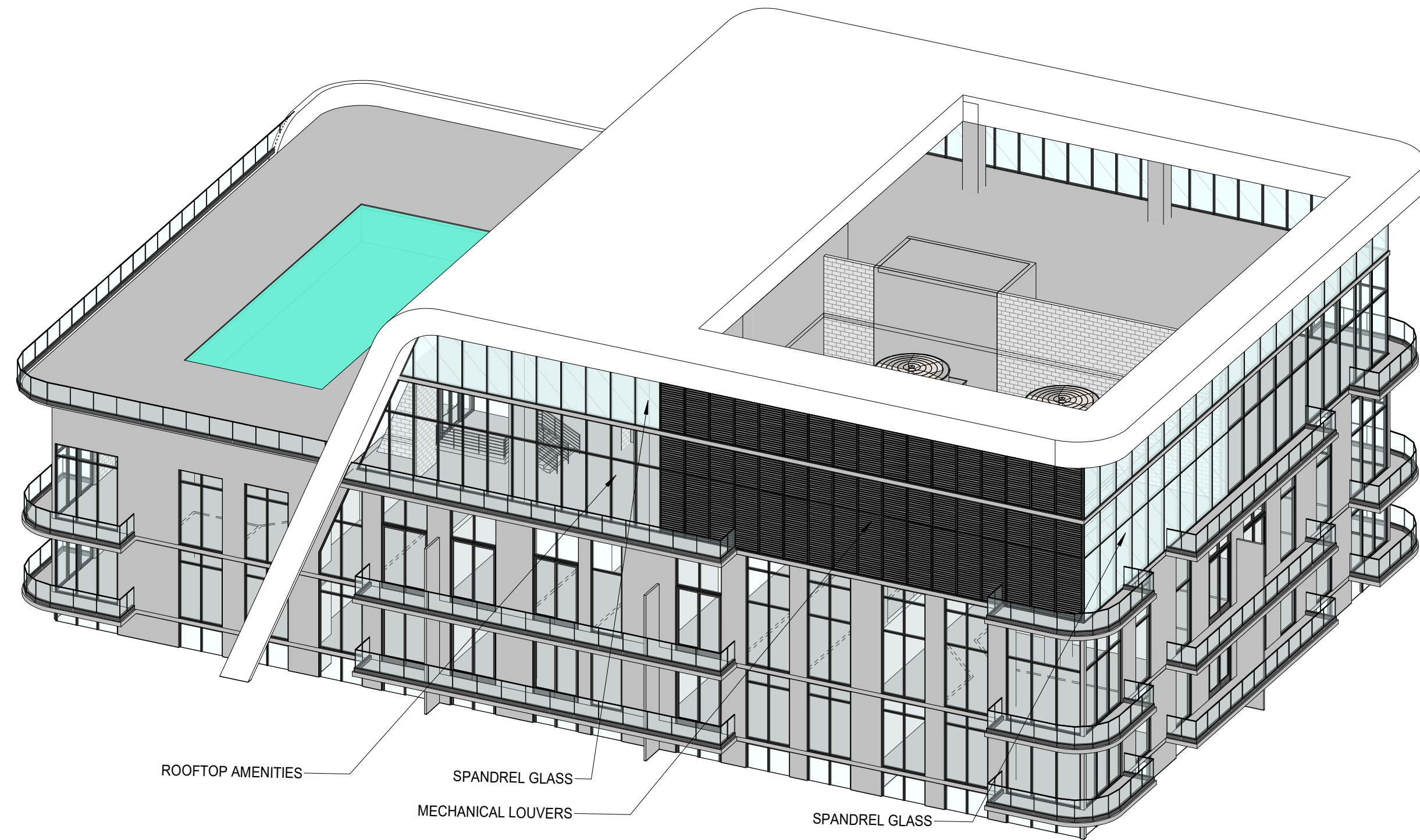
BUILDING SECTION - ROOF LEVEL

SITE PLAN APPROVAL

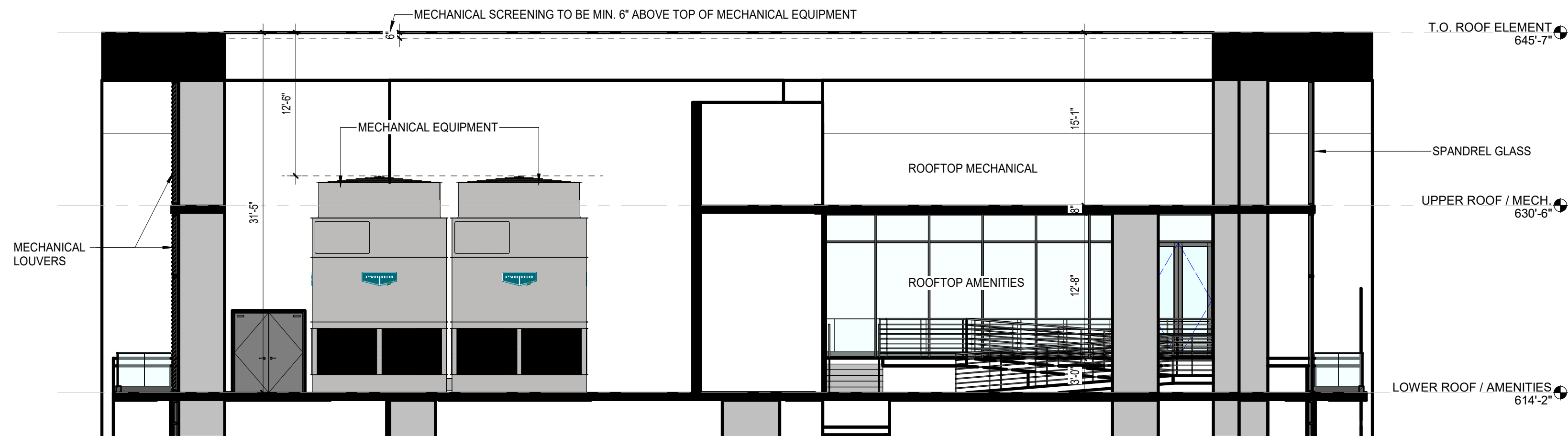
AS-311



3 ROOF DETAIL 1
Scale:

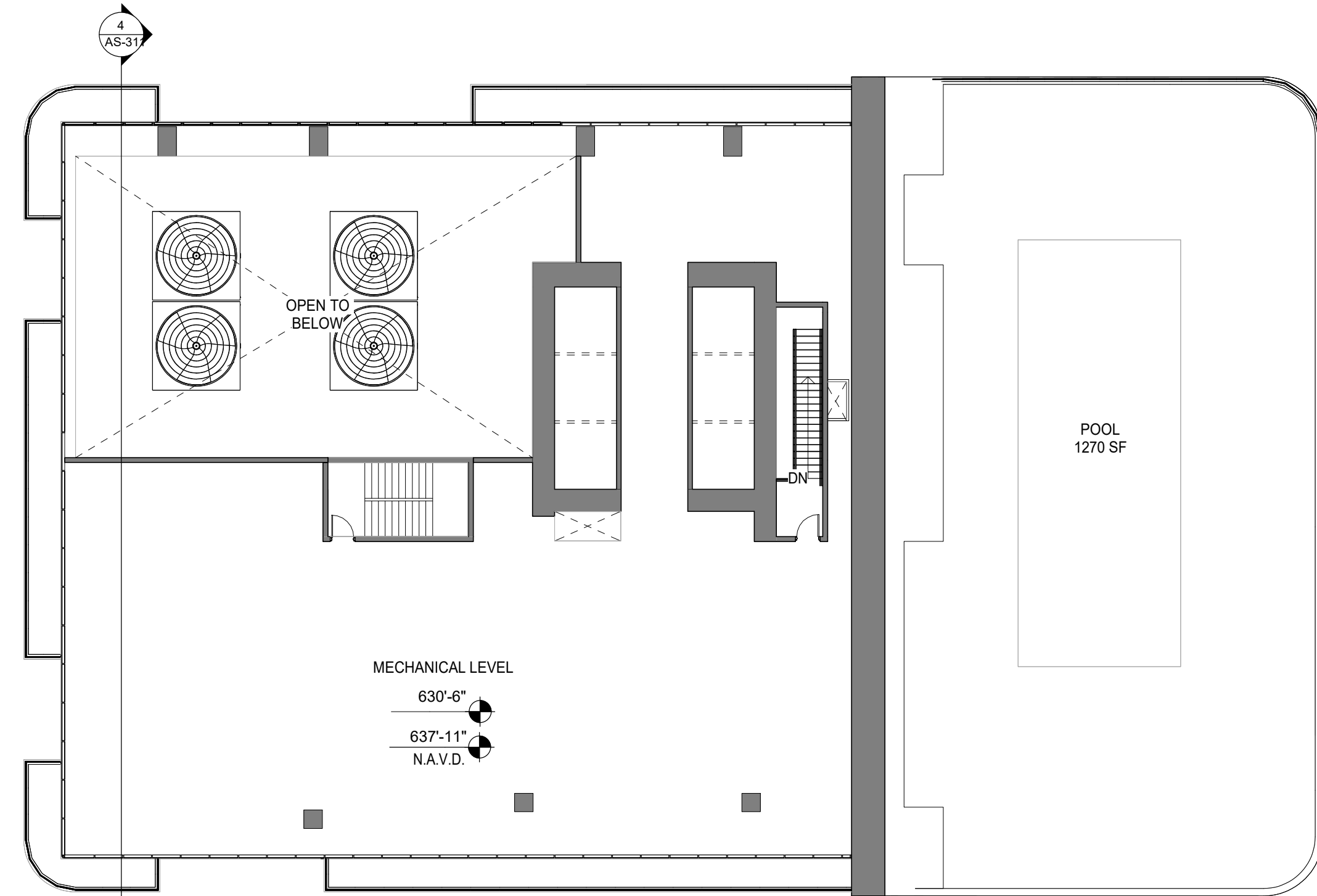


5 ROOF DETAIL 2
Scale:

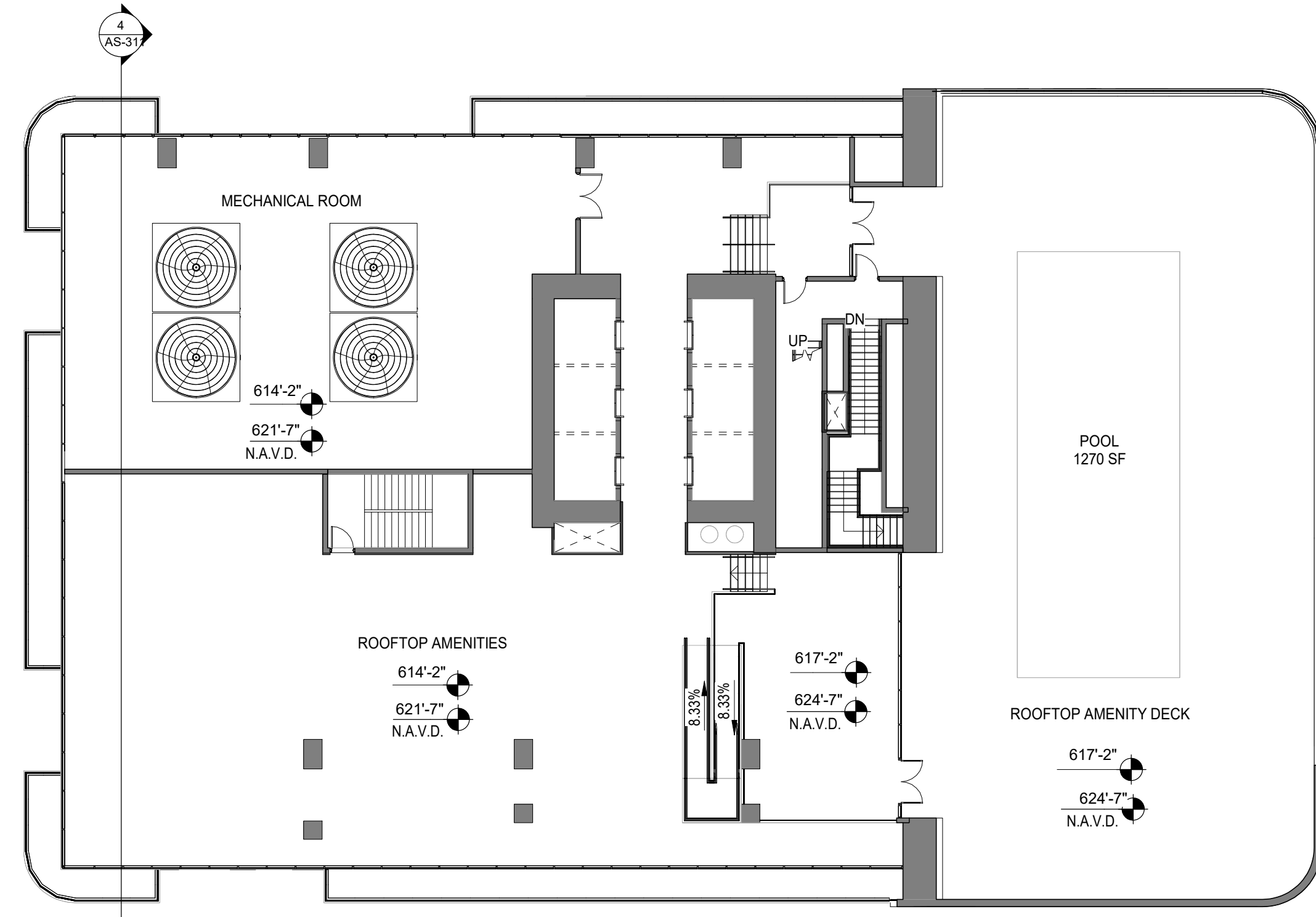


4 ROOF SECTION
Scale: 1/8" = 1'-0"

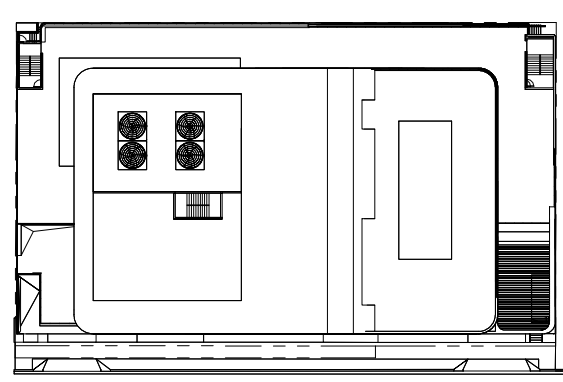
GENERAL NOTE:
ROOF MOUNTED EQUIPMENT SHALL BE
SCREENED WITH MATERIAL THAT
CONFORMS WITH THE OVERALL
ARCHITECTURE OF THE STRUCTURE AND
SHALL SCREEN UP TO AT LEAST 6" HIGHER
THEN THE TOP OF THE HIGHEST EQUIPMENT



2 ROOF MECHANICAL LEVEL - FLOOR PLAN
Scale: 1/16" = 1'-0"



1 LOWER ROOF - AMENITIES FLOOR PLAN
Scale: 1/16" = 1'-0"



1 VIEW FROM SW - DAYTIME
AS-401 N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

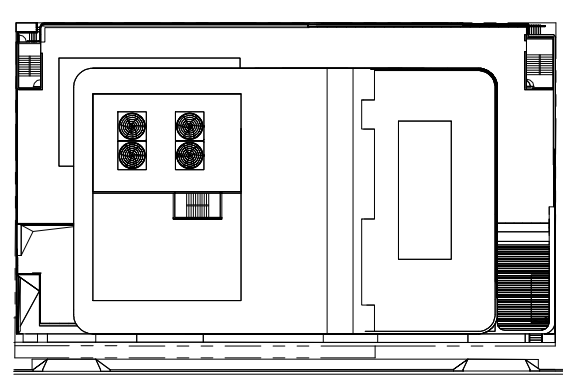
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-401



1 VIEW FROM SW - NIGHT TIME
AS-402 N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

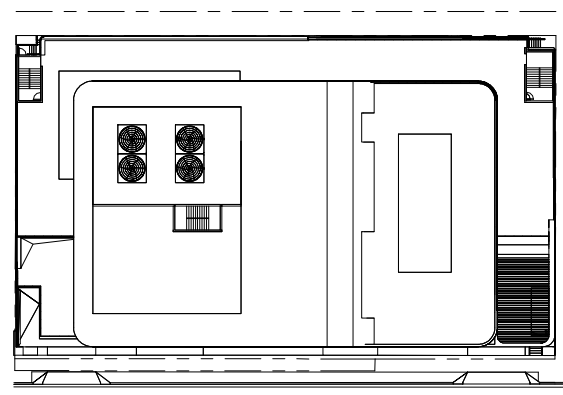
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-402



1
AS-403 VIEW FROM NE
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

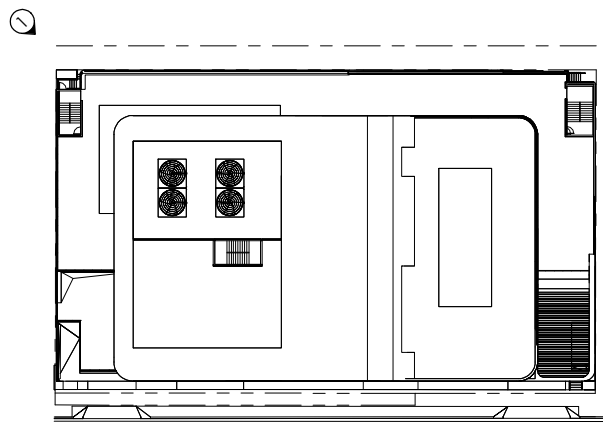
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-403



DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

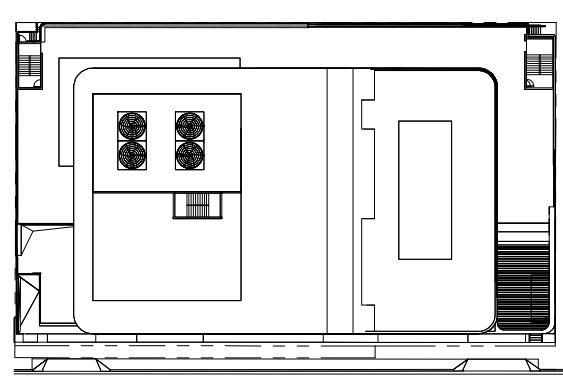
RENDERINGS

SITE PLAN APPROVAL

AS-404



1 VIEW FROM NW
AS-404 N.T.S.



DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

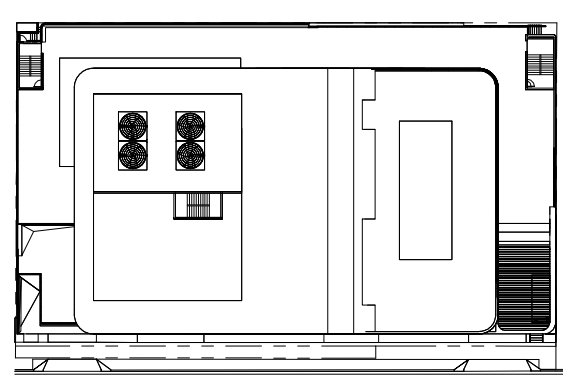
SITE PLAN APPROVAL

AS-405

9/22/2026 4:51:31 PM



1 VIEW FROM SE
AS-405 N.T.S.



1 VIEW FROM SW, GROUND LEVEL
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

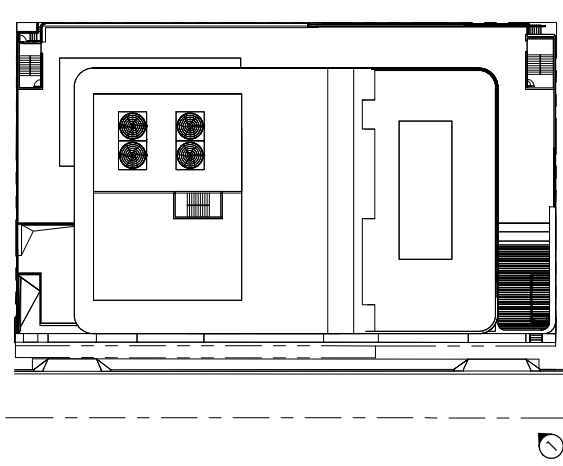
115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-406

9/23/2026 5:26:59 PM



1 VIEW FROM SE GROUND LEVEL - DAY TIME
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

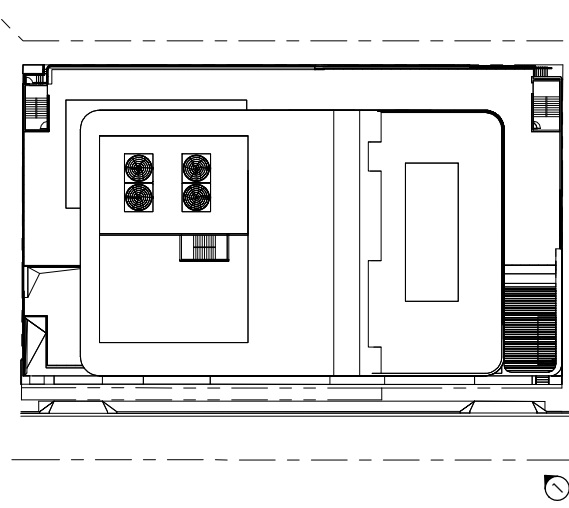
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-407



2 VIEW FROM SE_GROUND LEVEL - NIGHT TIME
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

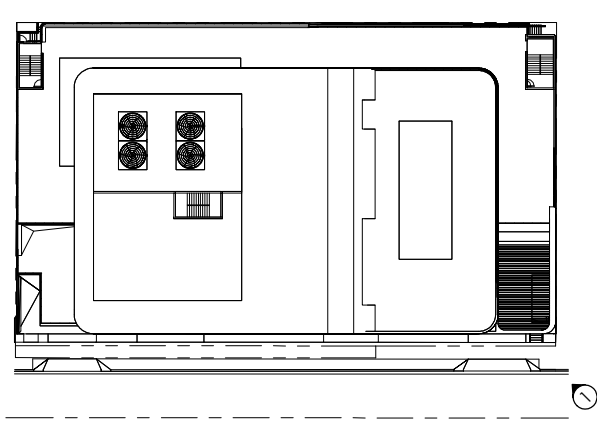
115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-408

9/23/2026 5:27:07 PM



2 VIEW FROM SE, POOL DECK/AMENITY LEVELS
AS-409 N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

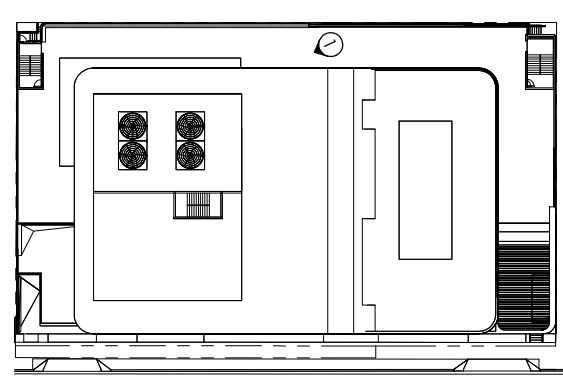
115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-409

9/23/2026 5:27:11 PM



1 VIEW FROM NE POOL DECK/AMENITY LEVELS
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

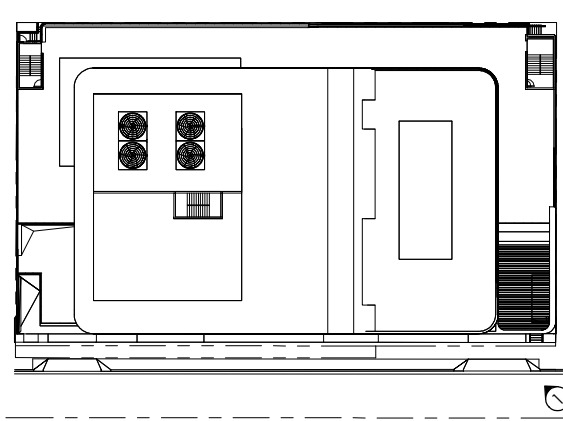
115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-410

9/23/2026 5:27:15 PM



1 VIEW FROM SE_ ROOF TOP POOL DECK/AMENITIES
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

RENDERINGS

SITE PLAN APPROVAL

AS-411

9/23/2026 5:27:19 PM

REVISIONS

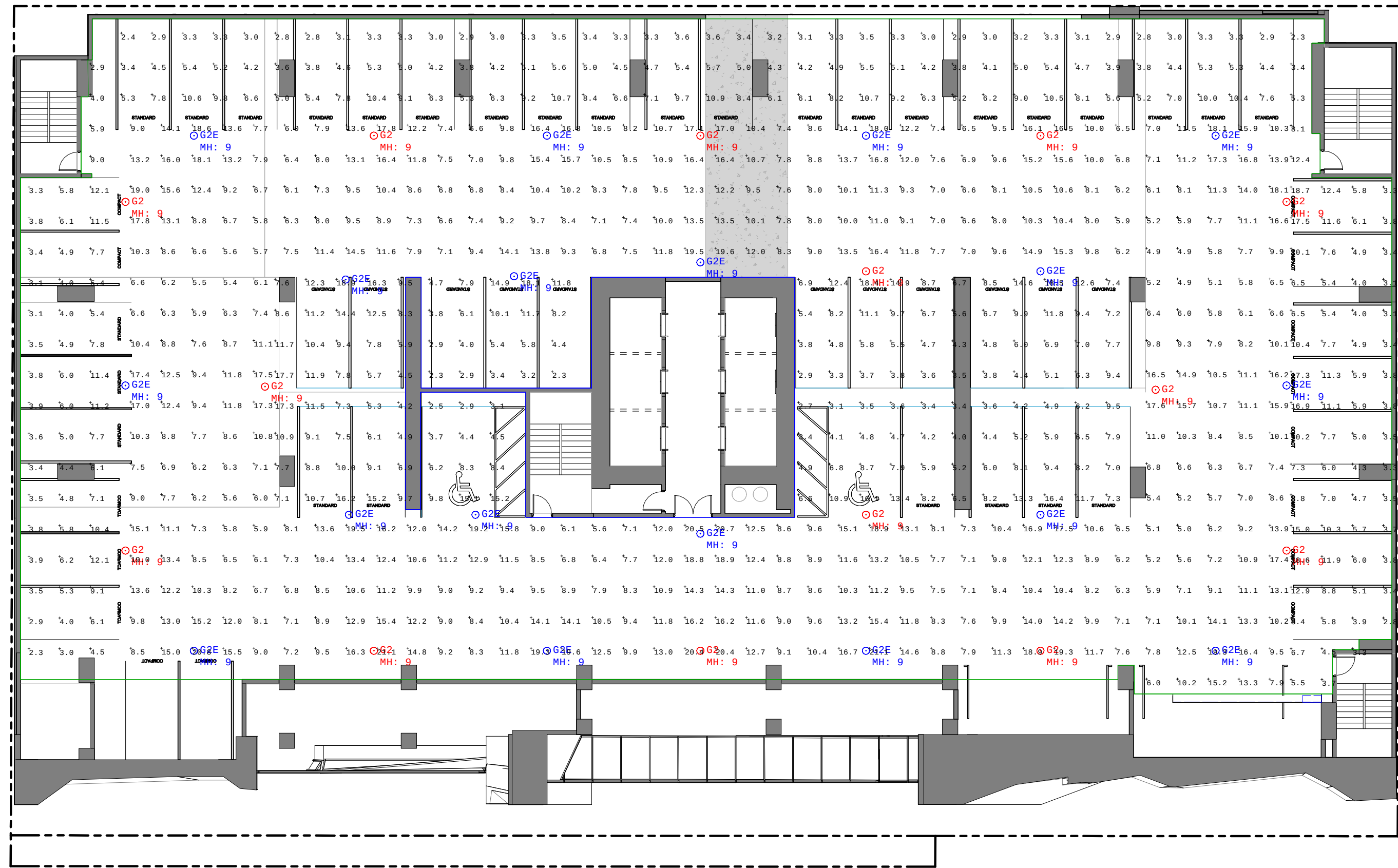
DATE: 09/25/2026
COMM: 25015

115 NE 2ND ST

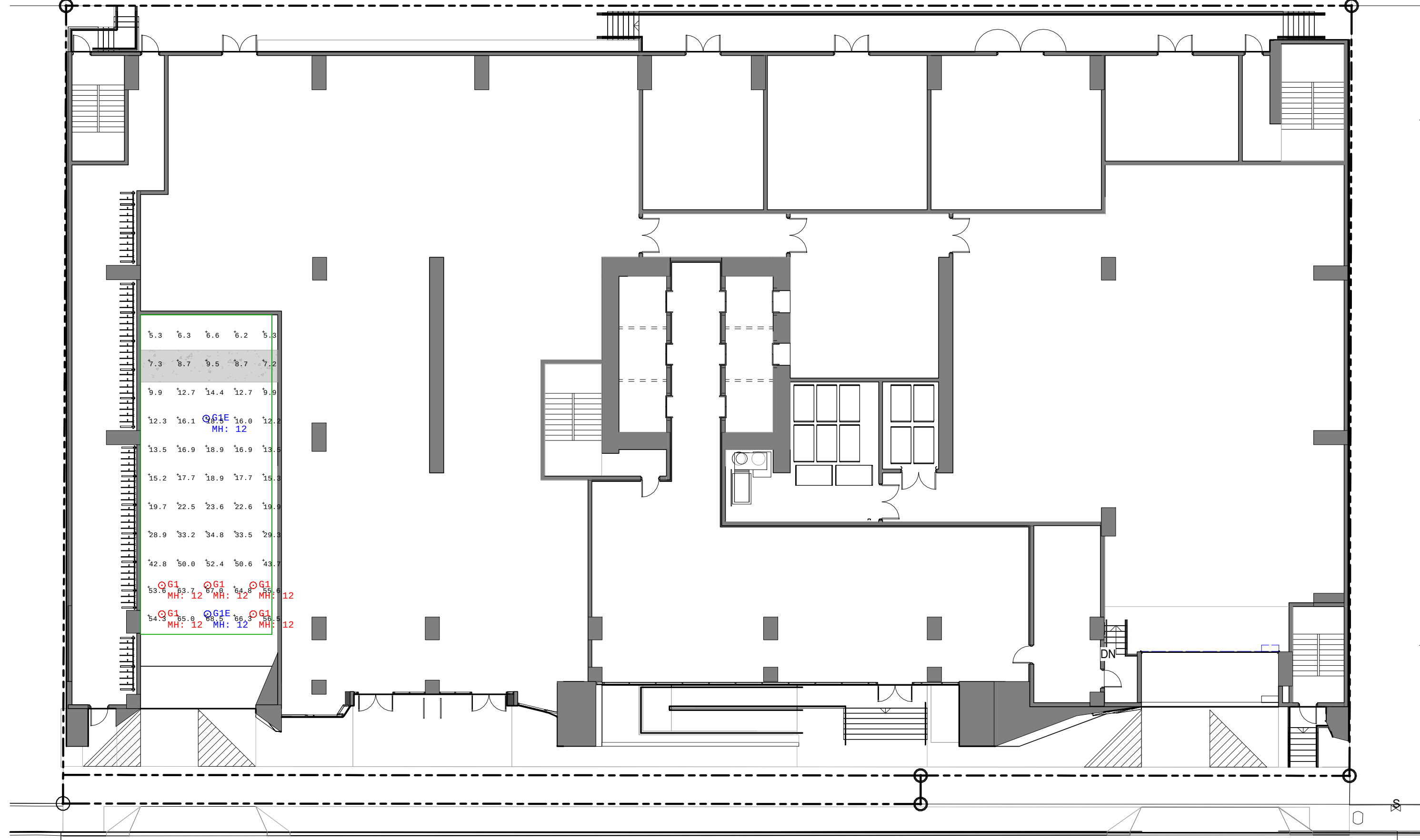
115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 01 AND 01.5 MEZZANINE FLOOR PLAN -
PHOTOMETRICS
SITE PLAN APPROVAL

AS-501



2 LEVEL 01.5 MEZZANINE - FLOOR PLAN PHOTOMETRICS
Scale: 1/16" = 1'-0"

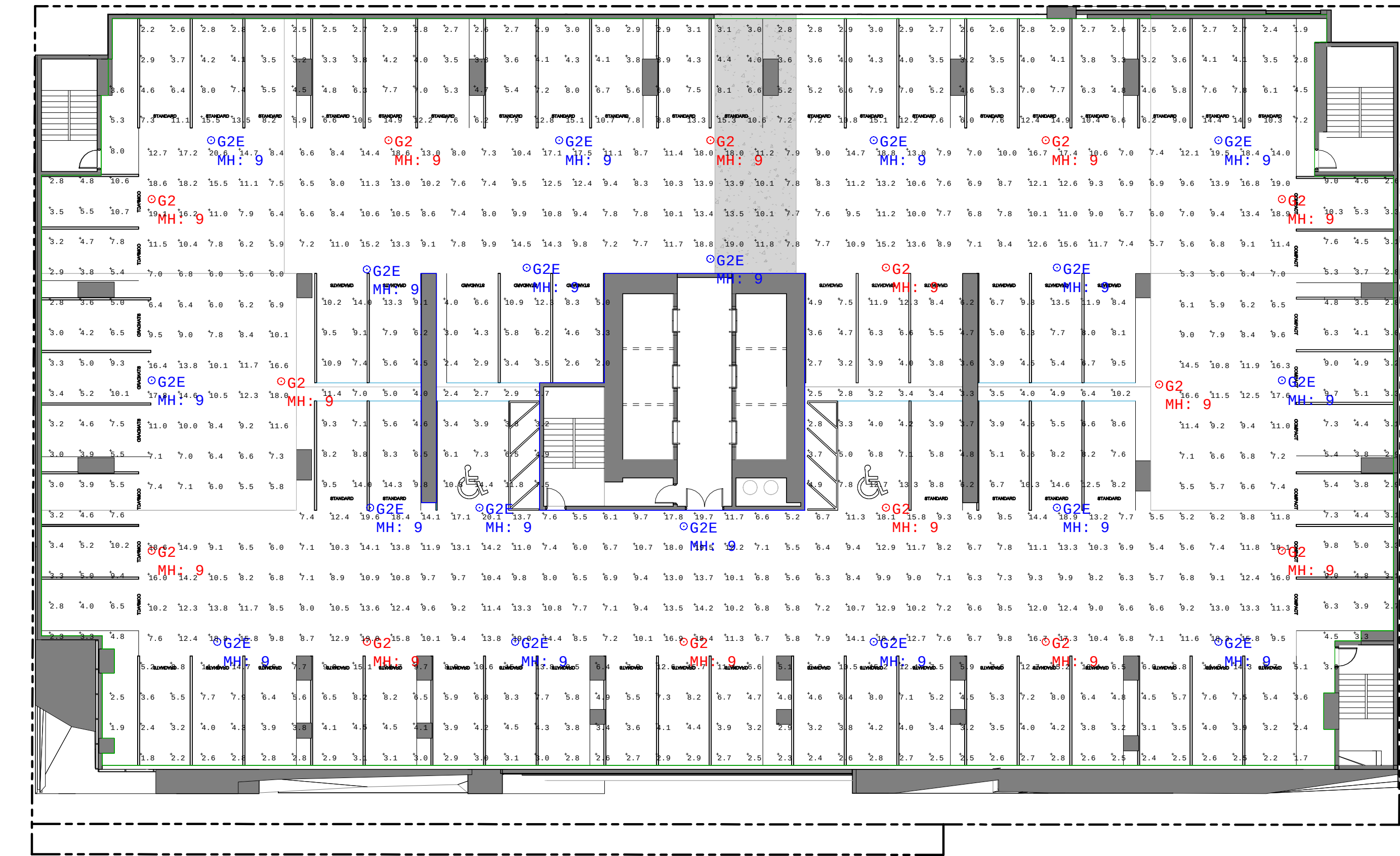


1 LEVEL 01 - FLOOR PLAN
Scale: 1/16" = 1'-0"

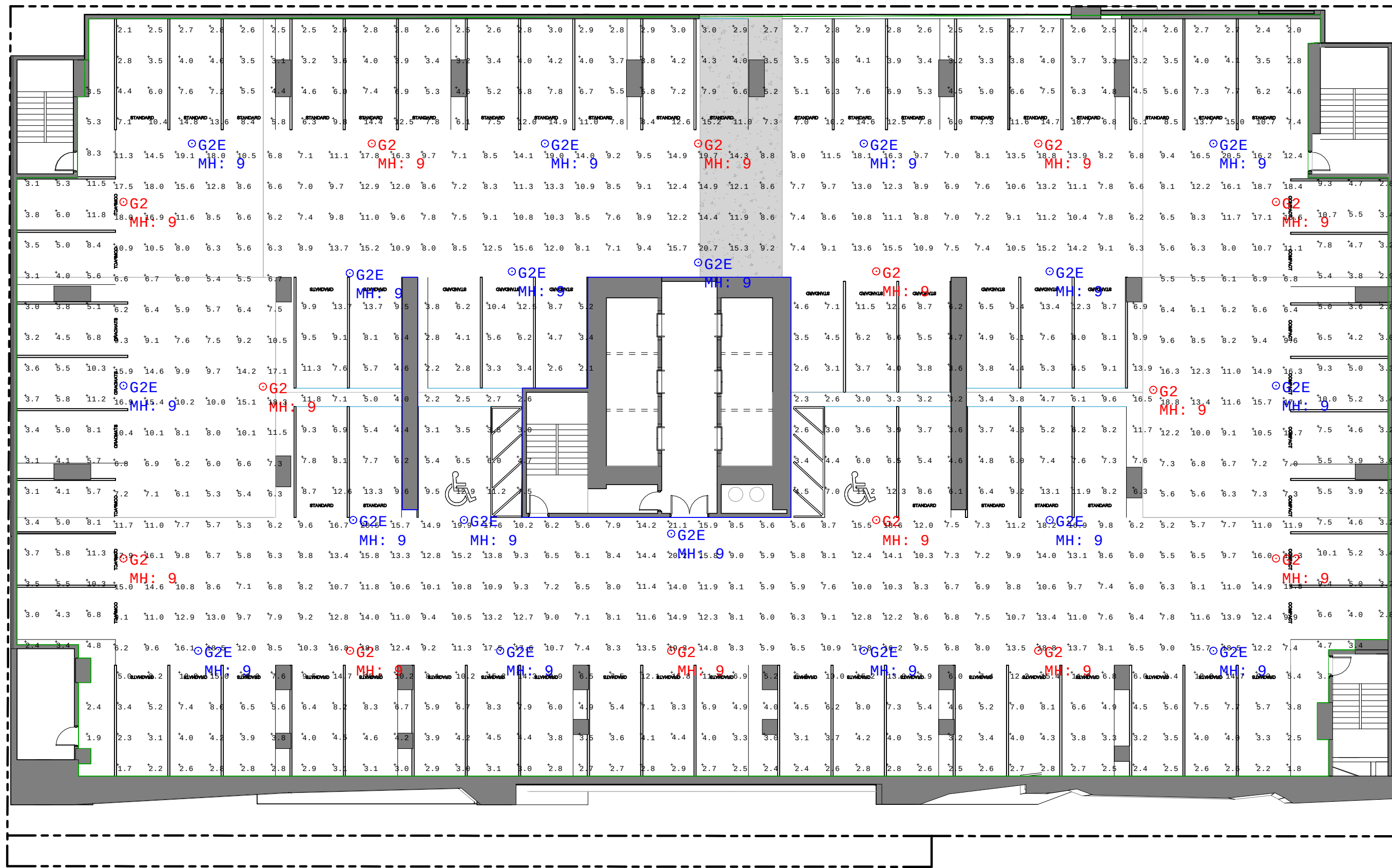
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	G1	Single	VersaLED GL13-C-1L-QT(68W)	0.900	8935	68	340
	2	G1E	Single	VersaLED GL13-C-1L-QT(68W) (Connected to Generator)	0.900	8935	68	136
	14	G2	Single	VersaLED GL13-C-1L-QT(50W)	0.900	6570	50	700
	18	G2E	Single	VersaLED GL13-C-1L-QT(50W) (Connected to Generator)	0.900	6570	50	900

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
First Floor Entrance	Illuminance	FC	61.53	68.5	53.6	1.15	1.28	
First Floor Ramp_Floor	Illuminance	FC	19.51	52.4	5.3	3.68	9.89	
Mezzanine Parking Places_Floor	Illuminance	FC	6.65	18.9	2.3	2.89	8.22	
Mezzanine Ramp and Drive Lanes	Illuminance	FC	10.56	21.1	4.9	2.16	4.31	

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2 LEVEL 03-07 - FLOOR PLAN - PHOTOMETRICS
AS-502 Scale: 1/16" = 1'-0"



1 LEVEL 02 - FLOOR PLAN - PHOTOMETRICS
AS-502 Scale: 1/16" = 1'-0"

Luminaire Schedule					LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description				
⊙	36	G2E	Single	VersaLED GL13-C-1L-QT(50W) (Connected to Generator)	0.900	6570	50	1800
⊙	28	G2	Single	VersaLED GL13-C-1L-QT(50W)	0.900	6570	50	1400

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Second Floor Parking Spaces_	Illuminance	Fc	5.82	16.5	1.7	3.42	9.71	
Floor								
Second Floor Ramp and Drive Lane	Illuminance	Fc	10.57	21.1	5.2	2.03	4.06	
Second thru Seventh Floors	Illuminance	Fc	5.81	15.7	1.7	3.42	9.24	
Parking Spaces_Floor								
Third thru Seventh Floor Ramps	Illuminance	Fc	10.52	20.6	5.2	2.02	3.96	
and Drive Lane								

R E V I S I O N S

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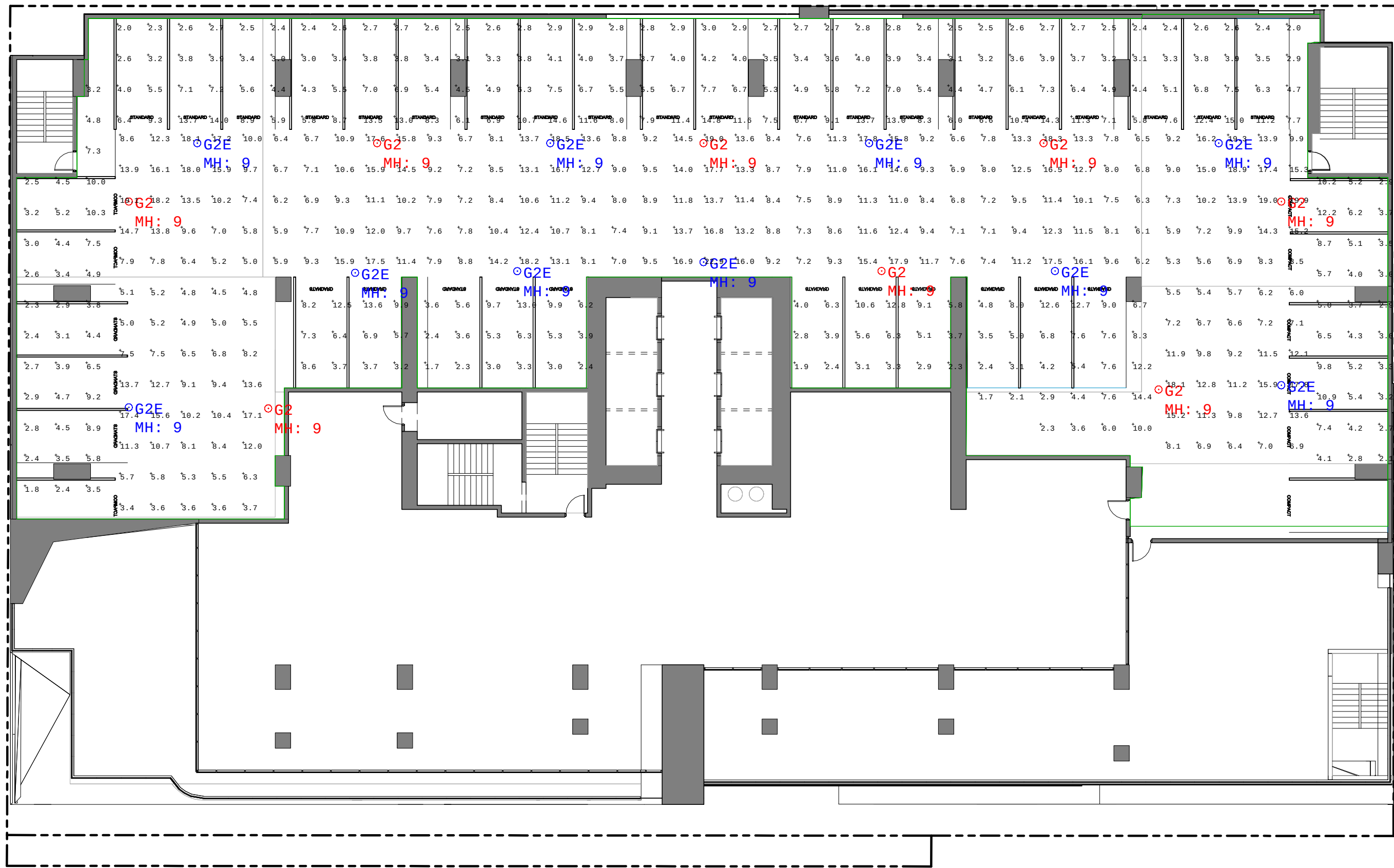
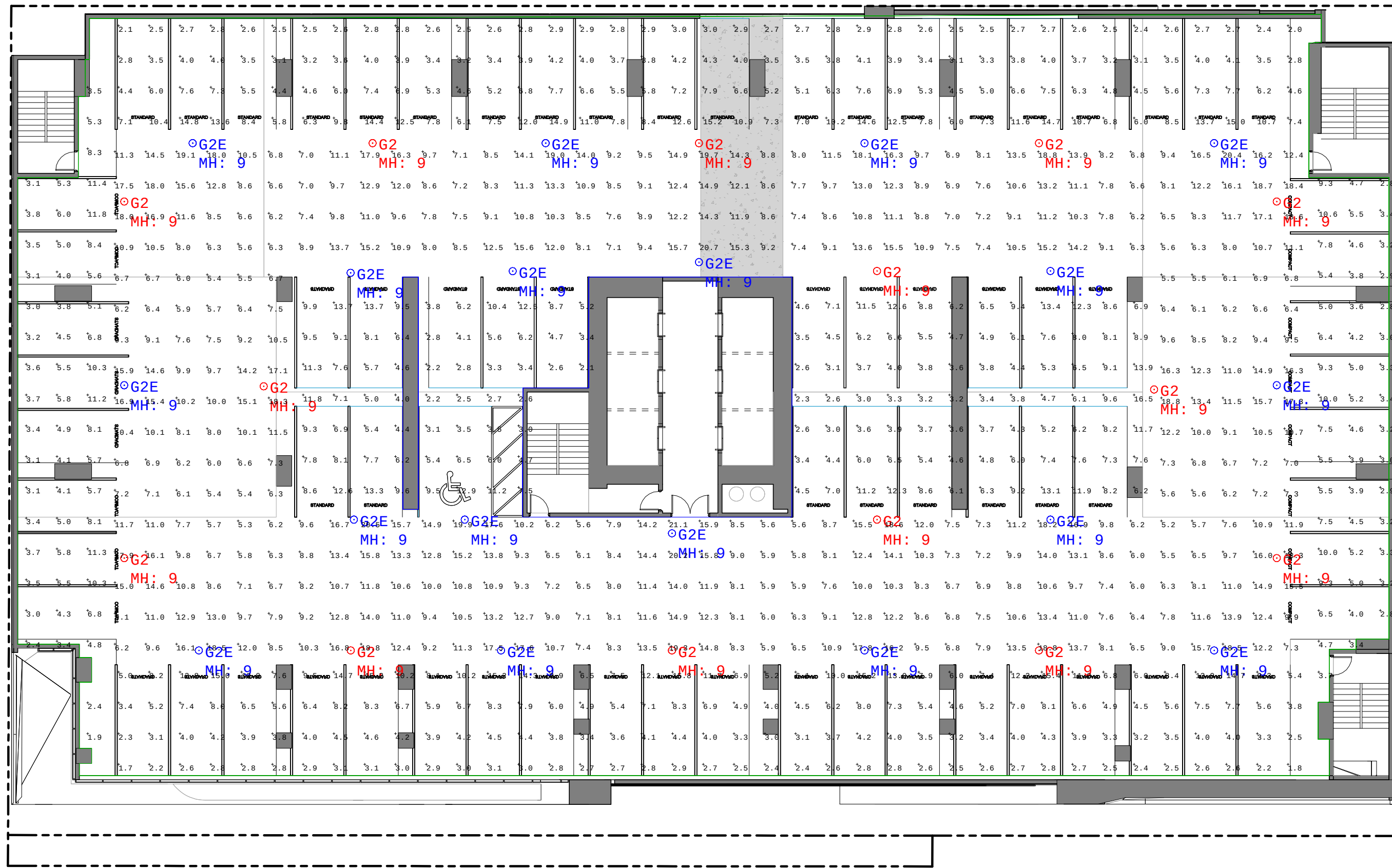
115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 02 AND 03-07 GARAGE FLOOR PLANS -
PHOTOMETRICS
SITE PLAN APPROVAL

AS-502

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2 LEVEL 09.5 - GARAGE / AMENITY FLOOR PLAN - PHOTOMETRICS
AS-503 Scale: 1/16" = 1'-0"

1 LEVELS 08 AND 09 - GARAGE FLOOR PLAN - PHOTOMETRICS
AS-503 Scale: 1/16" = 1'-0"

Luminaire Schedule					LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description				
⊙	22	G2	Single	VersaLED GL13-C-1L-QT(50W)	0.900	6570	50	1100
⊙	28	G2E	Single	VersaLED GL13-C-1L-QT(50W) (Connected to Generator)	0.900	6570	50	1400

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Eighth and Ninth Floor Parking Spaces_Floor	Illuminance	Fc	5.82	16.5	1.7	3.42	9.71	
Eighth and Ninth Floors Ramps and Drive Lanes	Illuminance	Fc	10.57	21.1	5.2	2.03	4.06	
Nine Floor Mezzanine Ramp and Drive Lane	Illuminance	Fc	10.40	22.9	3.4	3.06	6.74	
Ninth Floor Mezzanine Parking Spaces_Floor	Illuminance	Fc	5.46	15.0	1.7	3.21	8.82	

REVISIONS

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115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

LEVELS 08-09 AND LEVEL 09.5 GARAGE
FLOOR PLAN - PHOTOMETRICS

SITE PLAN APPROVAL

AS-503

9/22/2026 4:51:37 PM

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④ SHADOW STUDY - DEC 21ST @ 9 AM
1" = 400'-0"



① SHADOW STUDY - MAR 21ST @ 9 AM
1" = 400'-0"



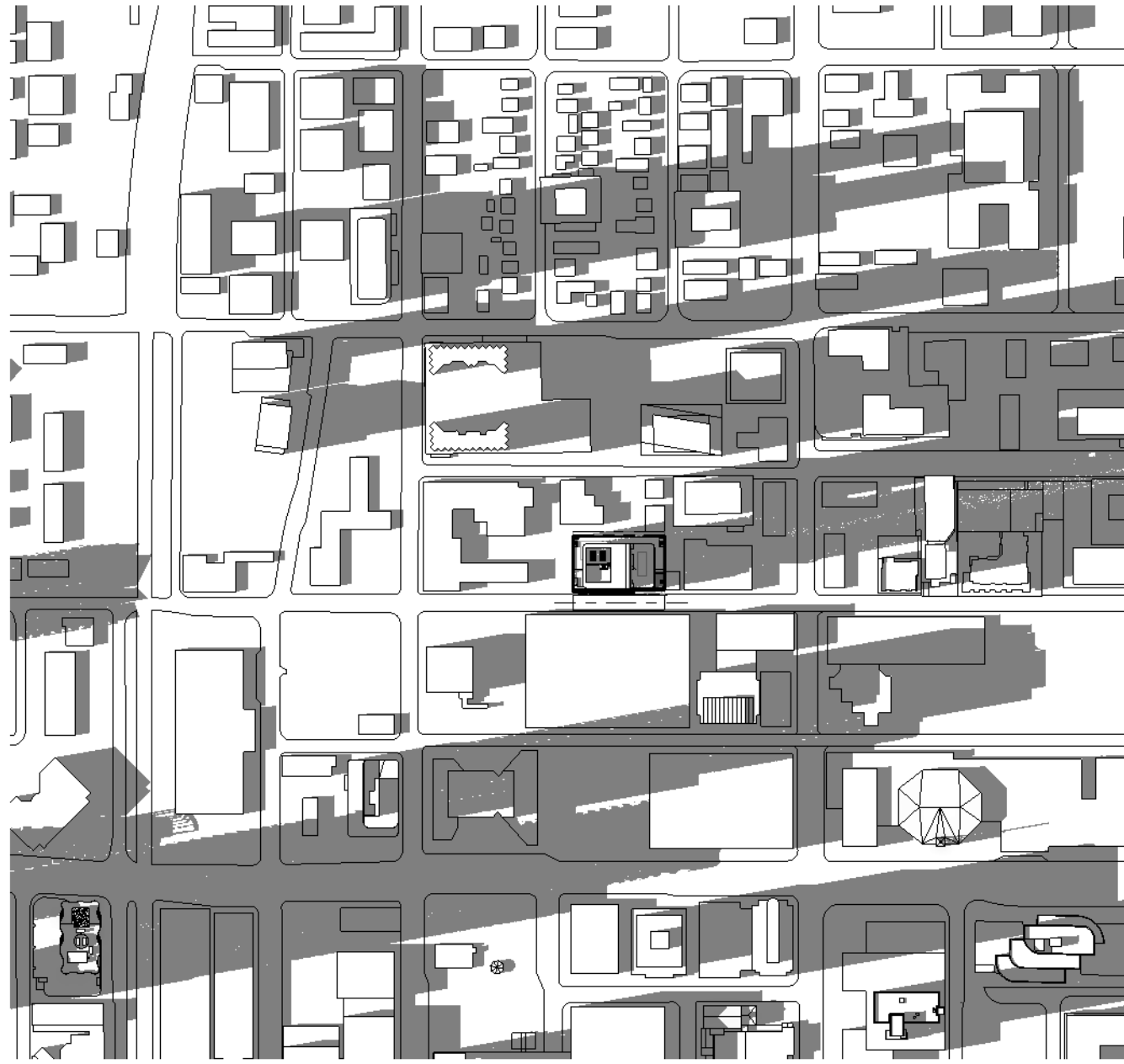
⑤ SHADOW STUDY - DEC 21ST @ 12 PM
1" = 400'-0"



② SHADOW STUDY - MAR 21ST @ 12 PM
1" = 400'-0"



⑥ SHADOW STUDY - DEC 21ST @ 5 PM
1" = 400'-0"



③ SHADOW STUDY - MAR 21ST @ 5 PM
1" = 400'-0"

DESIGNED
JY

DRAWN
JJ

CHECKED
JY

R E V I S I O N S

DATE:
09/25/2026

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25015

115 NE 2ND ST

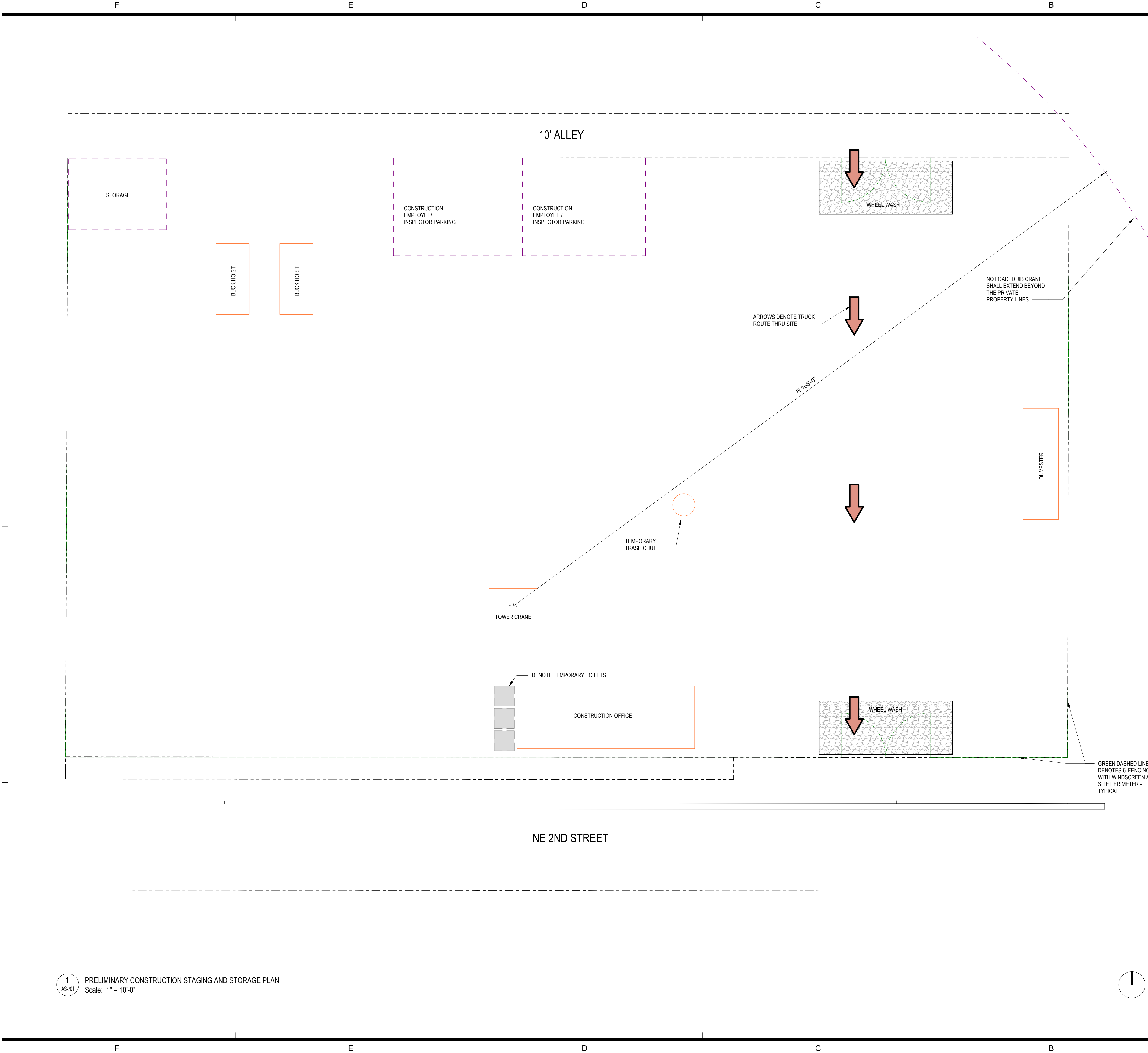
115 NE 2ND ST
FORT LAUDERDALE, FL

SHADOW STUDY

SITE PLAN APPROVAL

AS-601

9/22/2026 4:52:34 PM



EROSION CONTROL AND POLLUTION PREVENTION
NOTES PER CITY OF FORT LAUDERDALE STANDARD

- A. CONTRACTOR SHALL ADHERE TO THE NATIONAL POLLUTION DISCHARGE SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO THE START OF CONSTRUCTION.
- B. PRIOR TO THE START OF DEMOLITION, CONTRACTOR SHALL INSTALL POLLUTION PREVENTION CONTROL SERVICES (I.E. SILT BARRIERS, SEDIMENT BASINS, TURBIDITY BARRIERS AROUND STORMWATER OUTFALLS ON THE WATERWAYS, SILT SCREENS, ETC. ACCORDING TO THE APPROVED SWPPP AND AS RECOMMENDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LATEST GUIDELINES AND PERMITTING REQUIREMENTS.
- C. PRIOR TO THE START OF DEMOLITION, A SILT FENCE IN ACCORDANCE WITH THE APPROVED SWPPP DETAILS AND LATEST DEP STANDARDS SHALL BE ERECTED AROUND THE SITE PROPERTY LINES. ALL PUBLIC INLETS SURROUNDING THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE OR OTHER APPROVED BMPs TO PROTECT AGAINST STORM RUNOFF.
- D. POLLUTION CONTROL INSTALLATIONS, AS APPROVED AND SHOWN IN THE SWPPP, SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION PERIODS UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY THE CITY ENGINEERING INSPECTOR OR PROJECT ENGINEER.
- E. CONTRACTOR SHALL INSPECT THE POLLUTION CONTROL DEVICES DAILY FOR SIGNS OF MALFUNCTION, FAILURE, OR NEEDED REPAIRS, AND SHALL MAKE REMEDIAL ACTIONS IMMEDIATELY UPON DISCOVERY.
- F. EXISTING STORMWATER INLETS, CATCH BASINS, OR MANHOLES, ONSITE OR OFF-SITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF FROM THE PROPOSED DEMOLITION AND CONSTRUCTION SCOPE OF WORK.
- G. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES DUE TO DEMOLITION OR CONSTRUCTION FROM THE PROPOSED DEVELOPMENT.
- H. IN ORDER TO MINIMIZE THE AMOUNT OF SEDIMENTS, MUD, AND DUST TRANSPORTED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES OR RUNOFF, THE CONTRACTOR SHALL INSTALL STABILIZED 6-INCH THICK LAYER OF 2 TO 3-INCH COARSE AGGREGATE STONE, 12" MINIMUM WIDTH, AND LENGTH TO ACCOMMODATE A MINIMUM OF ONE TRUCKING VEHICLE.
- I. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY AS CONDITIONS DEMAND IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT SHALL BE TRAPPED IN CLEANOUT AREAS AND PROPERLY HANDLED AS ONSITE DEBRIS PER APPLICABLE STATE REGULATIONS.
- ii. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- iii. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO PUBLIC STORM DRAINS MUST BE REMOVED BY CONTRACTOR IMMEDIATELY.
- iv. TRUCKS SHALL NOT "CUT CORNERS" WHERE THE CONSTRUCTION EXIT MEETS THE ROADWAYS.
- v. SWEEPING OF PUBLIC ROADWAYS SHALL BE DONE PERIODICALLY AS CONDITIONS DEMAND.
- I. DUST GENERATED FROM CONSTRUCTION SHALL BE MINIMIZED BY DAILY WATERING OF THE SITE.
- J. CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION CONTROL INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO NEARBY WATERBODIES TO RECORD THE CONDITION OF DISCHARGE POINTS, INTEGRITY OF SILT FENCE AND POLLUTION CONTROL DEVICES, DUST CONTROL MEASURES, VEHICULAR TRAFFIC AND CONSTRUCTION MATERIAL STORAGE AND DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS SHALL BE STORED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION PERIODS AND SHALL BE SUBMITTED TO CITY INSPECTORS UPON REQUEST. THE INSPECTION REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING INFORMATION:
- i. NAME OF INSPECTOR AND HIS/HER QUALIFICATIONS IN EROSION AND SEDIMENTATION CONTROL
- ii. DATE OF INSPECTION
- iii. RAINFALL RATE
- iv. OBSERVATIONS ABOUT THE SWPPP
- v. ACTIONS TAKEN BY CONTRACTOR FOR ALL INCIDENTS OF NONCOMPLIANCE WITH PERMIT(S).
- vi. CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND PERMIT(S).

CONSTRUCTION STAGING PLANS

THE PURPOSE OF THIS SHEET IS TO GRAPHICALLY ILLUSTRATE THE INTENTIONS OF THE CONTRACTOR DURING THE CONSTRUCTION PERIOD OF THE PROJECT. THE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. CHANGES SHALL BE COORDINATED WITH ALL APPLICABLE AGENCIES.

IT IS NOTED THAT THE DEVELOPER HAS BEEN MADE AWARE THAT IT IS HIGHLY RECOMMENDED THAT PRIVATE SECURITY BE UTILIZED DURING CONSTRUCTION.

BEST MANAGEMENT PRACTICES

1. STAGING PLANS TO BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR TO UTILIZE "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION TO MINIMIZE SOIL EROSION AND TURBIDITY IMPACTS.
3. SILT SCREEN BARRIERS AND/OR SEDIMENTATION BASINS TO BE PLACED OVER ALL CATCH BASINS DURING CONSTRUCTION SUCH THAT WATER WILL PASS INTO THE CATCH BASINS AND DISCHARGE WILL BE LESS THAN 2 IN. T.U.'S.
4. HOSE BIBBS TO BE LOCATED AT ALL CONSTRUCTION ENTRANCES/EXITS TO THE SITE TO APPLY WATER TO TRUCK / VEHICLE TIRES TO RETAIN MUD ON SITE.
5. SILT BARRIERS TO BE PLACED AT ALL OUTFALLS UNTIL CONSTRUCTION IS COMPLETE.
6. CONTRACTOR TO COORDINATE WITH THE CITY OF FORT LAUDERDALE AND BROWARD COUNTY PRIOR TO INITIATING ANY DEWATERING OPERATIONS.
7. SAFETY SIGNS SHALL BE PLACED ALONG THE PERIMETER OF THE PROJECT ALONG THE RIGHTS-OF-WAY.
8. CONSTRUCTION WORKER PARKING WILL BE LIMITED ON SITE AND ALL EFFORTS WILL BE MADE TO INSURE THAT WORKER PARKING DOES NOT OCCUR WITHIN ANY UNAPPROVED NEIGHBORHOOD LOCATIONS OR ON-STREET.
9. ALL EFFORTS WILL BE MADE TO ENSURE THE SAFETY OF WORKERS AS WELL AS THE PUBLIC. CONSTRUCTION SCREENING WILL BE UTILIZED AT APPROPRIATE LEVELS TO HELP PREVENT ANY IMPACTS FROM FALLING MATERIALS OR DEBRIS.
10. STREET WASHERS WILL BE UTILIZED AS NECESSARY TO ENSURE THAT THE ADJACENT RIGHTS-OF-WAY ARE KEPT CLEAN FROM ANY CONSTRUCTION RELATED IMPACTS.
11. AUTHORIZED CONTACT INFORMATION SHALL BE POSTED ON SITE FOR ANY QUESTIONS/COMMENTS RELATED TO THE CONSTRUCTION OF THE PROJECT.
12. CONTRACTOR TO COMPLY WITH CITY OF FORT LAUDERDALE REGULATIONS FOR HOURS OF OPERATION FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

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DATE:	COMM:
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115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

PRELIMINARY CONSTRUCTION STAGING AND
STORAGE PLAN
SITE PLAN APPROVAL

AS-701

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

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DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

EXISTING SITE PHOTOS - STREET VIEWS

SITE PLAN APPROVAL

AS-801

9/22/2026 4:52:50 PM



8 VIEW TOWARDS SITE FROM NORTHEAST
Scale: 1/16" = 1'-0"



7 VIEW OF GARAGE TO SOUTH OF SITE
Scale: 1/16" = 1'-0"



6 VIEW TO WEST
Scale: 1/16" = 1'-0"



5 VIEW TO EAST
Scale: 1/16" = 1'-0"



4 VIEW OF ADJACENT SITE TO WEST
Scale: 1/16" = 1'-0"



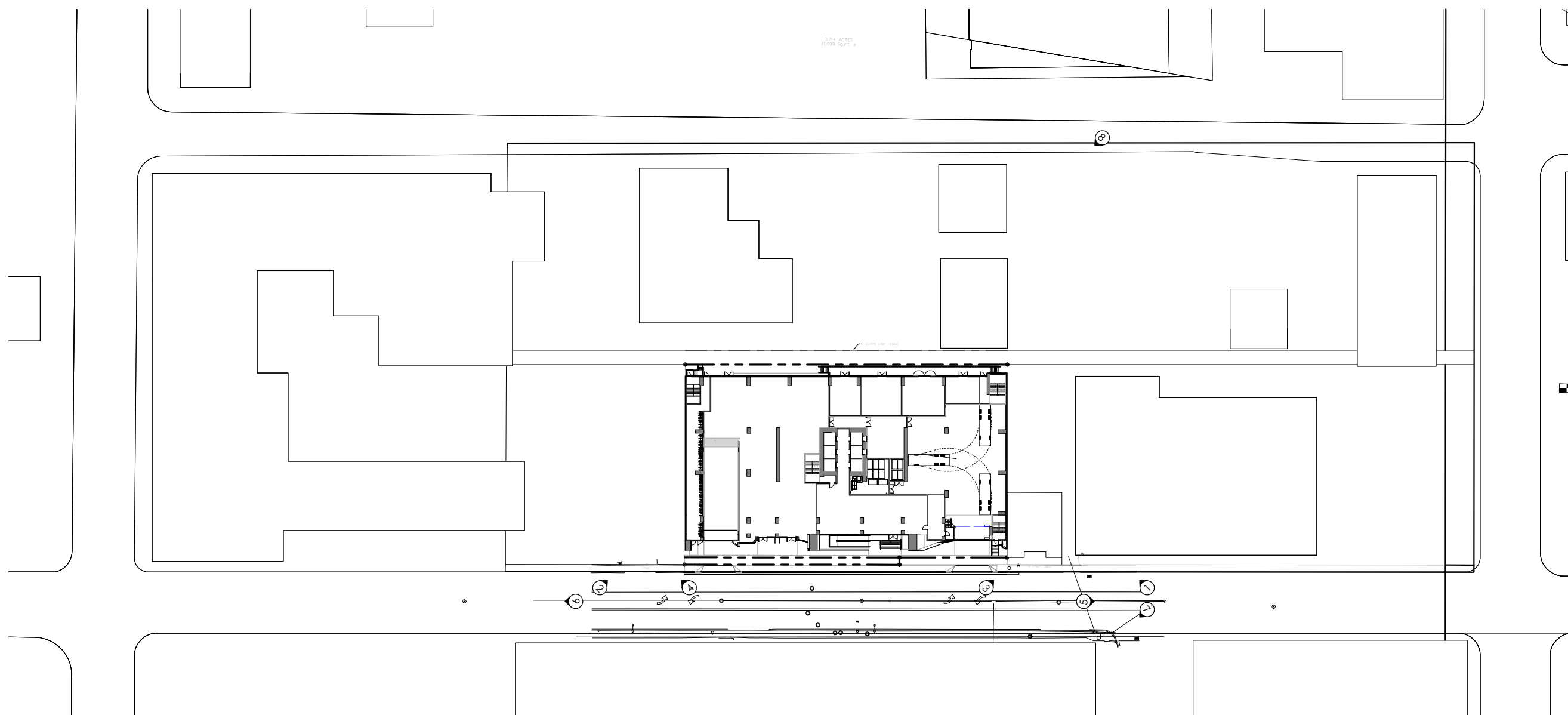
3 VIEW OF ADJACENT SITE TO EAST
Scale: 1/16" = 1'-0"



2 VIEW OF SITE FROM SW
Scale: 1/16" = 1'-0"



1 VIEW OF SITE FROM SE
Scale: 1/16" = 1'-0"



KP KEY PLAN
Scale: 1" = 80'-0"

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2 AERIAL PHOTO - FROM SW LOOKING NE
Scale: 1/16" = 1'-0"



1 AERIAL PHOTO - FROM NE LOOKING SW
Scale: 1/16" = 1'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

EXISTING SITE PHOTOS - AERIALS

SITE PLAN APPROVAL

AS-802

9/22/2026 4:52:51 PM

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1 AERIAL PHOTOMOTAGE - FROM SW LOOKING NE
Scale: 1/16" = 1'-0"



2 AERIAL PHOTOMONTAGE - FROM NE LOOKING SW
Scale: 1/16" = 1'-0"

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DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
09/25/2026	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

EXISTING SITE PHOTOS - AERIAL
PHOTOMONTAGES
SITE PLAN APPROVAL

AS-803

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TIED) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) IT MUST INCLUDE A DIGITAL SIGNATURE TO BE CONSIDERED VALID. PRINTED COPIES OF THE PDF VERSION ARE NOT CONSIDERED SIGNED AND SEALED.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN IS HEREON BASED ON EXHIBIT "A" OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 285046FL, COMMITMENT DATE, JANUARY 8, 2026 AT 8:00AM.
- THE PROPERTY SHOWN HEREON CONTAINS A NET AREA OF 0.714 ACRES (31,099 SQUARE FEET), MORE OR LESS.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON.
- THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF $S.88^{\circ}04'14"W.$ ALONG A LINE 5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCK A, OF PLAT ENTITLED: SUBDIVISION FOR FT LAUDERDALE LAND AND DEVELOPMENT CO. LOTS 1, 2, 3 & 4, BLOCK 2, FT LAUDERDALE, FLA, RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (NAD 83/2011) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), CITY OF FT. LAUDERDALE, BENCHMARK NE 1085, DESCRIBED AS A WAD NAIL IN BRASS DISC STAMPED CITY OF FT LAUDERDALE NE 1085, LOCATED ON THE WEST SIDE EDGE OF PAVEMENT OF A FEDERAL HIGHWAY, 40' S. OF THE CENTERLINE OF THE 2ND STREET. ELEVATION = 3.80'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NRP COMMUNITY NAME & COMMUNITY NUMBER: 125105
 - COUNTY NAME: BROWARD
 - STATE OF FLORIDA
 - MAP PANEL NUMBER: 12011C 0557
 - SUFFIX: -J
 - FIRM AGENCY DATE: 07/31/2024
 - FIRM PANEL EFFECTIVE/REVISED DATE: 07/31/2024
 - FLOOD ZONE: AE
 - BASE FLOOD ELEVATION: 6 FEET (N.A.V.D. 88)

- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP BASES. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE LOCATION OF THE FEATURE BASED ON THE HORIZONTAL COORDINATES.
 - THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
 - THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1') OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2') OF A FOOT, PLUS OR MINUS.
 - HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
 - IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
 - FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
 - SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT BTI AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
 - THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
 - THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF. PIPE SIZES AND TREE TRUNK DIAMETER ARE SHOWN IN INCHES.
 - AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-THOUSANDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT FIELD VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
 - THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
 - THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED WITH THE LID OF THE STRUCTURE REMOVED BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND STYLLUMIN PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT, BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
 - THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
 - THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEHINDS THE RASSED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
 - AS OF THE LAST DAY OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THE PROPERTY HAS DIRECT ACCESS TO NE 2ND STREET, A DEDICATED PUBLIC STREET.
 - PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.

CERTIFIED TO:

NE 2ND HOLDINGS LLC
STEWART TITLE GUARANTY COMPANY
MORTGAGE ABSTRACT CORP.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 11, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08.05.2026.

DATE OF PLAT OR MAP: 8/17/2026

DATE OF SIGNATURE: 9/16/2026

Walter De La Rochoa Digitally signed by Walter De La Rochoa

WALTER DE LA ROCHOA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081
STATE OF FLORIDA
STONER & ASSOCIATES, INC. L.B. 6633
WalterDeLaRochoa@stonerandmappers.com

PROPERTY ADDRESS:

117, 115 AND 109 N.E. 2nd STREET
FORT LAUDERDALE, FL 33301

OWNERS:

(AT TIME OF PREPARATION OF THIS SURVEY)
PARCEL 1: 5042 10 12 0040 MARY M. VATOR TRUSTEE OF THE CLAUDIA LINING TRUST
PARCEL 2: 5042 10 12 0060 MARY M. VATOR TRUSTEE OF THE CLAUDIA LINING TRUST
PARCEL 3: 5042 10 12 0070 WISTELLA LLC

SURVEYOR'S REFERENCES:

- PLAT ENTITLED: SUBDIVISION FOR FT LAUDERDALE LAND AND DEVELOPMENT CO. LOTS 1, 2, 3 & 4, BLOCK 2, FT LAUDERDALE, FLA, RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 285046FL, COMMITMENT DATE, JANUARY 8, 2026 AT 8:00AM.
- STONER & ASSOCIATES, INC. PROJECT NO. 22-1408

CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

ZONING DESIGNATION	RAC-CC
ZONING DESCRIPTION	RAC-CC-CITY CENTER DISTRICT
DESIGNATING AGENCY	MUNICIPAL
FUTURE LAND-USE DESIGNATION	D REGIONAL ACTIVITY CENTER
FLEX ZONE	175
MAX HEIGHT RESTRICTION FT.	175
FAA FACILITY	FT. LAUD AIRPORT

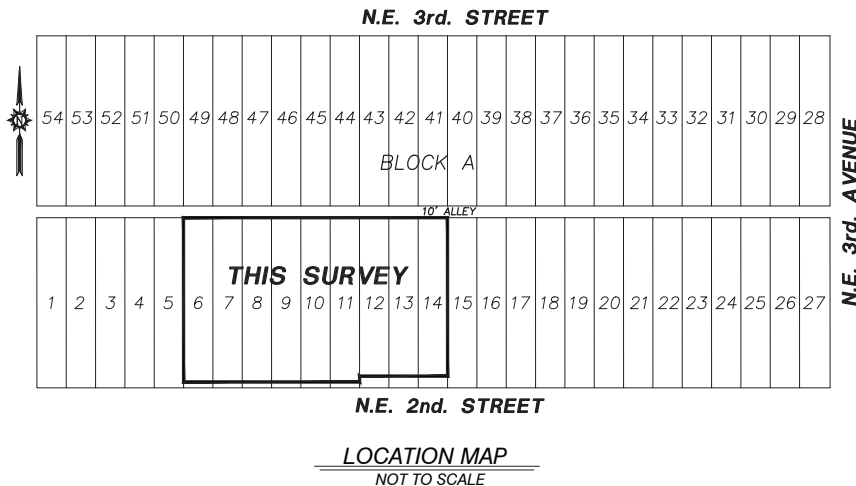
A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. THE ABOVE ZONING INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE PROPERTY REPORTER (GIS) AND SHOULD BE CONFIRMED AT THE APPROPRIATE CITY OF FORT LAUDERDALE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

PARKING SPACES:

REGULAR: 49
HANDICAP: 1

ENCROACHMENTS:

- AS TO PARCEL 1 – WALL RUNNING ALONG THE WEST LINE OF LOT 6, BLOCK A, ENDOACHES 0.1' ONTO THE PROPERTY AT THE SOUTHWEST CORNER OF SAID LOT 6.
 - AS TO PARCEL 1 – ASPHALT PARKING LOT LOCATED ALONG THE NORTH LINE OF LOT 9, BLOCK A, ENDOACHES 0.2' NORTH ONTO THE ALLEY.
 - AS TO PARCELS 1 AND 2 – ALLEY LOCATED ALONG THE NORTH LINE OF PARCELS 1 AND 2 IS BLOCED TO TRAIL ACCESS BY A CHAIN LINK FENCE LOCATED ON THE EAST AND WEST ENDS OF THE ALLEY ADJACENT TO PARCELS 1 AND 2.
 - AS TO PARCEL 3 – 0.5' WIDE CONCRETE CURB RUNNING ALONG THE EAST LINE OF LOT 14, BLOCK A, 0.2' WEST OF THE EAST LINE AT THE SOUTHWEST CORNER OF SAID LOT 14 AND 0.4' WEST OF THE EAST LINE OF SAID LOT 14.
 - AS TO PARCEL 3 – WEST WALL OF BUILDING LOCATED ON LOT 15, BLOCK A, IS ON LINE AT THE NORTHWEST CORNER AND 0.1' EAST AT THE SOUTHWEST CORNER OF SAID BUILDING. POSSIBLE SUBSURFACE STRUCTURAL ELEMENTS OF THE BUILDING LOCATED ON SAID LOT 15 ENDOACH ONTO THE PROPERTY. THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND FEATURES ONLY.
- ALTA/NSPS LAND TITLE TABLE A NOTES:**
- AS TO ITEM 1, ALL PROPERTY CORNERS WERE FOUND AND FLAGGED.
- AS TO ITEM 2, BUILDING ADDRESS NUMBER IS SHOWN ON THE SURVEY.
- AS TO ITEM 3, THE FLOOD ZONE CLASSIFICATION IS SHOWN IN THE SURVEY. NOTES.
- AS TO ITEM 4, NET AREA IS NOTED IN SURVEY NOTE NO. 4.
- AS TO ITEM 5, SURFACE ELEVATIONS ARE SHOWN ON THE SURVEY.
- AS TO ITEM 6(A)(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. THE ABOVE ZONING INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE PROPERTY REPORTER (GIS) AND SHOULD BE CONFIRMED AT THE APPROPRIATE CITY OF FORT LAUDERDALE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- AS TO ITEM 7(A) EXTERIOR DIMENSIONS OF BUILDING ARE SHOWN ON THE SURVEY.
- AS TO ITEM 8, ALL ABOVE GROUND FEATURES WERE LOCATED AND ARE SHOWN ON THE SURVEY.
- AS TO ITEM 9, THERE ARE 49 REGULAR PARKING SPACES AND 1 HANDICAP SPACE LOCATED ON THE SITE.
- AS TO ITEM 11, EVIDENCE OF UTILITIES IS LIMITED TO OBSERVED SURFACE EVIDENCE.
- AS TO ITEM 13, NAME OF OWNERS OF ADJOINING PROPERTIES ARE NOTED ON THE SURVEY.
- AS TO ITEM 16, THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION.
- AS TO ITEM 17, THE SURVEYOR WAS NOT ABLE TO DETERMINE IF ANY PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES IS BEING PLANNED AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.



STONER & ASSOCIATES, INC.
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Fort Lauderdale, FL 33314
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Fax: (954) 589-9998
Email: info@stonerandmappers.com

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LOTS 6 THRU 12, BLOCK A
PLAT BOOK 1, PAGE 57, M.D.C.R.
117, 115 AND 109 N.E. 2nd STREET, FORT LAUDERDALE, FL

LAST DATE ON 8/17/2026
DRAWN BY: WALTER DE LA ROCHA
CHECKED BY: J. K.
DESIGNED BY: J. K.
REVIEWED BY: J. K.
DATE: 08/17/2026

PROJECT
26-10040

SHEET NO.
1 OF 2

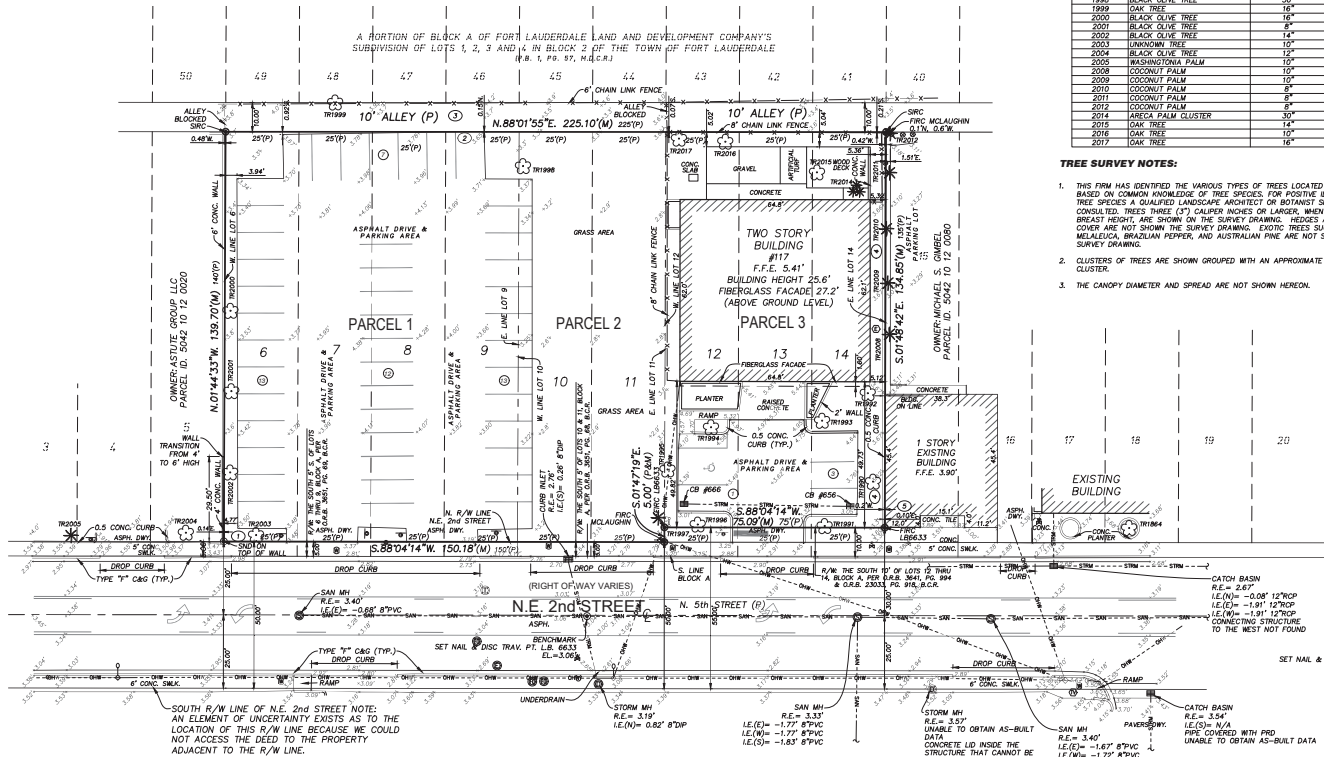
SKETCH OF ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS

A/B	AS-BUILT
B.C.R.	BROWARD COUNTY RECORDS
C	CATCH BASIN
CONC.	CONCRETE
EL.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
F.R.C.	FOUND 5/8" IRON ROD AND CAP
ID.	IDENTIFICATION
I.E.	INVERT ELEVATION
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
SRC	SET 5/8" IRON ROD AND CAP LB 6633
SND	NAIL & DISC LB 6633
SSMH	SANITARY SEWER MANHOLE
P.B.	PLAT BOOK
PC	PAVE
PT	POINT
PRD	POLLUTION RETARDANT DEVICE
R.E.	RM ELEVATION
R/W	RIGHT-OF-WAY
(C)	DATA BASED ON CALCULATIONS
(M)	DATA BASED ON FIELD MEASUREMENTS
(P)	DATA BASED ON THE PLAT OF RECORD
(TYP.)	TYPICAL
TRAV.	TRAVEL
+5.36'	HARD SURFACE ELEVATION
+5.4'	SOFT SURFACE ELEVATION

LEGEND

ANCHOR	ANCHOR
BACK FLOW PREVENTER	BACK FLOW PREVENTER
BIKEWAY	BIKEWAY
CATCH BASIN	CATCH BASIN
CONCRETE LIGHT POLE	CONCRETE LIGHT POLE
CONCRETE POWER POLE	CONCRETE POWER POLE
FIRE HYDRANT	FIRE HYDRANT
FIRE CONNECTION	FIRE CONNECTION
GUTTER INLET	GUTTER INLET
HANDICAP PARKING	HANDICAP PARKING
STORM DRAINAGE MANHOLE	STORM DRAINAGE MANHOLE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC WIRE PULL BOX	ELECTRIC WIRE PULL BOX
FIBER OPTIC MANHOLE	FIBER OPTIC MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UNKNOWN MANHOLE	UNKNOWN MANHOLE
METAL POST	METAL POST
WATER METER	WATER METER
SINGLE SUPPORT SIGN	SINGLE SUPPORT SIGN
SEWER VALVE	SEWER VALVE
WATER VALVE	WATER VALVE
ELECTRIC WIRE PULL BOX	ELECTRIC WIRE PULL BOX
WOOD POWER POLE	WOOD POWER POLE
PALM TREE (REFER TO TREE TABLE)	PALM TREE (REFER TO TREE TABLE)
TREE (REFER TO TREE TABLE)	TREE (REFER TO TREE TABLE)
NUMBER OF PARKING SPACES	NUMBER OF PARKING SPACES
ENCROACHMENT NUMBER	ENCROACHMENT NUMBER
OVERHEAD WIRES	OVERHEAD WIRES
8" POLYVINYL CHLORIDE PIPE	8" POLYVINYL CHLORIDE PIPE
STORM SEWER PIPE	STORM SEWER PIPE



TREE ID#	COMMON NAME	TRUNK DIAMETER
1864	BLACK OLIVE TREE	14"
1980	OAK TREE	14"
1991	OAK TREE	16"
1992	UNIDENTIFIED TREE	10"
1993	OAK TREE	18"
1994	OAK TREE	14"
1995	OAK TREE	24"
1996	OAK TREE	16"
1997	SABAL PALM	8"
1998	BLACK OLIVE TREE	30"
1999	OAK TREE	14"
2000	BLACK OLIVE TREE	16"
2001	BLACK OLIVE TREE	8"
2002	BLACK OLIVE TREE	14"
2003	UNIDENTIFIED TREE	10"
2004	BLACK OLIVE TREE	12"
2005	WASHINGTONIA PALM	10"
2006	COCONUT PALM	10"
2007	COCONUT PALM	8"
2008	COCONUT PALM	8"
2009	COCONUT PALM	10"
2010	COCONUT PALM	8"
2011	COCONUT PALM	8"
2012	COCONUT PALM	8"
2013	ARECA PALM CLUSTER	30"
2014	OAK TREE	14"
2015	OAK TREE	10"
2016	OAK TREE	16"
2017	OAK TREE	16"

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN IN THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN IN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN POPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATE DIAMETER OF THE CLUSTER.
3. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON.

STORM DRAINAGE AS-BUILTS TABLE

STRUCTURE NO.	STRUCTURE A/B DATA	STRUCTURE NO.	STRUCTURE A/B DATA
656	RE = 3.07' LE (N) = N/A PIPE COVERED WITH CRD UNABLE TO OBTAIN A/B/DATA	656	RE = 3.07' LE (N) = N/A PIPE COVERED WITH CRD UNABLE TO OBTAIN A/B/DATA
666	RE = 3.07' LE (E) = N/A PIPE COVERED WITH CRD UNABLE TO OBTAIN A/B/DATA	666	RE = 3.07' LE (E) = N/A PIPE COVERED WITH CRD UNABLE TO OBTAIN A/B/DATA

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



DATE: 09/16/08 BY: JH

REVISION: NO.

NO.

DATE: 09/16/08 BY: JH

REVISION: NO.

NO.

STONER

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOTS 6 THRU 12, BLOCK A

PLAT BOOK 1, PAGE 57, M.D.C.R.

117, 115 AND 109 N.E. 2nd STREET, FORT LAUDERDALE, FL

WALTER DE LA ROSA

PROFESSIONAL SURVEYOR

AND MAPPER NO. 6081

STATE OF FLORIDA

PROJECT

22-9408

SHEET NO.

2 OF 2

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

ISSUE DATE:	09/25/26
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DRAWN BY: R.

BID-CONTRACT:

CLIENT

PROJECT

SHEET TITLE

**SHEET
NUMBER** **LD-001**

PROJECT NUMBER	16378.00
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ABREVIATION	
B CAV	BRANCH CAVITY
B DMG	BRANCH DAMAGE
CB	CROSSING BRANCHES
CO-D	CO-DOMINANT
CON	CONSTRICTION
D	DECAY
DB	DEBARK
DL	DUAL LEADER
FB	FUNGUS BODIES
IB	INCLUDED BARK
L	LEANING
MT	MULTI-TRUNK
NL	NO MAIN LEADER
OHE	OVERHEAD UTILITIES
RA	ROOT AREA INSUFFICIENT
R DMG	ROOT DAMAGE
S	SUCKER GROWTH
T CAV	TRUNK CAVITY
T DMG	TRUNK DAMAGE
UP	UTILITY PRUNED
W CPY	WEAK CANOPY

TREE REMOVAL SUMMARY	
(Qty) TOTAL TREES REMOVED	15
TOTAL DBH REMOVED	147 IN
(Per trees removed) TOTAL EQUIVALENT REPLACEMENT REQUIRED	88 IN
(Per Specimen Trees Removed) TOTAL PAYMENT INTO TREE CANOPY TRUST FUND	\$0.00
(Cocos, Royals, Dates) TOTAL PALM DOLLAR REPLACEMENT REQUIRED	\$0.00
(Replaced at 1:1) TOTAL PALMS TO BE REMOVED	2
PROPOSED TREE SUMMARY	
TOTAL DBH OF MITIGATION TREES PROPOSED	9
TOTAL NUMBER OF PALMS PROPOSED	5



**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING
JURISDICTION OVER THE PROJECT WILL
FALL SOLELY UPON THE USER.**

CLIENT

PROJECT

SHEET TITLE

SHEET NUMBER	LL-101
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PROJECT NUMBER	16378.00
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG FRONT	Illuminance	Fc	1.43	4.6	0.1	14.30	46.00
FRONT SIDEWALK	Illuminance	Fc	2.72	4.2	1.4	1.84	3.00

	1	2	3	4	5	
A.	SCOPE	1. Landscape Contractor shall prepare the site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and palms per requirements. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.	2. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, or comply with safety setback criteria. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.	3.	4.	5.
D.	GENERAL LANDSCAPE NOTES	1. Sod to be as called out on Landscape Plan. Contractor to determine quantity.	2. All plants to be Florida no. 1 or better per Florida Grades and Standards for Nursery Plants.	3. All landscaping is to be installed according to sound nursery practices. Contractor shall comply with state and local laws and ordinances.	4. All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using a rain sensor from approved water source.	5. Bubblers to be provided for new and relocated trees and palms.
C.	BIDDING	1. Contractors and Subs must ensure they are doing take-offs from Current Plans or 'Bid Set' documents. Verify with this office that you are bidding from latest available plans.	2. Read ALL notes and review typical planting detail sheets prior to submitting RFIs and prior to bidding.	3. When submitting an RFI, reference sheet number, detail number, and/or note category and number.	4. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid.	5. All landscape material shall meet or exceed height and spread requirement. Plant sizes are per local code requirement and / or design intent. Plant height & spread always governs over container size. Container size is given for reference only and should be considered a minimum.
B.	PERMITS & REGULATIONS	1. Contractor must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.	2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.	3. All mandatory requirements by local municipality shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.	4. Existing trees designated to remain shall be protected during all construction phases. Penalties may be incurred for damages to the existing trees on site by the Contractor or Subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.	5. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect.
A.	TREE REMOVAL	1. Removal of any trees or palms will typically require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as Category 1 invasive exotics by Florida Exotic Pest Plant Council may be exempt from some permit requirements. Confirm with Local Municipality.	2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.	3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.	4. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.	5. Tree relocation process must be performed or supervised by an ISA Certified Arborist.
G.	TREE RELOCATION	1. The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions.	2. Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, irrigate daily for 4 weeks, and prune last 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shock.	3. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.	4. For each section, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the Consulting	5. The soil in the planting beds is to be clean and reasonably free of road rock, concrete, construction debris, weeds, noxious pests and diseases.
M.	LANDSCAPE BACKFILL & SOIL AMENDMENT	1. The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (for sandy soils) shall be used as planting soil for planting. Recycled compost or mucky peat are encouraged as soil amendment alternatives.	2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrub and groundcover beds, and top 2" of all turf grass areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Planting soil to be weed and pest free.	3. Planting backfill for palms shall be the specified planting soil, or clean coarse native sand unless specified elsewhere.	4. Water-in all new plants during installation. All trees, palms, and large shrubs shall be watered-in utilizing water probe or a tree bar to avoid air pockets.	5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized.
J.	HARDSCAPE & OTHER MATERIALS	1. If hardscape design elements are part of the scope, refer to those plans and details.	2. The layout and design is to be per local building code and shall comply with ADA standards for access.	3. The contractors on site to coordinate between hardscape schedule and landscape and irrigation milestones.	4. Trees and palms to be located with adequate separation from hardscape elements to avoid future damage to each.	5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized.
K.	UTILITIES / CLEARANCES	1. The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification Center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify possible conflicts.	2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality.	3. All canopy trees to be planted a minimum of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.	4. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.	5. The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
L.	ROOT BARRIERS / ROOT PRUNING	1. Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or proposed new trees as may be deemed necessary as job progresses.	2. Root barrier type will be determined based on the condition.	3. Mechanical Root barriers will be equal to "DeepRoot" and Chemical Root barriers will be equal to "Biobarrier". Substitutions to be approved by Landscape Architect.	4. Root barriers to be installed per manufacturer specifications.	5. Root barrier depths will be determined per the manufacturer recommended depth chart and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.
N.	PLANT SIZE & QUALITY	1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.	2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.	3. Per Florida Grades and Standards, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.	4. Use nursery grown plant materials that comply with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".	5. All trees and palms shall be free of open wounds and unsightly visible scars.
O.	PLANTING INSTALLATION NOTES	1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.	2. All synthetic burlap, synthetic string or cords, shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top row of wire basket shall be removed, and 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled.	3. Excavate tree pit to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height. Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dishd and bermed at edges of excavation. Apply 3" of mulch within ring.	4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.	5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
P.	SUBMITTALS	1. Submit 1 gallon container of all planting media for Landscape Architect review. Samples to include specified planting mix, topsoil, container planting mix, gravel, drainage rock, and mulch as applicable.	2. Submit representative nursery photos of all trees and palms for review prior to delivery to the site. Include scale for height.	3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.	4. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.	5. All "groundcover" requires 75% coverage and must reach 100% coverage per local jurisdictional landscape code.
Q.	MULCH	1. All planting beds shall be mulched to a depth of 3" with an organic Grade 'B' or better mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be present. The contractor shall provide certification if requested or proof that all mulch is free of environmental contaminants.	2. Preferred mulch is shredded Melaleuca or Eucalyptus. Cypress, Dyed recycled (red, gold and green) mulch is discouraged.	3. Approved shredded organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.	4. All trees in sodded areas shall have a clean cut 4" diameter mulch ring.	5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.
R.	FERTILIZATION	1. All Fertilization shall comply with state fertilization laws. Fertilization shall be a granular slow release 13-4-13-4 formulation or similar approved slow-release granules applied per manufacturer suggested application rate chart.	2. Apply fertilizer to new plants at time of planting and at regular quarterly intervals through the agreed maintenance and warranty period.	3. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.	4. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.	5. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
U.	INSPECTION & ACCEPTANCE	1. Notify the governing Agency if required and Landscape Architect of commencement.	2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.	3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.	4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.	5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
V.	CLEAN UP	1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.	2. Excess soil excavated during planting activity shall be stored or removed. This is to be coordinated with the General Contractor.	3. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once per month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).	4. Any excess soil, packaging, strapping material, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.	5. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.
W.	MAINTENANCE	1. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or final acceptance. Settled plants shall be re-set to proper grade, planting saucers restored, and defective work corrected.	2. The irrigation system should receive monthly wet checks to review the operation of the system. All necessary repairs are to be made by the contractor's crews or Irrigation Subcontractor.	3. All landscape material shall be cut, trimmed, fertilized, and treated for pests and disease during the 12 month warranty period. The irrigation is to be maintained in good operating condition. It is highly recommended that the Landscape Contractor performed these maintenance duties through the entirety of the warranty period.	4. Landscape Contractor to return to job site 12 months after acceptance and remove all tree braces and guying materials. Owner may choose to retain a percentage of payment to ensure compliance.	5. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.
X.	GUARANTEE & REPLACEMENT	1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis.	2. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	3. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	4. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	5. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.
Y.	MISCELLANEOUS.	1. All work to be done in a professional manner.	2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.	3. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	4. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	5. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.
Z.	ABBREVIATIONS IN NOTES AND PLANS	1. UNO = Unless Otherwise Noted	2. L.A = Landscape Architect	3. S.F. = Square Feet	4. STD = Standard (single trunk)	5. B&B = Balled and Burlapped
A.	PRELIMINARY PLAN NOT FOR CONSTRUCTION	THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.	1. ISSUE DATE: 09/25/26	2. DESIGNED BY: RJ	3. DRAWN BY: RJ	4. CHECKED BY: RJ
B.	RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.	1. PAUL H. WEINBERG, PLA	2. FLORIDA REG. NO. LA6666804	3. (FOR THE FIRM)	4. CLIENT	5. PROJECT
C.	NE 2ND HOLDINGS LLC	1. SHEET TITLE	2. PLANTING NOTES	3. SHEET NUMBER LP-001	4. PROJECT NUMBER 16378.00	5. STATUS: PRELIMINARY

Drawing name: h:\16378.00 - 115 ne 2nd st residential - ne 2nd holdings llc\landscape architecture\CAD\16378.00-LP-001.dwg Plotted by: Jackson On 9/22/2026 3:19 PM

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

ISSUE DATE:	09/25/26
DESIGNED BY:	RJ
DRAWN BY:	RJ
CHECKED BY:	RJ
BID-CONTRACT:	

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

PROJECT

**115 NE 2ND ST
RESIDENTIAL**

SHEET NUMBER	LP-002
PROJECT NUMBER	16378.00

Drawing name: h:\16378.00 - 115 ne 2nd st residential - ne 2nd holdings llc\landscape architecture\CAD\16378.00-LP-1XX.dwg

STATUS: PRELIMINARY

1. SOD TO BE ST. AUGUSTINE "FLORATAM", EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.

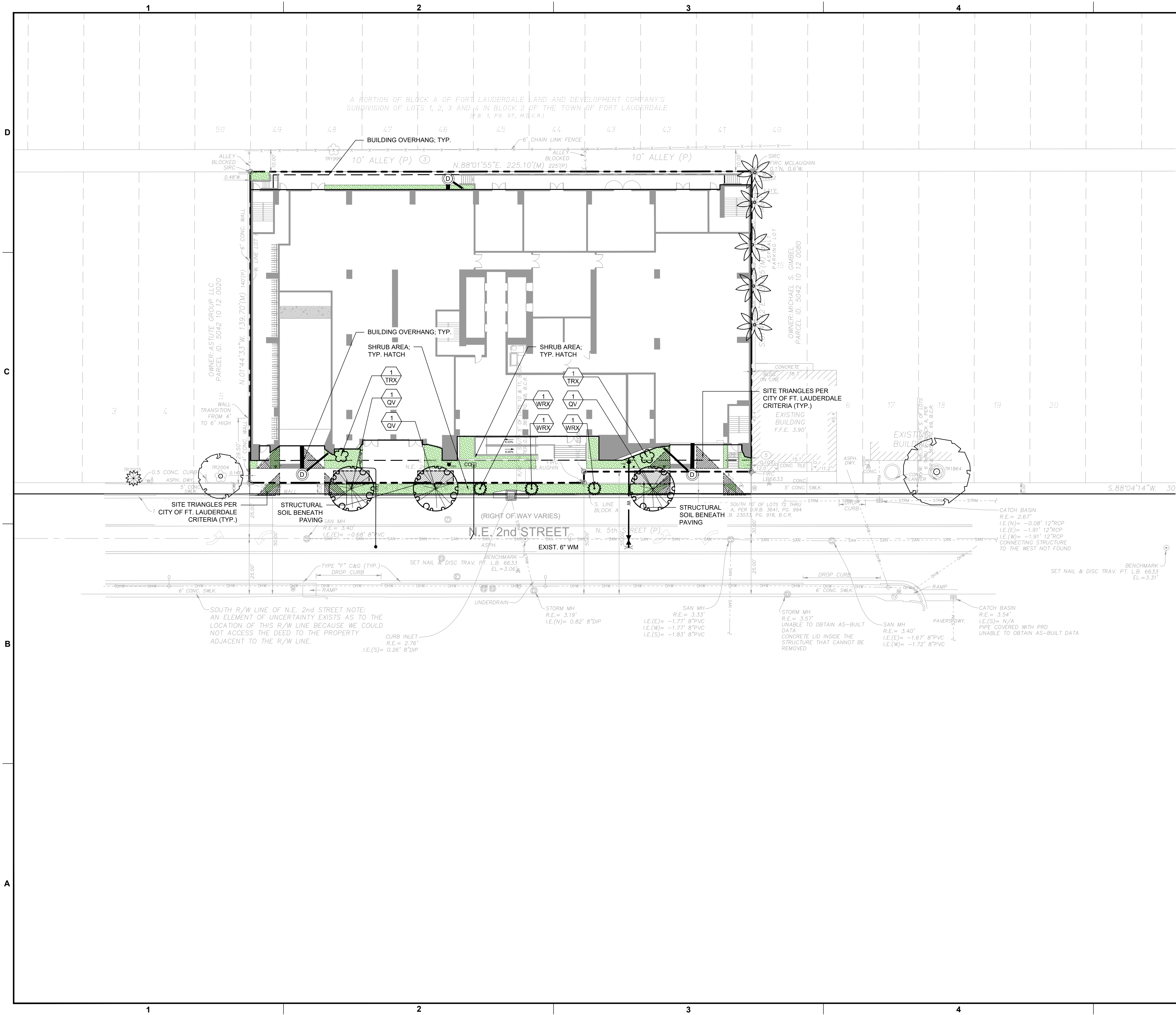
PLANT SCHEDULE - GROUND LEVEL						
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE
TREES						
QV	3	QUERCUS VIRGINIANA 'SDLN' 'CATHEDRAL' LIVE OAK	16' HT	8' SPR	3" DBH	N**
PALMS						
TRX	2	THRINAX RADIATA FLORIDA THATCH PALM	3' CT	6' SPR	N/A	N**
WRX	3	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' CT	6' SPR	N/A	

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

N	DENOTES NATIVE SPECIES
**	DENOTES HIGH DROUGHT TOLERANT SPECIES
*	DENOTES MODERATE DROUGHT TOLERANT SPECIES



PLANT LEGEND	
CODE	BOTANICAL / COMMON NAME
TREES	
QV	QUERCUS VIRGINIANA 'SDLN' 'CATHEDRAL' LIVE OAK
PALMS	
TRX	THRINAX RADIATA
WRX	FLORIDA THATCH PALM WASHINGTONIA ROBUSTA MEXICAN FAN PALM



301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING
JURISDICTION OVER THE PROJECT WILL
FALL SOLELY UPON THE USER.

ISSUE DATE:	09/25/26
DESIGNED BY:	RJ
DRAWN BY:	RJ
CHECKED BY:	RJ
BID-CONTRACT:	

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA666804
(FOR THE FIRM)

CLIENT

**NE 2ND
HOLDINGS LLC**

PROJECT

**115 NE 2ND ST
RESIDENTIAL**

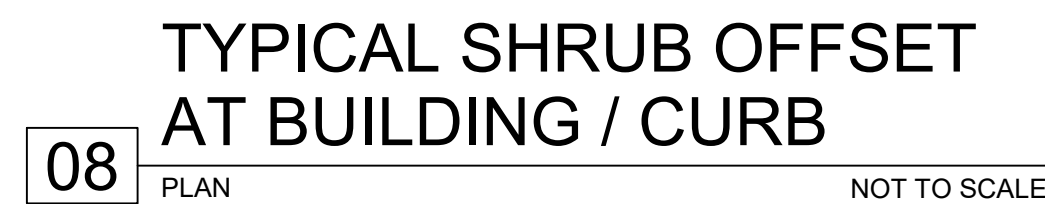
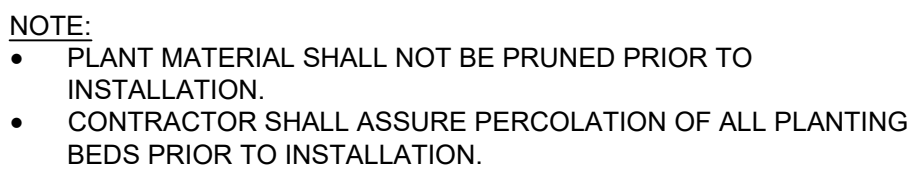
SHEET TITLE

**PLANTING PLAN -
GROUND FLOOR**

SHEET NUMBER	LP-101
PROJECT NUMBER	16378.00

STATUS: PRELIMINARY

Drawing name: h:\16378.00 - 115 ne 2nd st residential - ne 2nd holdings llc\landscape architecture\CAD\16378.00-LP-1XX.dwg
Plotted by: jackson On 9/22/2026 3:20 PM



07 GROUND COVER PLANTING



05 **SABAL PALM**
PLANTING DETAIL

PLACE ROOT BALL AT BOTTOM OF PLANTING PIT
ON 4"-6" LAYER OF COMPACTED PLANTING MIX

SECTION NOT TO SCALE

[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING
JURISDICTION OVER THE PROJECT WILL
FALL SOLELY UPON THE USER.**

DESIGNED BY: RJ

CHECKED BY: RJ

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

**NE 2ND
HOLDINGS LLC**

PROJECT

**115 NE 2ND ST
RESIDENTIAL**

SHEET TITLE

PLANTING DETAILS

**SHEET
NUMBER** **LP-501**

PROJECT NUMBER	16378.00
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Plotted by: rjackson On 9/22/2026 3:19 F

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STATUS: PRELIMINARY

September 25, 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: ULDR Narrative
UDP-TBD – 115 NE 2nd Street
Site Plan Level II Review: 696 Multifamily Units and 7,400 SF Commercial Use with
Design Deviations in Downtown RAC

This firm represents NE 2nd HOLDINGS LLC (the “Applicant”), contract purchaser of the real property located at 115 NE 2nd Street, Fort Lauderdale, FL 33301, Folio Nos. 504210120040, 504210120060, and 504210120070. (the “Property”). Applicant is requesting Site Plan Level II approval to develop a 56-story mixed-use building with 696 multifamily units, 7,400 square feet of commercial use, and 696 parking spaces (the “Project” or “115 NE 2nd Street”). The Property consists of approximately 31,099 square feet (0.714 acres) and is located in the Regional Activity Center – City Center (“RAC-CC”) District within the Downtown Core Character Area under the Downtown Master Plan (“DMP”). The Applicant requests alternative design approval for an 11-story podium and a 16,412-square-foot tower floorplate, as discussed in the accompanying DMP Narrative. The responses below address the applicable ULDR criteria.

UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis of 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

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
 2. 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.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

3. 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.

4. 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

5. 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 setback, 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 setbacks, 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. Density in the RAC-TMU District and RAC-RPO District.
 - a. *Not applicable. As such, this section has been omitted.*
 - b. *Not applicable. As such, this section has been omitted.*
5. 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. 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. 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. ***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. 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. 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. 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. 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. 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. For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.

Response: Project complies. The 31,099-SF lot requires 3,110 SF of open space, including 1,244 SF at grade. The site plan provides 8,311 SF total, including 1,371 SF at grade and 6,940 SF at the amenity deck. Required landscaping is shown as 778 SF; 1,044 SF is proposed, comprising 460 SF on site and 584 SF in the right-of-way.

- F. **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. Commercial Transition Zone:

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

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.*

- 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.

- 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 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 shown on the accompanying landscape and architectural plans. Refer to the DMP Narrative.

- 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 Project fronts NE 2nd Street. The site plan identifies a five-foot right-of-way easement and a 1'-6" sidewalk easement; refer to the architectural and landscape street sections for the sidewalk dimensions.

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

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

- J. ***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. 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. 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. 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: The Applicant requests alternative design approval for the 11-story podium and 16,412-SF residential tower floorplate, as detailed in the DMP Narrative. The review level shown on the plan cover should be reconciled with the Level II designation in the DMP Narrative.

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

Response: The table below summarizes the Downtown Core standards and proposed dimensions. Alternative design approval is requested for podium height and tower floorplate size.

Downtown Core Standard	Required	Proposed	Complies or Deviates
Maximum Building Height	None (subject to FAA approval)	56-stories (645'-7")	Complies
Maximum Building Streetwall Length	300'	225'-1"	Complies
Maximum Podium Height	9 stories	11 stories	<u>Deviation Request</u>
Maximum Tower Floorplate Size	12,500 SF for entirety of tower up	16,412 SF	<u>Deviation Request</u>
Minimum Tower Stepback	None	None	N/A
Minimum Tower Separation	30' to PL	30' from Tower Face to W PL; 24'-1" to Hexagonal Architectural Frame Structure 30' from Tower Face to E PL; 24'-2" to Hexagonal Architectural Frame Structure Balcony Projection: 5'-0" (max.)	Complies
Minimum Residential Unit Size	400 SF	550 SF	Complies

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.

- C. **Response: The Project is not expected to interfere with the City's communication network.**

- D. ***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: Refer to the civil drainage plans and calculations submitted for the Project, as applicable.

- E. ***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: The Property was previously developed. The proposed redevelopment will not impact any environmentally sensitive lands.

- F. ***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.

- G. ***Parks and open space.***

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

Response: Acknowledged and will comply.

- H. ***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.

- I. ***Potable water.***

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

2. Potable water facilities.

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Refer to a Project-specific water and wastewater capacity determination when

issued.

J. ***Sanitary sewer.***

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

Response: Refer to a Project-specific water and wastewater capacity determination when issued.

K. ***Schools.*** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: The Applicant will submit the applicable School Board concurrency determination for the Project.

L. ***Solid waste.***

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. 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: Refer to Solid Waste Management Letter included with this submittal

M. ***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: Refer to the Project-specific civil drainage plans and calculations.

N. ***Transportation facilities.***

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. ***Regional transportation network.*** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation

network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. **Traffic impact studies.**
 - a. When the proposed development may generate over one thousand (1,000) daily trips;
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (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. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Refer to the provided Trip Statement.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
Response: The site plan identifies a five-foot right-of-way easement along NE 2nd Street. Other required dedications or easements will be coordinated with the City.

6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: The Project proposes commercial space and a residential lobby along NE 2nd Street, with street trees and sidewalks shown on the accompanying plans. Refer to the DMP Narrative and landscape sheets.

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: 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: Refer to the Project's DMP Narrative and landscape sheets.

O. ***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: Refer to a Project-specific water and wastewater capacity determination when

issued.

- P. ***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: Project will comply as applicable.

- Q. ***Historic and archaeological resources.***

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: Not applicable.

- R. ***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: Should any DRNP licenses be required, the applicant will apply and obtain as applicable.

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: Neighborhood compatibility requirements are addressed to the extent applicable in the Downtown RAC. The screened parking podium is intended to mitigate light impacts; refer to the DMP Narrative and photometric plans.

- 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: The Project incorporates a faceted podium and hexagonal architectural framework. Refer to the DMP Narrative and elevations.

- 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: Loading is internalized within the building as shown on Sheet AS-001.

- 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: Mechanical equipment is integrated into the design and screened as shown on the roof plans and elevations. Final screening compliance will be reviewed at permitting.

- 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 ($\frac{1}{2}$) 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: The site plan identifies a 35-foot front yard measurement to the NE 2nd Street road centerline and zero-foot required and provided north, east, and west yards. Refer to Sheet AS-001.

- 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: Refer to the Downtown Core setback and landscape plans for the Project.

- 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: Neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts.

- 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: Refuse handling is internalized within the building as shown on the

architectural plans.

- 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: Neighborhood compatibility requirements do not apply to the Downtown Regional Activity Center Districts.

- 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,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

September 25, 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: Downtown Master Plan (“DMP”) Narrative
UDP-TBD – 115 NE 2nd Street**

This firm represents NE 2nd HOLDINGS LLC (the “Applicant”), contract purchaser of the real property located at 115 NE 2nd Street, Fort Lauderdale, FL 33301, Folio No. 504210120040, 504210120060, and 50421020070 (the “Property”). Applicant is requesting Site Plan Level II approval to develop a 56-story mixed use building with 696 multifamily units, 7,400 square feet of commercial use, and 696 parking spaces (the “Project” or “115 NE 2nd Street”). 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 on the following page.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Table 1. DMP Requirements Comparison Summary

Downtown Core Standard	Required	Proposed	Complies or Deviates
Maximum Building Height	None (subject to FAA approval)	56-stories (645'-7")	Complies
Maximum Building Streetwall Length	300'	225'-1"	Complies
Maximum Podium Height	9 stories	11 stories	<u>Deviation Request</u>
Maximum Tower Floorplate Size	12,500 SF for entirety of tower up	16,412 SF	<u>Deviation Request</u>
Minimum Tower Stepback	None	None	N/A
Minimum Tower Separation	30' to PL	30' from Tower Face to W PL; 24'-1" to Hexagonal Architectural Frame Structure 30' from Tower Face to E PL; 24'-2" to Hexagonal Architectural Frame Structure Balcony Projection: 5'-0" (max.)	Complies
Minimum Residential Unit Size	400 SF	550 SF	Complies

DOWNTOWN MASTER PLAN DESIGN GUIDELINES

PRINCIPLES OF STREET DESIGN:

- S1 Maintain a fine-grained street grid: discourage vacations.
RESPONSE: Project complies. No right-of-way vacations are proposed.
- S2 Utilize Traffic Calming rather than blocking streets:
RESPONSE: Project complies. The Project is designed to encourage pedestrian connectivity along the rights-of-way.
- S3 Maximize on-street parking except on major arterials:
RESPONSE: On-street parking is not feasible in this location NE 2nd Street currently varies from the recommended street section for local streets due to a third vehicular lane down the middle dedicated for turning.
- S4 Provide adequate bike lanes in a planned network (next to on-street pkg: 5'; next to travel lane: 4'):
RESPONSE: N/A
- S5 Maximize street trees on all Downtown streets.
RESPONSE: Project complies. See Landscape sheets.
- S6 Encourage location of primary row of street trees between sidewalk and street:
RESPONSE: Project complies. The Project provides primary rows of street trees located between sidewalk and street along the street frontage. See Landscape sheets.
- S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.
RESPONSE: Project complies. See planting plan Sheet LP-002 for street tree spacing note, minimum, and provided street trees.
- S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.
RESPONSE: Project complies. See landscape sheets.
- S9 Encourage shade trees along streets and palm trees to mark intersections:
RESPONSE: Project complies. See Landscape sheets.
- S10 Eliminate County "Corner Chord" requirements not compatible with urban areas:
RESPONSE: N/A
- S11 Encourage curb radius reduction to a preferred maximum of 15'; 20' for major arterials:
RESPONSE: N/A
- S12 Discourage curb cuts on "primary" streets
RESPONSE: N/A - NE 2nd St is not considered a "primary" street.
- S13 Encourage reduced lane widths on all streets:
RESPONSE: Project complies. 5' right-of-way easement is proposed to complete half of 60' Right-of-Way section.

- S14 *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: Project complies. The building setbacks are proposed as follows consistent with the applicable DMP cross sections. Refer to Architectural Sheet AS-001.

N. BUILDING YARDS	REQUIRED	PROVIDED
FRONT - SOUTH	35' FEET TO ROAD CL	35'-0" FEET
REAR - NORTH	0' FEET	0' FEET
SIDE - EAST	0' FEET	0' FEET
SIDE - WEST	0' FEET	0' FEET

- S15** Encourage reduced design speeds on all RAC streets (15 - 40 mph).

RESPONSE: Project complies. No change of speed limit is proposed.

- S16** Bury all power lines in the Downtown Area.

RESPONSE: All power lines will be buried, as applicable.

PRINCIPLES OF BUILDING DESIGN:

- B1** Framing the street: building “streetwall” should generally meet setback line.

RESPONSE: Project complies. The building setbacks are proposed as follows consistent with the applicable DMP cross sections. Refer to Architectural Sheet AS-001.

N. BUILDING YARDS	REQUIRED	PROVIDED
FRONT - SOUTH	35' FEET TO ROAD CL	35'-0" FEET
REAR - NORTH	0' FEET	0' FEET
SIDE - EAST	0' FEET	0' FEET
SIDE - WEST	0' FEET	0' FEET

- 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 Project enhances the pedestrian streetscape through the incorporation of wider sidewalks and active ground level uses. Refer to the Architectural and Landscape street sections.

- B3 *ULDR*** Framing the street: minimum and maximum building “streetwall” heights (see character area guidelines for specifics):

RESPONSE: DEVIATION REQUESTED. Due to the lot size constraints and to meet the minimum parking requirements for the Project, Applicant is requesting an alternative design to permit an 11-story podium (115'-2") where a maximum of 9 stories is permitted. While two additional stories are requested, the total height in feet remains comparable to a 9-story configuration that relies on double-stacking to achieve the same parking capacity (each level of double-stacked parking requiring a minimum clear height of 14'). By providing 11-stories, a more efficient parking layout is permitted. Moreover, providing a 12'-4" clear height at the ground level, paired with a dramatic 21'-4" building entrance, helps break up the streetwall, mitigating the

podium's visual massing. Additionally, the proposed podium height is stepped down towards the right-of-way, and is only 10-stories (99'-4") adjacent to NE 2nd Street in order to reduce the perceived podium height from the pedestrian realm.

- B4*ULDR*** Framing the street: maintain maximum building "streetwall" length of 300':
RESPONSE: Project complies. A maximum 225'-1" streetwall is proposed.
- B5*ULDR*** Maintain maximum Floorplate Area for towers based on character area:
RESPONSE: **DEVIATION REQUESTED.** Project has a 16,412 square foot tower floorplate.
- 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.
- 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: N/A – the Property is located in the Downtown Core which does NOT require any building tower stepbacks. However, it should be noted that Levels 09.5 through 11 (amenity levels) provides a break in massing on the east side by reducing the tower enclosure and providing a 37'-2" floor-to-floor height, creating a "void" that allows light and air to permeate through and breaks up the tower massing.
- B8** Surface parking: discourage frontage and access along Primary Street:
RESPONSE: Project complies. No surface parking is proposed.
- B9** Parking garages:
Encourage access from secondary streets and alleys.
Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.
Upper floors of a parking garage should not be visible along primary streets, waterways, and parks.
Active spaces on the upper floors are encouraged as a preferred design.
RESPONSE: Project complies. The podium is screened with spandrel (opaque) glazing, faux green walls, and faceted walls with stucco finish, incorporating various color effects and textures. The intention behind this solution is to introduce a texture that alters the perception of the façade based on shadows and sunlight conditions, providing an enhanced experience for pedestrians throughout the day. See enlarged elevation on Sheet AS-203 and renderings AS-401 to AS-411.
- B10** Encourage main pedestrian entrance to face street:
RESPONSE: Project complies. The Project locates main pedestrian entrances to capture pedestrian activity from NE 2nd Street.
- B11** Maximize active uses and 'extroverted' ground floors with retail in strategic locations:
RESPONSE: Project complies. The Project provides ground level lobby and commercial retail uses on NE 2nd Street.
- B12** Encourage pedestrian shading devices of various types:
RESPONSE: Project complies. The building overhangs at the podium level provide pedestrian shading below.

- B13** Encourage balconies and bay windows to animate residential building facades:
RESPONSE: Project complies. The residential towers include balconies to further animate the tower facades.
- B14** In residential buildings, encourage individual entrances to ground-floor units, particularly in the Urban Neighborhood Character Area
RESPONSE: N/A – the Project is in the Downtown Core and does not provide ground floor units.
- B15** High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor:
RESPONSE: Project complies. Commercial retail uses and residential lobby activate the ground level.
- B16** Building Design guidelines do not apply to Civic Buildings and Cultural Facilities:
RESPONSE: N/A
- B17** Discourage development above rights-of-way (air rights):
RESPONSE: N/A- no development is being proposed above rights-of-way.
- B18** Mitigate light pollution:
RESPONSE: Project complies. The parking garage is architecturally screened to mitigate light pollution.
- B19** Mitigate noise pollution:
RESPONSE: Project complies. Mechanical equipment noise will be appropriately screened and 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: Project complies. The Project maintains a 30’-1” separation from the west property line to the tower exterior wall, with 24’-1” separation (min.) to the hexagonal exoskeleton frame at the roof level, and a 30’-1” separation from the east property line to the tower exterior wall, with 24’-1” separation (min.) from the hexagonal exoskeleton frame. Pursuant to the City’s latest interpretation, architectural bandings features do not require a deviation.
- B21 *ULDR*** Vertical open space between multiple towers on a single development site: no less than 60’ apart.
RESPONSE: N/A
- B22** Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.
RESPONSE: N/A – no ground floor units are proposed.
- B23** Avoid drive thrus in the wrong places:
RESPONSE: N/A – no drive thrus are proposed for the Project.

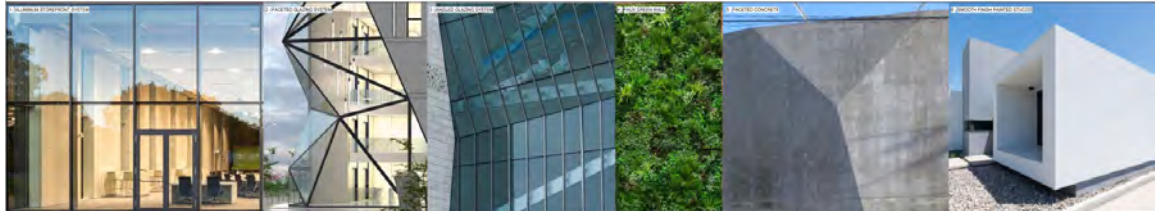
- B24** The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).

RESPONSE: Project complies. Amenity decks are provided on levels 09.5, 11, and roof level 56.

QUALITY OF ARCHITECTURE:

- Q1** Skyline Drama: Encourage towers to contribute to the overall skyline composition.
RESPONSE: Project complies. The tower is carefully articulated to emphasize its vertical proportions while reducing the perception of a single uninterrupted building mass. Projecting balcony lines, alternating areas of glazing, and slender vertical façade elements establish depth, shadow, and a consistent residential rhythm across the elevations. The larger exoskeletal framework overlays this finer-grained façade organization, grouping multiple floors into broader architectural compositions and creating distinct zones within the height of the tower. Changes in the geometry and orientation of the framework draw the eye upward from the podium through the middle and upper portions of the building, culminating in a sculpted architectural crown. The combination of these elements gives the tower a layered appearance that changes with viewing angle while maintaining a cohesive overall identity.
- Q2** Expressive ‘tops’: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.
RESPONSE: Project complies. All the mechanical equipment is properly screened and integrated to the building design. See sheet AS-311.
- 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. High-quality materials have been considered for the podium façade (see sheet AS-203). The façade is comprised of faceted glass walls, faux green walls, and solid walls, adding texture that changes the perception of the façade depending on shadows and sunlight conditions. See enlarged elevation on Sheet AS-203 and renderings AS-401 to AS-411.
- Q4** Respect for historic buildings:
RESPONSE: Not applicable. There are no existing historic structures on or adjacent to the Property.
- Q5** Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.
RESPONSE: Project complies. High-quality materials have been considered for the podium façade (see sheet AS-203). The façade is comprised of faceted glass walls, faux green walls, and solid walls, adding texture that changes the perception of the façade depending on shadows and sunlight conditions. See enlarged elevation on Sheet AS-203 and renderings on sheets AS-401 to AS-411.

Parking Podium Material Palette (see Sheet AS-203)



- 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. Energy efficient glazing is incorporated in the Project.

- 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 scale and frontage of the podium are designed to minimize the visual impact of the lower levels, incorporating a combination of glazing, faux green walls, and angular framing elements. High-quality materials have been considered for the podium façade (see sheet AS-203). See enlarged elevations on Sheet AS-203 and renderings on sheets AS-401 to AS-411.

- 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. The tower is carefully articulated to emphasize its vertical proportions while reducing the perception of a single uninterrupted building mass. Projecting balcony lines, alternating areas of glazing, and slender vertical façade elements establish depth, shadow, and a consistent residential rhythm across the elevations. The larger exoskeletal framework overlays this finer-grained façade organization, grouping multiple floors into broader architectural compositions and creating distinct zones within the height of the tower. Changes in the geometry and orientation of the framework draw the eye upward from the podium through the middle and upper portions of the building, culminating in a sculpted architectural crown. The combination of these elements gives the tower a layered appearance that changes with viewing angle while maintaining a cohesive overall identity.

PRINCIPLES OF BUILDING DESIGN (STORE FRONT):

- SF1** Retail Location Strategy: Encourage ground floor retail in preferred locations.

RESPONSE: Project complies. Ground floor retail use is proposed fronting NE 2nd Street.

- 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. Faceted and angled storefront glazing provides transparency to activate the ground level façade and add visual interest.

- SF3** Encourage durable materials for ground floor retail and cultural uses.

RESPONSE: Project complies. Extensive double-height glazing is provided where permitted. The clear glass encourages pedestrian engagement within the ground floor experience.

- SF4** Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.

RESPONSE: Project complies. A higher floor-to-ceiling height has been provided at the commercial space and residential lobby entrance, creating a more impactful access.

Additionally, high-quality materials have been considered for the podium façade (see sheet AS-203).

- SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating:
RESPONSE: Project complies. Clear glazing is proposed along the facades fronting NE 2nd Street.
- SF6 Encourage pedestrian shading device minimum 5 feet:
RESPONSE: Project complies. The building overhangs on the podium provide pedestrian shading below.
- SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls:
RESPONSE: Project complies. A higher floor-to-ceiling height has been provided at the commercial space and residential lobby entrance, creating a more impactful access. Additionally, high-quality materials have been considered for the podium façade (see sheet AS-203).
- SF8 Encourage well designed night lighting solutions:
RESPONSE: Project complies. Pedestrian level street lighting is provided throughout the development to provide a safe urban environment without light pollution. Refer to Photometric Sheet LL-101.

CHARACTER AREA GUIDELINES:

- 1A *ULDR* Frame the street with appropriate streetwall height: Shoulder: 9 floors max.:
RESPONSE: DEVIATION REQUESTED. Due to the lot size constraints and to meet the minimum parking requirements for the Project, Applicant is requesting an alternative design to permit an 11-story podium (115'-2") where a maximum of 9 stories is permitted. While two additional stories are requested, the total height in feet remains comparable to a 9-story configuration that relies on double-stacking to achieve the same parking capacity (each level of double-stacked parking requiring a minimum clear height of 14'). By providing 11-stories, a more efficient parking layout is permitted. Moreover, providing a 12'-4" clear height at the ground level, paired with a dramatic 21'-4" building entrance, helps break up the streetwall, mitigating the podium's visual massing. Additionally, the proposed podium height is stepped down towards the right-of-way, and is only 10-stories (99'-4") adjacent to NE 2nd Street in order to reduce the perceived podium height from the pedestrian realm.
- 1B *ULDR* Signature Tower: Special architectural design encouraged for buildings over 37 floors.
RESPONSE: Project complies. The tower is carefully articulated to emphasize its vertical proportions while reducing the perception of a single uninterrupted building mass. Projecting balcony lines, alternating areas of glazing, and slender vertical façade elements establish depth, shadow, and a consistent residential rhythm across the elevations. The larger exoskeletal framework overlays this finer-grained façade organization, grouping multiple floors into broader architectural compositions and creating distinct zones within the height of the tower. Changes in the geometry and orientation of the framework draw the eye upward from the podium through the middle and upper portions of the building, culminating in a sculpted architectural crown. The combination of these elements gives the tower a layered appearance that changes with viewing angle while maintaining a cohesive overall identity

1C *ULDR* Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on max. floorplate size: .

- Non-residential: 32,000GSF floor plate max.
- Residential: Buildings up to 15 floors: 18,000 GSF floorplate max.
- Residential: Buildings over 15 floors: 12,500 GSF floorplate max.

RESPONSE: DEVIATION REQUESTED. Project proposes a 16,412 SF tower floor plate.

Respectfully submitted,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

115 NE 2ND STREET - Project Description Narrative

SEPTEMBER 2, 2026

City of Fort Lauderdale
Urban Design and Planning
700 NW 19th Avenue
Fort Lauderdale, Florida 33311 954.828.6520

The proposed 115 NE 2nd Street project is a 56-story, multi-family residential building located in the Downtown Core, on NE 2nd Street between N Andrews Avenue and NE 3rd Avenue. The building will offer a total of 696 residential units, including studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments, along with ground-level commercial space designed to engage the urban streetscape.

Parking is accommodated within an integrated podium and parking areas are fully screened and incorporated into the architectural expression of the building so that they are not visually apparent from the public realm. Loading, service, and trash functions are also contained internally at the ground level, allowing these necessary operations to occur with minimal impact on the surrounding streets and pedestrian environment.

The property is located within the RAC-CC zoning district in the Downtown Core Character Area. The project has been designed in accordance with the applicable Downtown Master Plan guidelines, with the building placement and street section responding to the established criteria for Local Streets. The site is not located within a designated Transition Zone.

The architecture responds to its downtown setting through a combination of vertical scale, façade modulation, and a clearly defined relationship between the podium, tower, and skyline. At the pedestrian level, commercial frontage is concentrated along the south façade to encourage activity along the sidewalk and reinforce the urban character of the street. Shade trees are incorporated along the street, continuing the existing urban pattern and following the guidelines for local streets.

The podium is conceived as an architectural base rather than simply an enclosure for parking and building services. Glazing, integrated green walls, and faceted architectural volumes break down its scale and create visual interest along the pedestrian realm. Above the podium, an expressive exoskeleton extends vertically along the tower and folds toward the ground, visually connecting the building base, residential tower, and crown. Its branching geometry creates a series of large-scale framed compositions across the façades and establishes a distinctive silhouette within the downtown skyline. Select portions of the framework and the architectural zones contained within it incorporate warm gold-toned finishes, providing contrast against the predominantly light-colored tower and glass curtain wall. Subtle integrated illumination along portions of the framework will further reinforce this geometry in the evening without overwhelming the overall architectural composition. Rooftop amenity spaces, including a pool deck and enclosed amenity areas, provide residents with expansive views of the surrounding city.

The tower itself is carefully articulated to emphasize its vertical proportions while reducing the perception of a single uninterrupted building mass. Projecting balcony lines, alternating areas of glazing, and slender vertical façade elements establish depth, shadow, and a consistent residential rhythm across the elevations. The larger exoskeletal framework overlays this finer-grained façade organization, grouping multiple floors into broader architectural compositions and creating distinct zones within the height of the tower. Changes in the geometry and orientation of the framework draw the eye upward from the podium through the middle and upper portions of the building, culminating in a sculpted architectural crown. The combination of these elements gives the tower a layered appearance that changes with viewing angle while maintaining a cohesive overall identity.

Mechanical equipment is consolidated within the west roof volume and will be fully screened from public view. The screening is incorporated into the architecture of the building crown so that required mechanical functions remain visually unobtrusive and read as an integral component of the overall tower composition.

The design of 115 NE 2nd Street establishes a contemporary architectural identity while responding to the scale and pedestrian character of its downtown context. Through the integration of an activated ground level, articulated podium, landscaped streetscape, expressive structural framework, and carefully composed tower façades, the project contributes a distinctive addition to the city skyline while reinforcing the continued growth and vitality of the Downtown Core.

Cordially yours,

A handwritten signature in blue ink, appearing to read 'Jiro Yates', with a stylized flourish extending from the end.

Jiro Yates
Vice President / Design Partner

KBP CONSULTING, INC.

July 11, 2026

Mr. Benjamin Restrepo, P.E.
Senior Project Manager
City of Fort Lauderdale – Development Services Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

**Re: 115 NE 2nd Street – Fort Lauderdale, Florida
Traffic Statement**

Dear Benjamin:

As requested by the Applicant, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed residential development on three (3) parcels of land located on the north side of NE 2nd Street between NE 3rd Avenue and North Andrews Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically the site is at 115 NE 2nd Street which is approximately 1,000 feet to the east of the Broward County Transit – Central Terminal and the Fort Lauderdale Brightline Station.

This traffic statement addresses the trip generation characteristics associated with the proposed development program on the site and documents if the estimated number of net new project trips exceeds the minimum trip thresholds established by the City of Fort Lauderdale that would require a comprehensive traffic impact study.

TRAFFIC IMPACT ANALYSIS

Existing and Proposed Development

The total land area of the subject site is approximately 0.715 acre (31,125 square feet). The existing development on the site consists of a 3,968 square foot warehouse / storage building and a parking lot. The site is proposed to be redeveloped with 696 multifamily residential dwelling units in a high-rise (56-story) format with 7,622 square feet of retail space on the ground floor. A project location map is presented in Attachment A to this memorandum, and the preliminary site plan / site data table is presented in Attachment B.

Trip Generation Analysis

A trip generation analysis has been conducted for the existing and proposed development on the subject site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*.¹ The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions.

¹ This site is located within the City of Fort Lauderdale's Downtown Core Area, within walking distance of the Brightline Station and the Broward County Transit Central Terminal at W. Broward Boulevard and Brickell Avenue. Regarding the residential component of this development program, it is evident that the appropriate setting / location is "Center City Core / Close to Rail Transit".

According to the referenced ITE manual, the most appropriate land use categories and corresponding rates / equations for the existing and proposed development are as follows:

ITE Land Use #150 – Warehouse

- Weekday: $T = 1.38 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak: $T = 0.12 (X)$ (77% in / 23% out)
- PM Peak: $T = 0.15 (X)$ (28% in / 72% out)

ITE Land Use #222 – Multifamily Housing (High-Rise) (Center City Core / Close to Rail Transit)

- Weekday: $T = 0.82 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.10 (X)$ (45% in / 55% out)
- PM Peak Hour: $T = 0.14 (X)$ (74% in / 26% out)

ITE Land Use #822 – Strip Retail Plaza (<40k)

- Weekday: $T = 54.45 (X)$
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak: $T = 3.93 (X)$ (55% in / 45% out)
- PM Peak: $T = 6.29 (X)$ (50% in / 50% out)
- Pass-by: $PM = 0\%^2$

Relevant excerpts from the referenced ITE manual are presented in Attachment C to this memorandum. Utilizing the above-listed trip generation rates from the referenced ITE document, a trip generation analysis (including internalization) was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 on the following page. The internalization analysis spreadsheets are presented in Attachment D.

As indicated in Table 1 on the following page, the proposed development at 115 NE 2nd Street is anticipated to generate 913 daily vehicle trips, 98 AM peak hour vehicle trips (48 inbound and 50 outbound) and 127 vehicle trips (87 inbound and 40 outbound) during the typical afternoon peak hour. ***(Note: It is likely that the trip generation characteristics of the retail component are significantly overestimated for this site. It is likely that nearly all of the patrons of the proposed commercial component of this site will be derived from the residences above and pedestrians from the surrounding areas.)***

² Although pass-by trips are a common characteristic of most retail land uses, there is no specific pass-by data for Land Use #822. Additional research on this element of the analysis may be warranted as this project progresses. As such, no pass-by rates have been applied at this time.

Table 1 115 NE 2nd Street Trip Generation Summary Fort Lauderdale, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Use								
Warehouse / Storage	3,968 SF	5	0	0	0	0	1	1
Proposed Uses								
Multifamily Housing (High-Rise) ¹	696 DU	571	32	38	70	72	25	97
Commercial / Retail	7,622 SF	415	17	13	30	24	24	48
Subtotal		986	49	51	100	96	49	145
- Internalization (7.36%, 2.80%, 11.92%)		(73)	(1)	(1)	(2)	(9)	(9)	(18)
Driveway Volumes		913	48	50	98	87	40	127
- Pass-by Trips (Retail - 0%)		0	0	0	0	0	0	0
Total Trips (Proposed Uses)		913	48	50	98	87	40	127

Compiled by: KBP Consulting, Inc. (July 2026).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition) and Trip Generation Handbook (3rd Edition).

¹ ITE Land Use #222 - Multifamily Housing (High-Rise) in a Center City Core and Close to Rail Transit.

Conclusions

Based upon the foregoing analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- o According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily trips, a traffic impact study is required. The subject project is projected to generate 913 daily vehicle trips.
- o And, if the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in 127 vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 7.01% of the daily vehicle trips, which is significantly less than the 20% threshold. (One hundred twenty-seven peak hour vehicle trips occurring in one (1) hour represents, on average, 64 vehicle trips in one-half hour. Sixty-four vehicle trips equate to approximately 7.01% of the 913 daily vehicle trips.)

KBP CONSULTING, INC.

Based upon the foregoing analyses, the trip generation characteristics of the 115 NE 2nd Street development do not warrant further detailed traffic impact analyses. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

115 NE 2nd Street

Project Location Map



LEGEND



Project Site

Attachment B

115 NE 2nd Street

Preliminary Site Plan / Site Data Table

Total Amenities	Interior	Exterior	Total
L9.5	5,036	5,678	10,714
L10	7,384	12,544	19,928
L11	7,366	-	7,366
L51	7,301	8,933	16,234
Total	27,087	27,155	\$4,242

EFFICIENCY	51.59%
AVG. UNIT SF	833.5

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

R E V I S I O N S

DATE:	COMM:
Issue Date	25015

115 NE 2ND ST

115 NE 2ND ST
FORT LAUDERDALE, FL

LEVEL 01 AREA PLAN

SCHEMATIC DESIGN

AA-101



1 LEVEL 01 - AREA PLAN
AA-101 Scale: 3/32" = 1'-0"

PROGRAM AREA LEGEND

-  COM-LEASEABLE AREA
 PARKING AREA
 RESI-COMMON AREA
 RESI-VERTICAL PENETRATION AREA

PARKING PROVIDED:
STANDARD SPACES: 557 SPACES
FHA SPACES: 15 SPACES
COMPACT SPACES: 124 SPACES (17.8%)
TOTAL: 696 SPACES

Attachment C

115 NE 2nd Street

**Relevant Excerpts from the
*ITE Trip Generation Manual (12th Edition)***

Land Use: 150

Warehouse

Description

A warehouse is a large building primarily devoted to the storage of goods and materials but may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or other finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Additional Data

An additional resource which provides more information about warehouse types and definitions is available from NAIOP Research Foundation: Commercial Real Estate Terms and Definitions report from April 2024. <https://www.naiop.org/globalassets/research-and-publications/report/terms-and-definitions-/naiop-2024-terms-and-definitions.pdf>

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Connecticut, Florida, Minnesota, New Jersey, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050, 1214, 1221, 1257, 1286

Warehouse (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 81

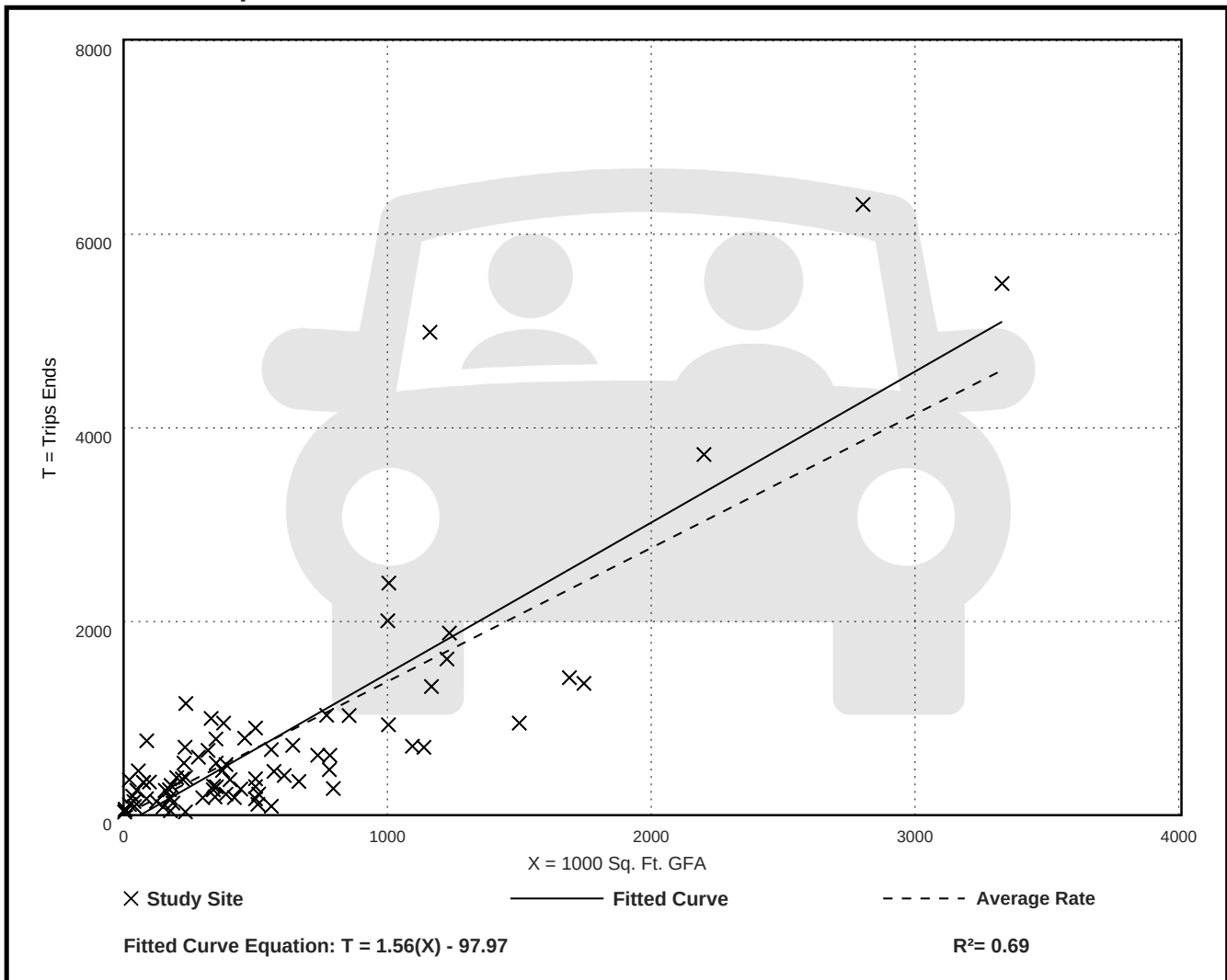
Avg. 1000 Sq. Ft. GFA: 554

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



Warehouse (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 47

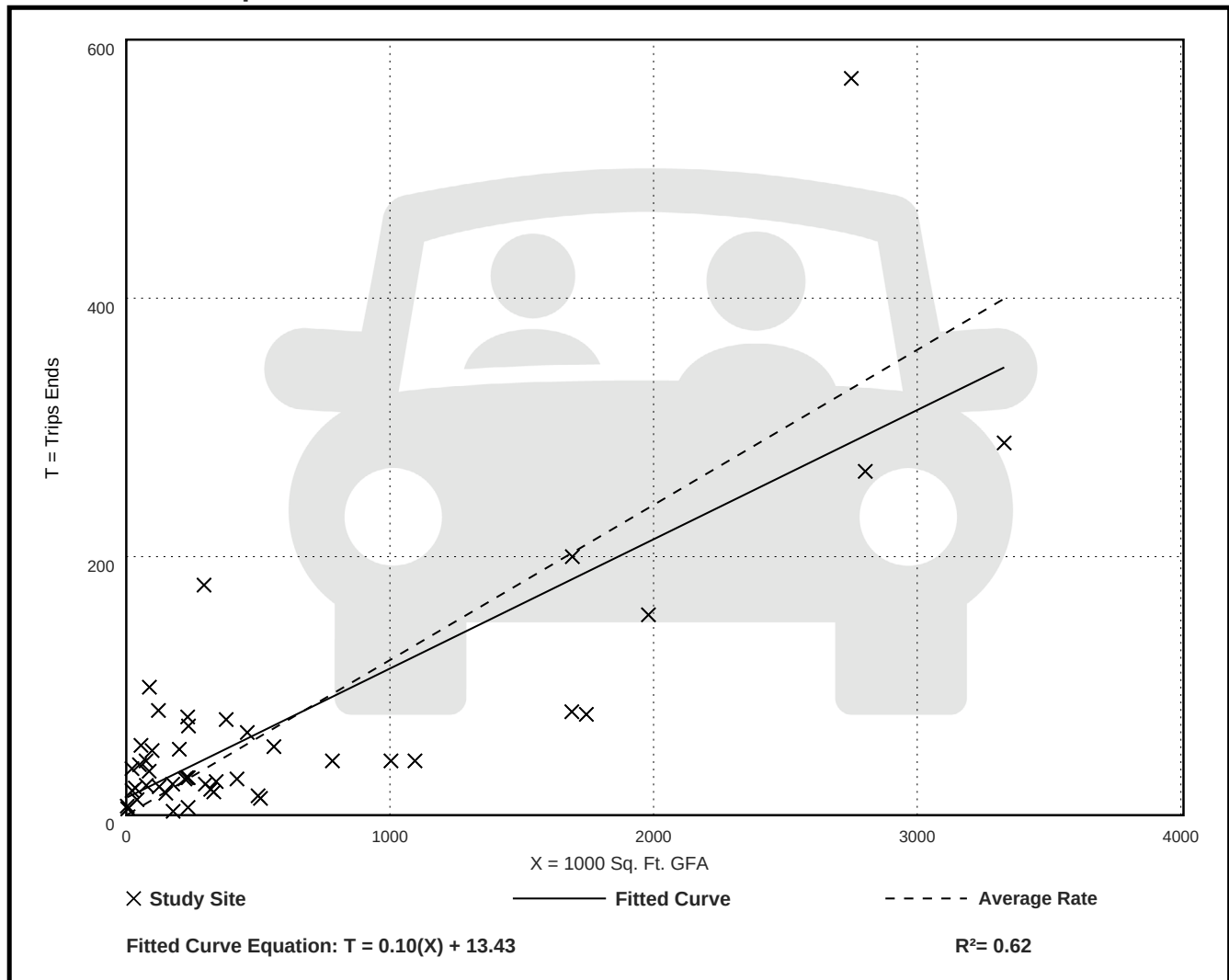
Avg. 1000 Sq. Ft. GFA: 559

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Warehouse (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 58

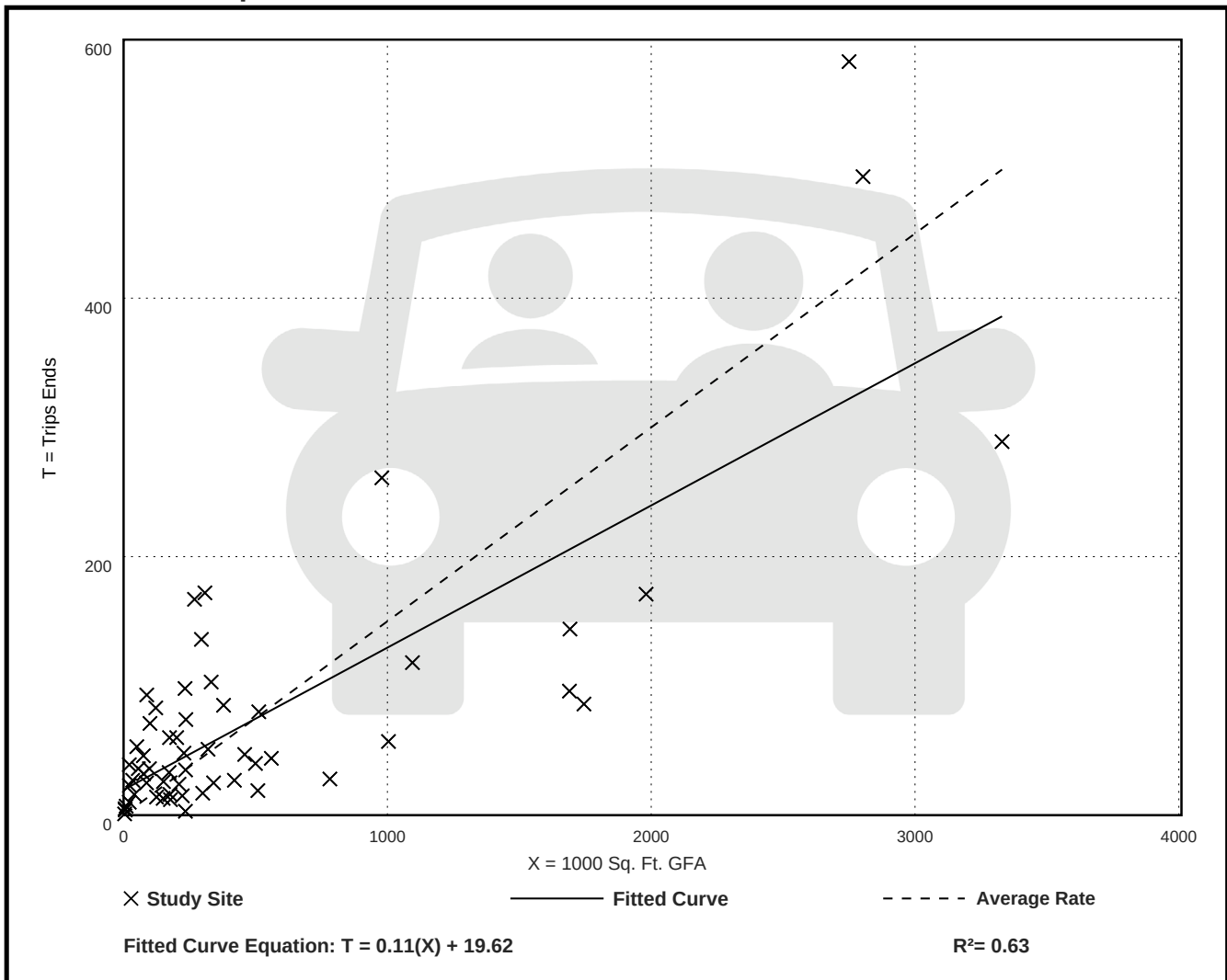
Avg. 1000 Sq. Ft. GFA: 503

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Land Use: 222

Multifamily Housing (High-Rise)

Description

High-rise multifamily housing is a residential building with more than 10 floors (levels) of residence. Access to individual dwelling units is through an outside building entrance, a lobby, elevators, and a set of hallways.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the 12 sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 1.6 residents per occupied dwelling unit.

For the 26 sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 2000s and the 2010s in California, District of Columbia, New York, Ontario (CAN), Oregon, and Virginia.

Source Numbers

818, 862, 901, 910, 949, 963, 964, 966, 967, 1056, 1057, 1076, 1077

Multifamily Housing (High-Rise) Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: Center City Core

Number of Studies: 2

Avg. Num. of Dwelling Units: 290

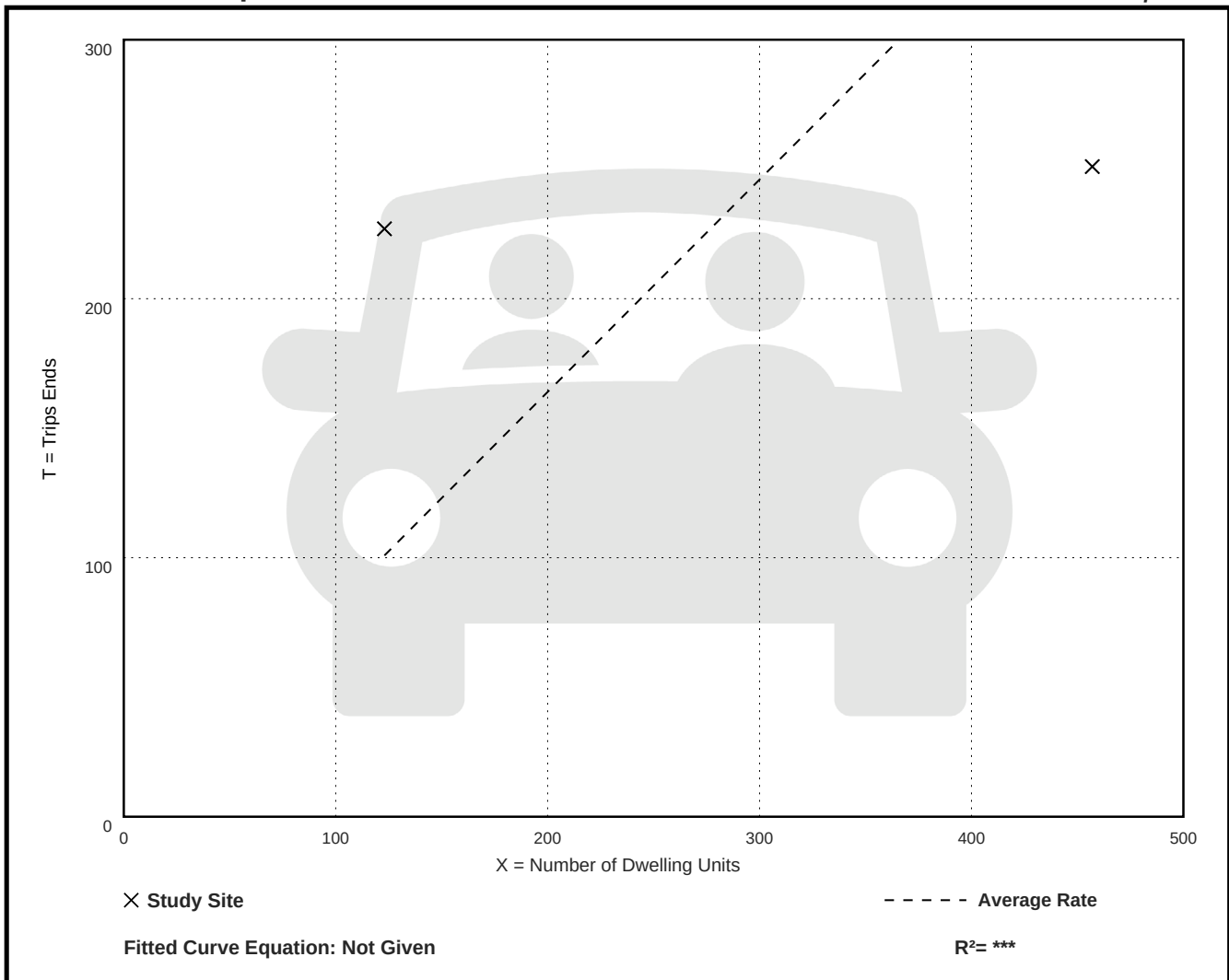
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.82	0.55 - 1.85	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (High-Rise) Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: Center City Core

Number of Studies: 4

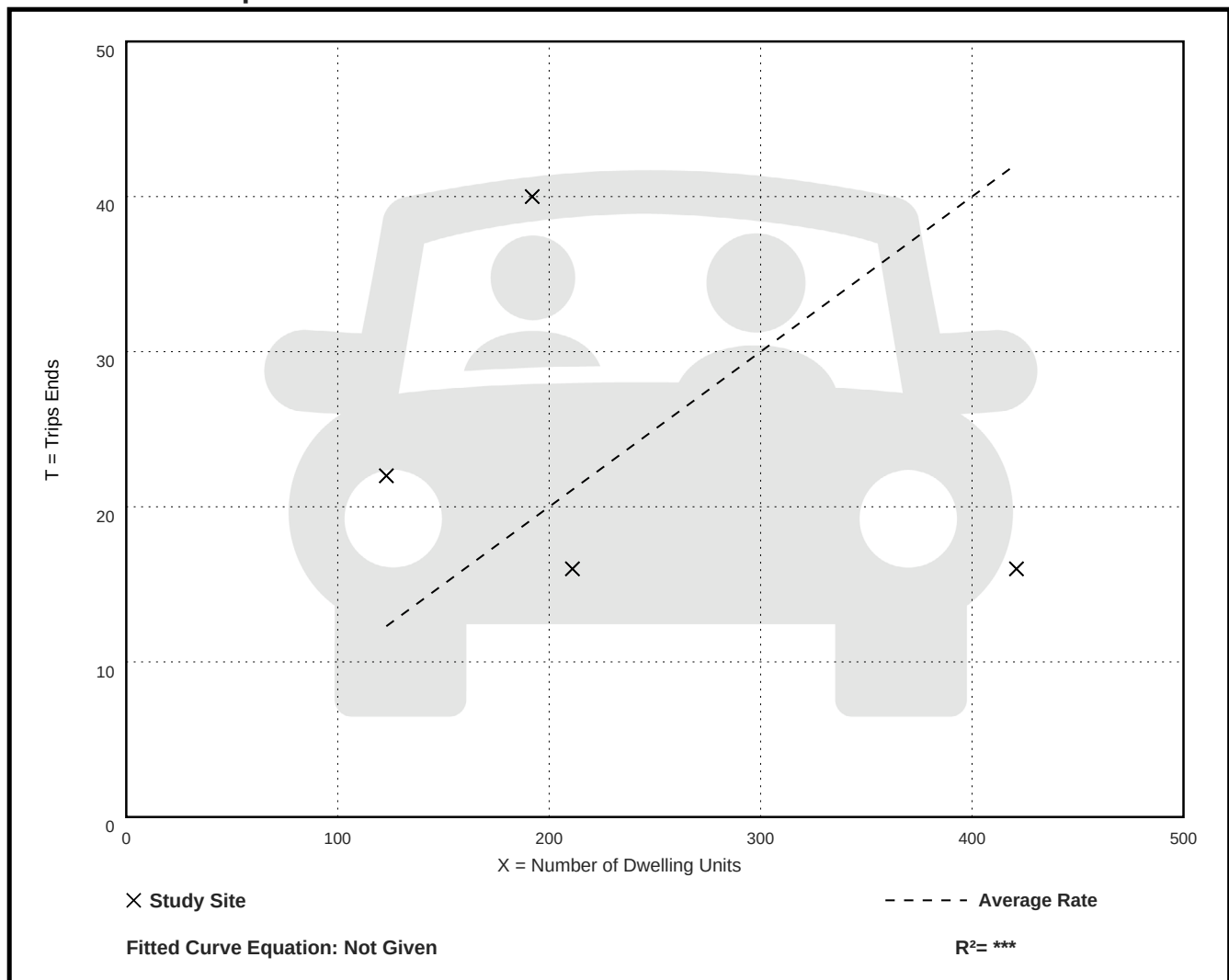
Avg. Num. of Dwelling Units: 237

Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.21	0.08

Data Plot and Equation



Multifamily Housing (High-Rise) Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: Center City Core

Number of Studies: 4

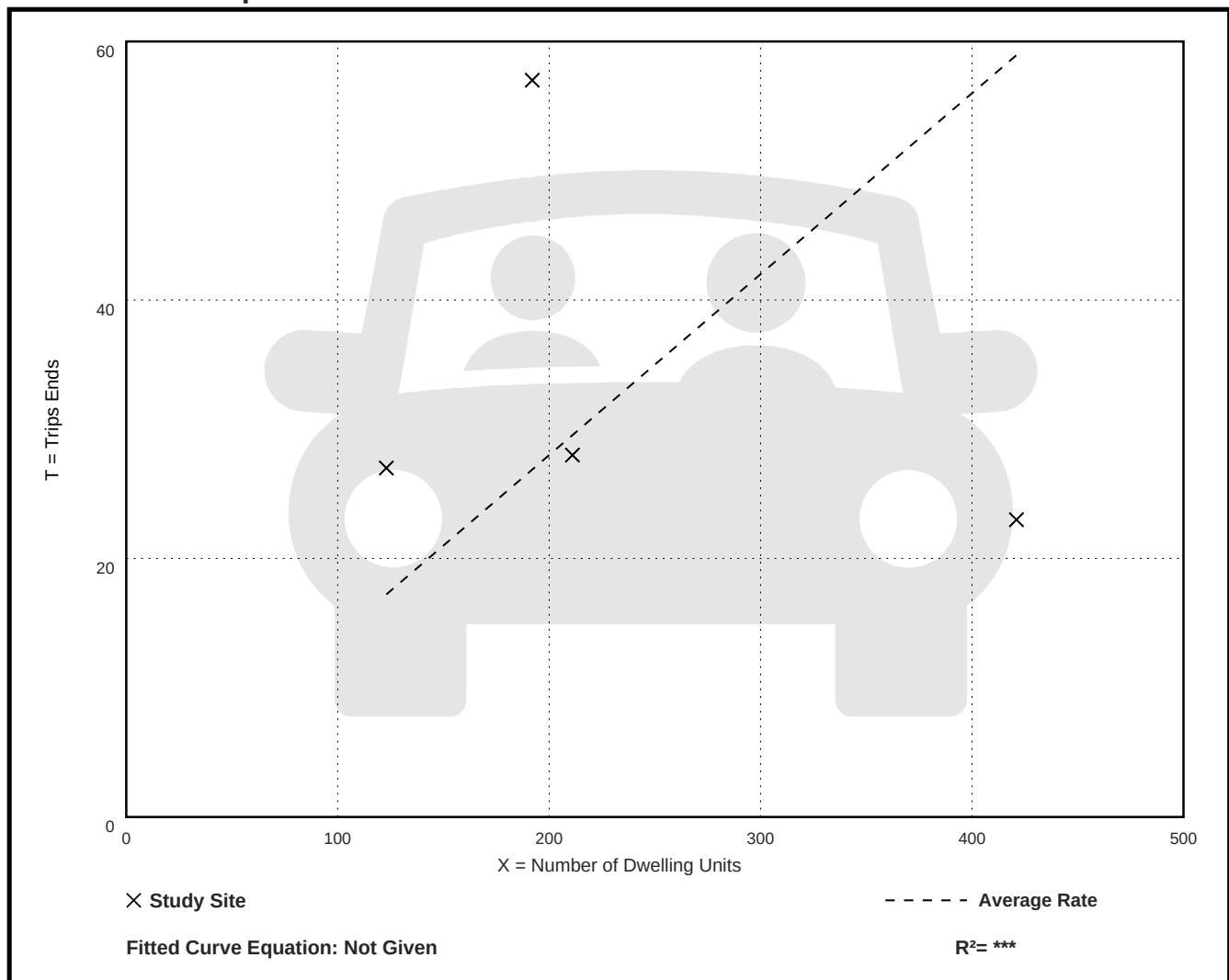
Avg. Num. of Dwelling Units: 237

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.14	0.05 - 0.30	0.11

Data Plot and Equation



Land Use: 822

Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, its GLA is the same as the gross floor area of the building.

The 40,000-square-foot GLA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. All shopping plazas in the database with a supermarket as their anchor are larger than 40,000 square feet GLA.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Delaware, Florida, New Jersey, Ontario (CAN), Pennsylvania, South Dakota, Vermont, and Wisconsin.

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not contain retail that would generate significant trips during this period (for example, a coffee/donut shop).

Source Numbers

358, 428, 437, 507, 728, 936, 960, 961, 1009, 1219

Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

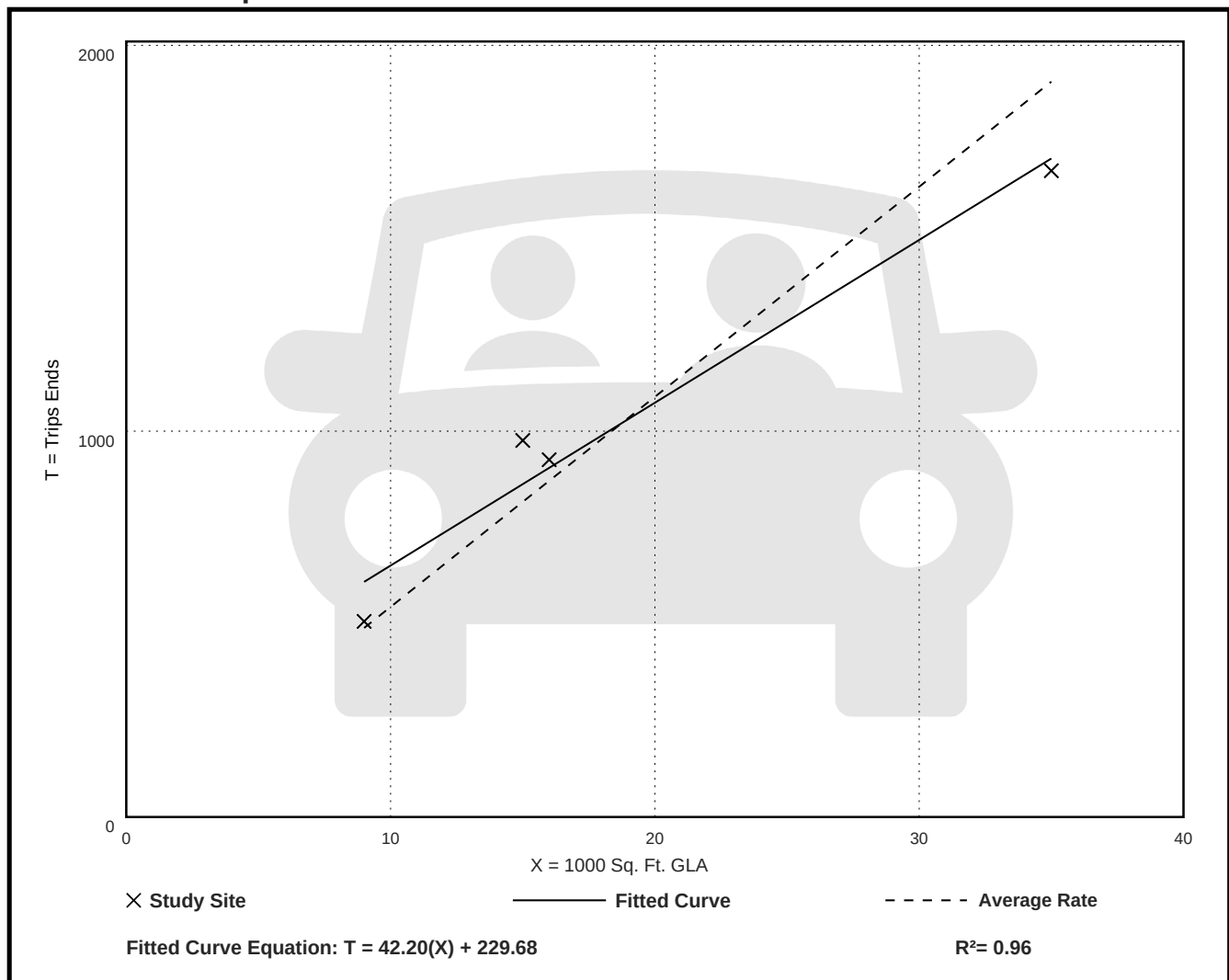
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

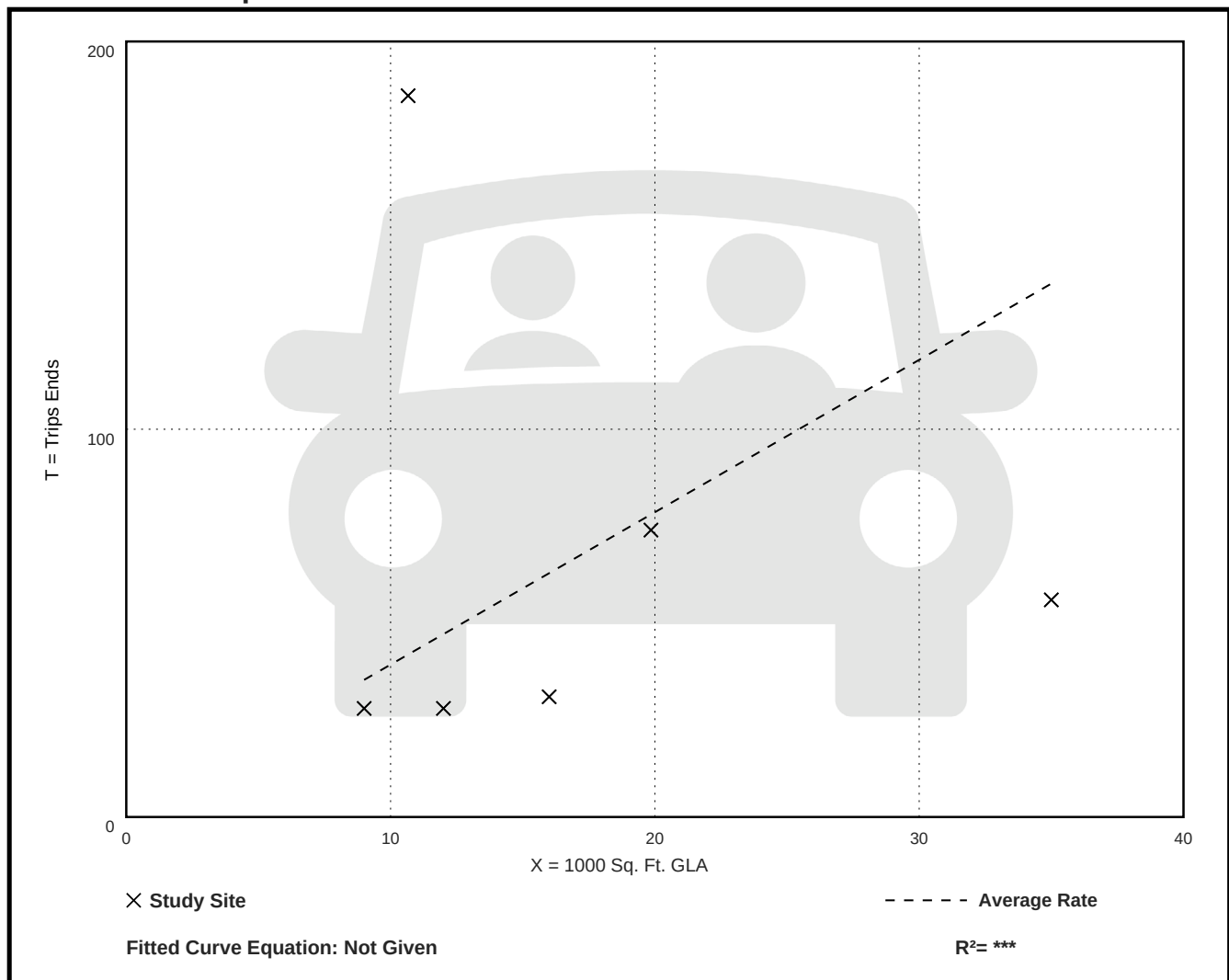
Avg. 1000 Sq. Ft. GLA: 17

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

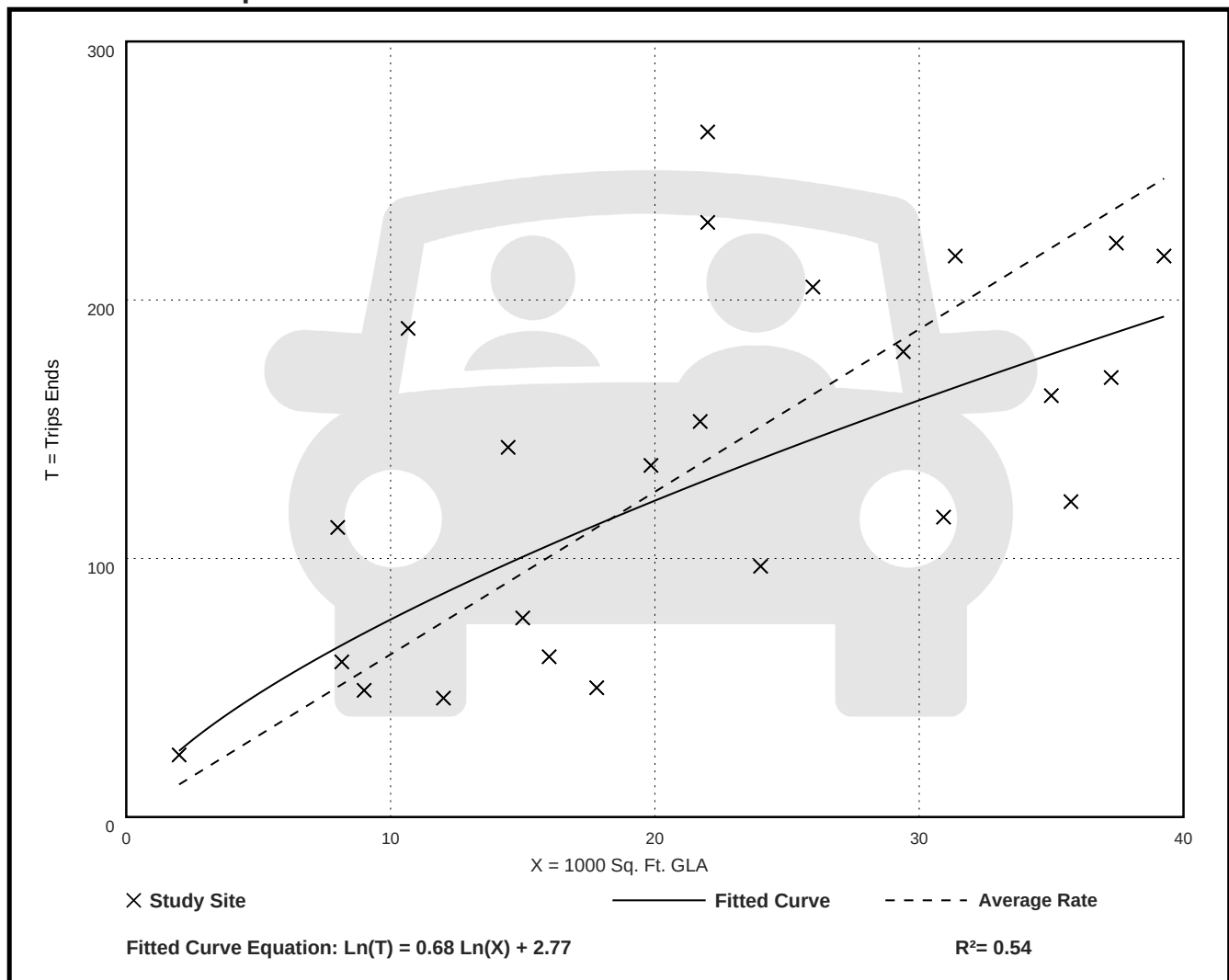
Avg. 1000 Sq. Ft. GLA: 22

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



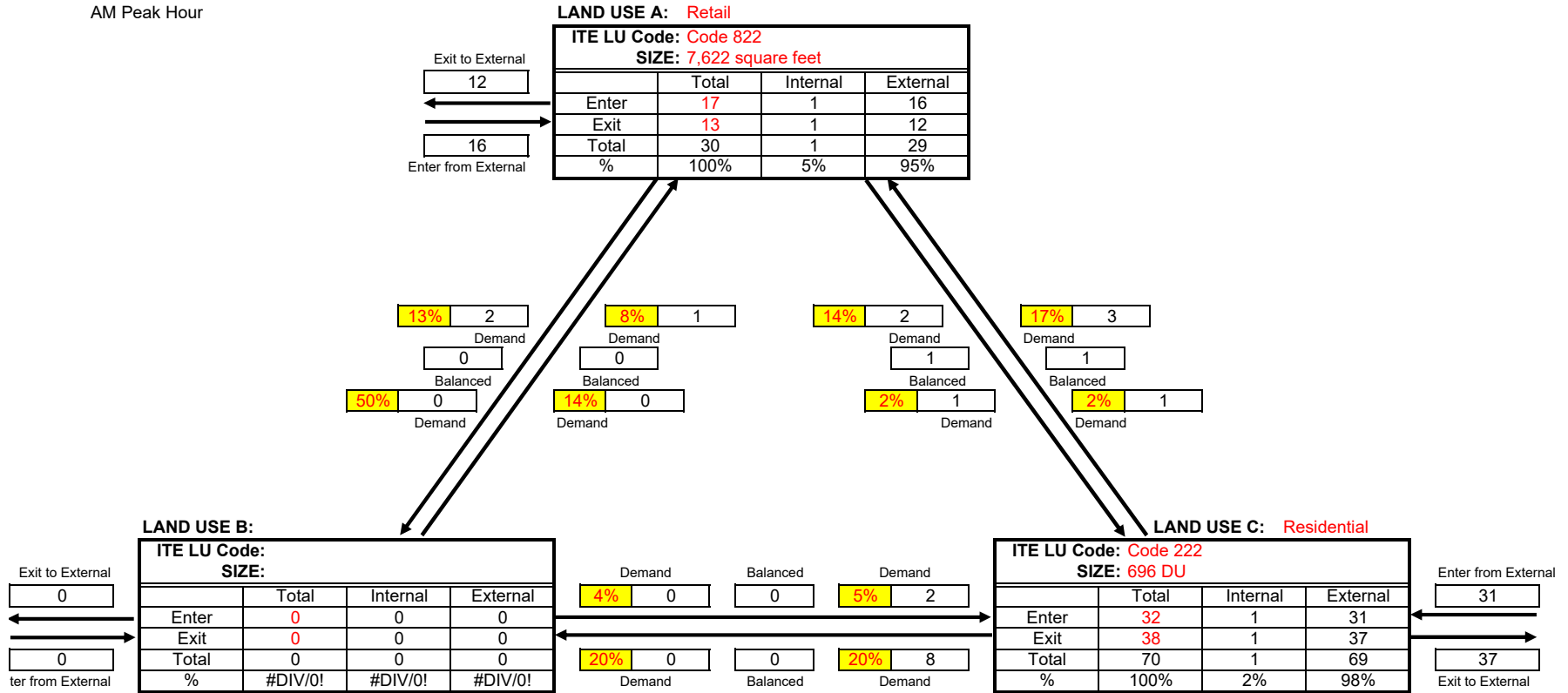
Attachment D

115 NE 2nd Street

Internalization Analysis Spreadsheets

PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

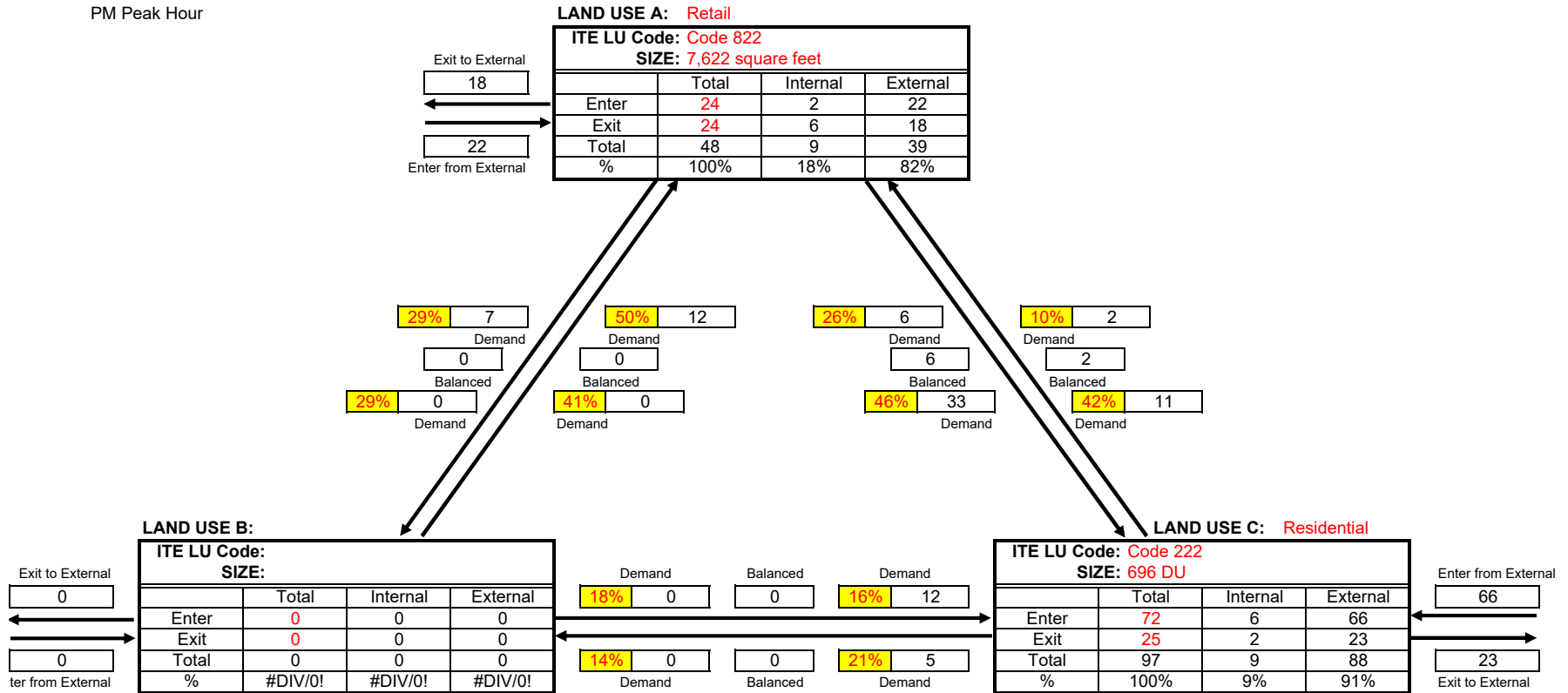
Analyst: Peterson
Date: 10-Jul-26
 AM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	16	0	31	48
Exit	12	0	37	50
Total	29	0	69	97
Single-Use Trip Gen. Est.	30	0	70	100
				INTERNAL CAPTURE
				2.80%

PROPOSED LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Peterson
Date: 10-Jul-26
 PM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	22	0	66	87
Exit	18	0	23	40
Total	39	0	88	128
Single-Use Trip Gen. Est.	48	0	97	145
				INTERNAL CAPTURE
				11.92%

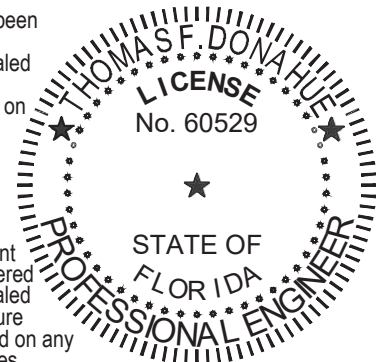
STORMWATER MANAGEMENT CALCULATIONS

115 NE 2ND STREET RESIDENTIAL

115 NE 2ND St, Fort
Lauderdale, FL 33301

This item has been
electronically
signed and sealed
by Thomas F.
Donahue, P.E. on
the date below
using a Digital
Signature.

Printed copies
of this document
are not considered
signed and sealed
and the signature
must be verified on any
electronic copies.



2026.09.17 16:49:13-04'00'

Thomas Donahue
FL REG. No. 60529
(FOR FIRM)

KEITH Project No. 16378.00

09/09/2026

KEITH & ASSOCIATES | 301 E ATLANTIC BLVD, POMPANO BEACH, FL

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NARRATIVE

1.0 INTRODUCTION

The site is in Section 03 Township 50S, Range 42E within Broward County with address 115 NE 2nd St, Fort Lauderdale, FL 33301. The project is located East of Florida’s Turnpike and West South Federal Highway with an area of 0.757 acres.

The site is identified with folio number 504210120070, 504210120060, and 504210120040.

2.0 PRE-DEVELOPMENT

2.1 Existing Stormwater Management System

The existing site includes one, two story building, landscape area, and parking area. It also features a self-contained system of existing catch basins on the site.

2.2 Topography

The boundary and topographic survey performed by KEITH on August 21, 2026, for the property has been used as a base to compute the attached drainage calculations. All existing topography used within this report is based on NAVD 88 Datum. See Survey included as part of the submittal.

2.3 Existing Drainage Permit

There is no existing drainage permit.

3.0 POST-DEVELOPMENT

3.1 Proposed Development

The proposed development of the site consists of demolishing the existing building, landscape and parking area to incorporate a proposed 56 Story mixed-use building with approximately 700 units, new driveways, sidewalk, and landscape areas.

3.2 Stormwater Management System

The stormwater management system proposed for this project consists of an enclosed system with three proposed watertight drainage wells. See Appendix for an analysis of the proposed system.

4.0 BASIS OF DESIGN

4.1 Finished Floor Elevation

According to the Effective FEMA FIRM Panel 12011C0557J, dated July 31, 2024, the project site is located within Flood Zone AE (EL 6 feet).

Additionally, the Broward County Future Conditions 100-Year Flood Map (Year 2060) indicates a flood elevation of 6.5 feet NAVD at the project site.

The City of Fort Lauderdale Code of Ordinances, Chapter 14 Floodplain Management, requires that development within Special Flood Hazard Areas comply with the Florida Building Code (FBC) flood-resistant construction standards.

Corporate Office 301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 5805 Blue Lagoon Drive Suite 218 Miami, FL 33126 305.667.5474	Broward County 2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 701 Northpoint Parkway Suite 218 West Palm Beach, FL 33407 561.469.0992	Orange County 2948 E Livingston Street Suite 100 Orlando, FL 32803 954.788.3400
--	---	---	---	---

In accordance with FEMA National Flood Insurance Program (NFIP) requirements adopted by the City, new construction must be elevated to or above the Base Flood Elevation plus one (1) foot of freeboard.

Based on the FEMA Flood Insurance Rate Map, the controlling flood elevation for the site is:

Base Flood Elevation (BFE): 6.0 feet NAVD

Freeboard required: +1.0 foot

Minimum Required Finished Floor Elevation: 7.0 feet NAVD

The highest adjacent street elevation is 3.33 feet NAVD, as shown on the survey prepared by KEITH dated August 21, 2026. Although the adjacent roadway elevation is lower than the required flood protection elevation, the FEMA Base Flood Elevation plus freeboard requirement governs the minimum finished floor elevation for residential occupancies on the site.

Accordingly, the proposed residential units, electrical rooms, and pump rooms are designed with a finished floor elevation of 7.42 feet NAVD, which exceeds the minimum required elevation of 7.0 feet NAVD.

The proposed commercial space and loading area are designed with a finished floor elevation of 4.0 feet NAVD. These areas are not intended for residential occupancy and will be protected through floodproofing measures in accordance with the applicable requirements of the Florida Building Code and City of Fort Lauderdale floodplain management regulations.

4.2 Soils Data

The soil data was obtained from the Surface Water Management License Public Web Map, which classifies the site soil as Urban Land soil map unit, considered "Sandy Flatwoods and Hammocks"; see Appendix.

4.3 Control Elevation

A future water table elevation of 3.00' NAVD shall be used for this site per Broward County Future Conditions Groundwater Elevation.

4.4 Stormwater Management Analysis

The proposed stormwater management system has been designed to accommodate runoff generated from the building roof and associated site improvements. The total roof area for the building is 28,699.86 square feet. Utilizing a rainfall depth of 5 inches for a 100-year, 1-hour storm event in accordance with the Florida Building Code (FBC), the roof generates approximately 89,419 gallons of runoff per hour, equivalent to approximately 1,490 gpm.

The site includes 2,399.59 square feet of horizontal area not covered by the roof. Using the same 5-inch rainfall depth, these areas generate approximately 7,479 gallons of runoff per hour, equivalent to approximately 125 gpm.

Therefore, the total FBC-required discharge conveyed to the stormwater management system is approximately 1,615 gpm.



4.5 Drainage Well Capacity

Existing permitted drainage wells in the surrounding area have demonstrated performance ranging from approximately 300 to 400 gpm per foot of head. To provide a conservative design approach, the proposed system has been evaluated using a discharge rate of 300 gpm per foot of head.

The estimated seasonal high groundwater elevation at the site is 3.0 feet NAVD. Due to the difference in specific gravity between groundwater and stormwater runoff, discharge from the drainage wells is conservatively assumed to begin once the water surface reaches 2.0 feet above the groundwater elevation, resulting in a starting design discharge elevation at 5.0 feet NAVD.

The maximum operating water surface elevation within the stormwater management system is limited to Elevation 7.0 feet NAVD, corresponding to the peak stage of the 100-year, 3-day storm event. Therefore, the drainage wells operate with 2.0 feet of available head between the discharge initiation elevation and the maximum operating water surface elevation.

Using a conservative discharge rate of 300 gpm per foot of head, each drainage well provides a maximum discharge capacity of:

$$300 \text{ gpm/ft} \times 2.0 \text{ ft} = 600 \text{ gpm}$$

The proposed system includes three drainage wells, resulting in a combined discharge capacity of:

$$600 \text{ gpm/well} \times 3 \text{ wells} = 1,800 \text{ gpm}$$

The available discharge capacity of 1,800 gpm exceeds the required FBC design discharge rate of 1,615 gpm, demonstrating that the proposed wells provide adequate capacity for the design 100-year, 1-hour storm event.

4.6 System Storage and Overflow Protection

The proposed stormwater management system provides storage volume between the operational water surface elevations of 5.0 feet NAVD and 7.0 feet NAVD while the drainage wells actively discharge stormwater. This storage depth allows runoff to be temporarily detained and discharged through the wells at a controlled rate during storm events.

Each watertight drainage well has an overflow connection set at Elevation 7.0 feet NAVD, which corresponds to the calculated peak stage for the 100-year, 3-day storm event.

4.7 Water Quality and Pre-Treatment

The proposed development consists predominantly of building area, resulting in the majority of stormwater runoff being generated from roof surfaces. Because roof runoff is considered clean stormwater, the proposed drainage well system is directly connected to the roof leaders and receives runoff exclusively from the building roof areas.

Stormwater runoff from the limited non-roofed portions of the site will be directed through landscape tree boxes prior to entering the stormwater management system. These tree boxes provide water quality treatment for runoff generated from the non-roofed areas before discharge to the drainage wells.

The proposed stormwater treatment system provides 1,162 cubic feet of treatment volume within the tree boxes, which is equivalent to the required 2.0 inches of water quality treatment. Based on the nutrient



removal efficiencies provided in Appendix O of the ERP Applicant's Handbook, the system achieves a total treatment efficiency of 81.14% for both Total Nitrogen (TN) and Total Phosphorus (TP). Therefore, the proposed tree box treatment system exceeds the required 80% pollutant removal efficiency criterion and complies with the applicable water quality treatment requirements.

4.8 Site Stage-Storage

The stage – storage calculations were performed using the SFWMD methodology and the proposed site grading. See calculations attached for the post-development analysis.

4.9 Design Storm Rainfall Events

Rainfall depths utilized in the Flood Routing Calculations were obtained from the NOAA Point Precipitation Frequency Estimates and supplemented by the SFWMD Rainfall maps. The return periods and storm event are summarized in Table 1.

Table 1. Return Periods, Storm Events and Rainfall Data from NOAA

RETURN PERIODS	STORM EVENT
YEARS	INCHES
100 Year -3 day	18.7
25 Year - 3 day	13.7
5 Year-1 hour	3.1

5.0 RUNOFF FLOWS AND PEAK STAGE SUMMARY

The runoff volume and peak stage calculations for the post-development condition were performed using the Santa Barbara Urban Hydrograph Flood Routing based on the SFWMD program. Table 2 summarizes the flood routing results for the Pre-Development and Post-Development conditions. See calculations attached. Elevations were based on the NAVD 88 datum.

Table 2. Flood Routing Results

STORM EVENT	PRE-DEVELOPMENT MAX.STAGE ELEVATION (NAVD) NO DISCHARGE	POST-DEVELOPMENT MAX.STAGE ELEVATION (NAVD) NO DISCHARGE
100 Year-3 Day	5.40	6.32
25 Year-3 Day	4.92	5.80

6.0 CONCLUSIONS

The proposed stormwater management system has been designed to accommodate the 1,615 gpm runoff rate generated during the FBC-required 100-year, 1-hour storm event. The system utilizes drainage wells based on a discharge rate of 300 gpm per foot of head. Each watertight drainage well is equipped with an overflow pipe set at Elevation 7.0 feet NAVD, corresponding to the peak stage of the 100-year, 3-day storm event. This configuration provides a safe overflow mechanism should a storm event exceed the design criteria.

The storage system primarily receives clean roof runoff from the building roof leaders, while runoff from the limited non-roof areas is treated through landscape tree boxes prior to entering the system. The tree



boxes achieve a nutrient removal efficiency of 81.14% which exceeds the required 80% pollutant removal efficiency criterion.

The proposed design provides adequate stormwater attenuation, nutrient reduction, overflow protection, and water quality treatment. The design ensures that clean roof runoff is effectively managed while runoff from the limited non-roofed areas receives treatment prior to discharge, resulting in a stormwater management system that complies with both quantity and quality requirements.



APPENDIX



APPENDIX

- Pre-Development Analysis
 - o Site Acreage Information
 - o Calculations with Zero Discharge
- Post-Development Analysis
 - o Site Acreage Information
 - o Calculations with Discharge
 - o Nutrient Analysis
- Rainfall Data and Maps
- Maps & Exhibits
 - o BCPA Aerial Map
 - o Effective FEMA FIRM 12011C0356J
 - o Broward County Future Conditions 100-Year Flood Map 2070
 - o Broward County Drainage Districts
 - o USDA Soil Resource Report



PRE – DEVELOPMENT ANALYSIS



Project: 115 NE 2nd St Residential
Pre-Development Calculations

Date: 8/26/2026

Flood Routing Description:

Client : NE 2nd Holdings LLC

Job Number: 16378.00

Total Drainage Basin: 0.757 Acres

Water Table Elevation = 3.00 Feet

Time of Conc. (hr.) = 1.00

Y	Y/N -Do you want to limit the Exfiltration Trench Vol. to a maximum of 3.28" over the site?
N	Y/N -Deduct EXFIL Vol. from Rainfall amount rather than include Vol. in Stage Storage table
Y	Y/N -Use EXFIL Vol. in Stage Storage, up to Water Quality Vol., without safety Factor of 2.

Calculated weighted soil (s) = 0.03 Soil Storage Value (S) = Storage under pervious area / Total Area

Calculated CN value 99.7 Soil Storage under pavement and buildings is not considered in computations

Table 16. STAGE STORAGE TABLE

Stage Elevation (feet)	Storage (Ac-ft)	Storage (CF)
2.80	0.000	0
3.00	0.007	288
3.50	0.088	3,833
4.00	0.293	12,776
4.50	0.583	25,386
5.00	0.903	39,354
5.50	1.233	53,729
6.50	1.898	82,680
7.50	2.563	111,630
8.50	3.227	140,581
9.50	3.892	169,531
10.50	4.557	198,481
11.50	5.221	227,432
12.00	5.553	241,907
12.50	5.886	256,382
13.00	6.218	270,857
13.50	6.550	285,333
14.00	6.883	299,808
14.50	7.215	314,283

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)=	0.20	(Pervious Area)		

Soil Storage Type	Ground Storage Values (In Inches)			
Depth to Ground Water (Ft)	1	2	3	4
* Depressional	0.45	1.58	3.3	5.1
Flatwoods	0.45	1.88	4.05	6.75
Coastal Type	0.45	1.88	4.95	8.18

* (Low Flatwoods & Costal Lowlands)

Ground Storage Values reflect 25% reduction of Available Storage, to take into account compaction of native soils.

Project: 115 NE 2nd St Residential
Pre-Development Calculations

Date: 8/26/2026

Flood Routing Description:

Client : NE 2nd Holdings LLC

Job Number: 16378.00

Table 17. SITE ACREAGE INFORMATION

Input Information								Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.	perv. acres * avg el
LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water								
BASIN TOTALS / AVERAGE		0.757	5.41	2.80	55.74	12.19	0.00	0.42	0.24	0.09	0.66	0.00	3.20	
1	Existing Buildings	0.092	5.41	5.41	0	100	0	0.00	0.00	0.09	0.00	0.00	0.00	0.
2														
3	Existing Impervious	0.071	5.41	2.80	100	0	0	0.07	0.00	0.00	0.07	0.00	0.00	0.
4	Existing Asphalt Area #1	0.304	4.35	3.30	100	0	0	0.30	0.00	0.00	0.30	0.00	0.00	0.
5	Existing Asphalt Area #2	0.046	4.95	3.20	100	0	0	0.05	0.00	0.00	0.05	0.00	0.00	0.
6														
7	Existing Landscape	0.243	3.60	2.80	0	0	0	0.00	0.24	0.00	0.24	0.00	3.20	1.
8														
9														
10														
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BASIN SUBTOTALS / AVG		0.757	5.41	2.80	55.74	12.19	0.00	0.42	0.24	0.09	0.66	0.00	3.20	1.

Table 18. UNDERGROUND STORAGE INFORMATION

Underground Storage	Area (SF)	Top Elev	Bottom Elev	% Voids
1 Underground Storage 1				
2 Underground Storage 2				
3 Underground Storage 3				
4 Underground Storage 4				
5 Underground Storage 5				
BASIN TOTALS / AVERAGE	0.757	5.41	2.80	55.74

Basin % Imper. for Water Quality Purposes = 63.48

Basin % Impervious (incl. Bldg., No lakes)= 67.93

Project: 115 NE 2nd St Residential
Pre-Development Calculations

Date: 8/26/2026

Flood Routing Description:

Client : NE 2nd Holdings LLC

Job Number: 16378.00

Detail - Stage - Storage Information

Table 19. STAGE - STORAGE INFORMATION		Surface storage (Ac-Ft)												
LAND USES	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	2.80	3.00	3.50	4.00	4.50	5.00	5.50	6.50	7.50	8.50	9.50	10.50	11.50	
Total Surface Storage	0.000	0.007	0.088	0.293	0.583	0.903	1.233	1.898	2.563	3.227	3.892	4.557	5.221	
Underground Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Exfil Trench Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TOTAL Storage	0.000	0.007	0.088	0.293	0.583	0.903	1.233	1.898	2.563	3.227	3.892	4.557	5.221	
1 Existing Buildings	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
2														
3 Existing Impervious	0.000	0.001	0.007	0.020	0.039	0.066	0.099	0.170	0.241	0.312	0.383	0.454	0.525	
4 Existing Asphalt Area #1	0.000	0.000	0.006	0.071	0.206	0.358	0.510	0.814	1.119	1.423	1.728	2.032	2.337	
5 Existing Asphalt Area #2	0.000	0.000	0.001	0.008	0.022	0.043	0.066	0.113	0.159	0.205	0.252	0.298	0.344	
6														
7 Existing Landscape	0.000	0.006	0.074	0.194	0.316	0.437	0.558	0.801	1.044	1.287	1.529	1.772	2.015	
8														
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Total Surface Storage	0.00	0.01	0.09	0.29	0.58	0.90	1.23	1.90	2.56	3.23	3.89	4.56	5.22	
Underground Storage														
	2.80	3.00	3.50	4.00	4.50	5.00	5.50	6.50	7.50	8.50	9.50	10.50	11.50	
1 Underground Storage 1														
2 Underground Storage 2														
3 Underground Storage 3														
4 Underground Storage 4														
5 Underground Storage 5														
Total Underground Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Exfil Trench Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TOTAL Storage	0.000	0.007	0.088	0.293	0.583	0.903	1.233	1.898	2.563	3.227	3.892	4.557	5.221	
Stage Elevation	2.80	3.00	3.50	4.00	4.50	5.00	5.50	6.50	7.50	8.50	9.50	10.50	11.50	

Project: 115 NE 2nd St Residential
Pre-Development Calculations

Flood Routing Description:

Client : NE 2nd Holdings LLC

Date: 8/26/2026

Job Number: 16378.00

Table 20. SOIL - STORAGE INFORMATION

Detail - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
	TOTAL/AVERAGE		0.09	0.00
1	Existing Buildings	0.00	0.00	0.000
2				
3	Existing Impervious	0.00	0.00	0.000
4	Existing Asphalt Area #1	0.00	0.00	0.000
5	Existing Asphalt Area #2	0.00	0.00	0.000
6				
7	Existing Landscape	0.20	0.09	0.002
8				
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40				
	TOTAL/AVERAGE		0.09	0.002

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

Soil Storage under pavement and buildings is not considered in computations

S= 0.02886372

POST – DEVELOPMENT ANALYSIS



Project:

115 NE 2nd St Residential

Date: 8/26/2026

Flood Routing Description:

Post-Development Calculations

Client :

NE 2nd Holdings LLC

Job Number: 16378.00

Total Drainage Basin:

0.714 Acres

Y

Y/N -Do you want to limit the Exfiltration Trench Vol. to a maximum of 3.28" over the site?

Water Table Elevation =

3.00 Feet

N

Y/N -Deduct EXFIL Vol. from Rainfall amount rather than include Vol. in Stage Storage table

Time of Conc. (hr.) =

1.00

N

Y/N -Use EXFIL Vol. in Stage Storage, up to Water Quality Vol., without safety Factor of 2.

Calculated weighted soil (s) ,

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

Calculated CN value

100.0 Soil Storage under pavement and buildings is not considered in computations

Table 16. STAGE STORAGE TABLE

Stage Elevation (feet)	Storage (Ac-ft)	Storage (CF)
2.70	0.000	0
3.00	0.001	39
3.50	0.008	333
4.00	0.027	1,186
4.50	0.055	2,395
5.00	0.088	3,835
5.50	0.126	5,505
6.00	0.170	7,406
6.50	0.219	9,538
7.00	0.273	11,900
7.50	0.333	14,486
8.00	0.393	17,139
8.50	0.454	19,792
9.50	0.576	25,097
10.50	0.698	30,403
11.50	0.820	35,709
12.50	0.942	41,014
13.50	1.063	46,320
14.50	1.185	51,626

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)=	0.23 (Pervious Area)			

Soil Storage Type

Ground Storage Values (In Inches)

Depth to Ground Water (Ft)	1	2	3	4
* Depressional	0.45	1.58	3.3	5.1
Flatwoods	0.45	1.88	4.05	6.75
Coastal Type	0.45	1.88	4.95	8.18

* (Low Flatwoods & Costal Lowlands)

Ground Storage Values reflect 25% reduction of Available Storage, to take into account compaction of native soils.

Project: 115 NE 2nd St Residential
Post-Development Calculations

Date: 8/26/2026

Flood Routing Description:

Client : NE 2nd Holdings LLC

Job Number: 16378.00

Table 17. SITE ACREAGE INFORMATION

Input Information								Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. El.	perv. acres * avg el					
LAND USES	Acres	High Elev.	Low Elev.	% Imperv. Paved	% Bldgs.	% Water													
BASIN TOTALS / AVERAGE								0.714	7.42	2.70	14.12	82.94	0.00	0.10	0.02	0.59	0.12	0.00	3.23
1	Proposed Building Area #1	0.188	7.42	7.42	0	100	0	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.				
2	Proposed Building Area #2	0.404	4.00	4.00	0	100	0	0.00	0.00	0.40	0.00	0.00	0.00	0.00	0.				
3																			
4	Proposed Impervious	0.086	7.38	3.30	100	0	0	0.09	0.00	0.00	0.09	0.00	0.00	0.00	0.				
5	Proposed Asphalt Area #1	0.014	4.00	3.20	100	0	0	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.				
6																			
7																			
8	Proposed Landscape	0.021	3.75	2.70	0	0	0	0.00	0.02	0.00	0.02	0.00	0.00	3.23	0.				
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39																			
BASIN SUBTOTALS / AVG		0.714	7.42	2.70	14.12	82.94	0.00	0.10	0.02	0.59	0.12	0.00	3.23	0.					

Table 18. UNDERGROUND STORAGE INFORMATION

Underground Storage	Area (SF)	Top Elev	Bottom Elev	% Voids										
1 Underground Storage 1														
2 Underground Storage 2														
3 Underground Storage 3														
4 Underground Storage 4														
5 Underground Storage 5														
BASIN TOTALS / AVERAGE	0.714	7.42	2.70	14.12	82.94	0.00	0.10	0.02	0.59	0.12	0.00	3.23	0.	
Basin % Imper. for Water Quality Purposes =		82.76												
Basin % Impervious (incl. Bldg., No lakes)=		97.06												

Project: 115 NE 2nd St Residential Date: 8/26/2026
Post-Development Calculations
Flood Routing Description:
Client : NE 2nd Holdings LLC Job Number: 16378.00
Detail - Stage - Storage Information

Table 19. STAGE - STORAGE INFORMATION		Surface storage (Ac-Ft)												
LAND USES	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	2.70	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	
Total Surface Storage	0.000	0.001	0.008	0.027	0.055	0.088	0.126	0.170	0.219	0.273	0.333	0.393	0.454	
Underground Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Exfil Trench Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TOTAL Storage	0.000	0.001	0.008	0.027	0.055	0.088	0.126	0.170	0.219	0.273	0.333	0.393	0.454	
1 Proposed Building Area #1	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
2 Proposed Building Area #2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
3														
4 Proposed Impervious	0.000	0.000	0.000	0.005	0.015	0.031	0.051	0.077	0.108	0.145	0.187	0.230	0.273	
5 Proposed Asphalt Area #1	0.000	0.000	0.001	0.006	0.013	0.020	0.027	0.035	0.042	0.049	0.056	0.063	0.071	
6														
7														
8 Proposed Landscape	0.000	0.001	0.006	0.016	0.027	0.037	0.048	0.058	0.069	0.079	0.090	0.100	0.111	
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Total Surface Storage	0.00	0.00	0.01	0.03	0.05	0.09	0.13	0.17	0.22	0.27	0.33	0.39	0.45	

Underground Storage

	2.70	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	
1 Underground Storage 1														
2 Underground Storage 2														
3 Underground Storage 3														
4 Underground Storage 4														
5 Underground Storage 5														
Total Underground Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Exfil Trench Storage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TOTAL Storage	0.000	0.001	0.008	0.027	0.055	0.088	0.126	0.170	0.219	0.273	0.333	0.393	0.454	
Stage Elevation	2.70	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	

Project: 115 NE 2nd St Residential
Post-Development Calculations
Flood Routing Description:
Client : NE 2nd Holdings LLC

Date: 8/26/2026

Job Number: 16378.00

Table 20. SOIL - STORAGE INFORMATION

Detail - Soil Storage Information

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
	TOTAL/AVERAGE		0.10	0.00
1	Proposed Building Area #1	0.00	0.00	0.000
2	Proposed Building Area #2	0.00	0.00	0.000
3				
4	Proposed Impervious	0.00	0.00	0.000
5	Proposed Asphalt Area #1	0.00	0.00	0.000
6				
7				
8	Proposed Landscape	0.23	0.10	0.000
9				
10				
11				
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39				
40				
	TOTAL/AVERAGE		0.10	0.000

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

Soil Storage under pavement and buildings is not considered in computations

S= 0.00297878

Project:115 NE 2nd St ResidentialPost-Development CalculationsDate: 8/26/2026

Flood Routing Description:Client :NE 2nd Holdings LLCJob Number: 16378.00

Table 21. STAGE / DISCHARGE DATA TABLE

Drainage Basin:		Receiving Water Body:		Runoff Formula:																
SFWMD allowable discharge:		CFS	0.71	Q=Allowable runoff (CFS)																
Historic/Prev. Permit Discharge =		CFS		CSM=Cubic Feet per Sec. per Sq. Mile																
Stage / Discharge Data Table																				
Stage (feet)		2.70	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.50	10.50	11.50	12.50	13.50	14.50
On-Site (Well Discharge)		0.00	0.00	0.00	0.00	0.00	0.00	1.00	2.01	3.01	4.01	5.01	6.02	7.02	8.02	9.02	10.03	11.03	12.03	13.03
Total Discharge (Includes Well) (CFS)		0.00	0.00	0.00	0.00	0.00	0.00	1.00	2.01	3.01	4.01	5.01	6.02	7.02	8.02	9.02	10.03	11.03	12.03	13.03

Discharge Structure Description:
Notes

Nutrient Analysis

1. Determine whether the site falls within the same HUC 12 sub-watershed as, and is upstream of, an OFW or impaired water, and select the corresponding performance standard

8.3.2 Minimum Stormwater Treatment Performance Standards for All Sites

Except as described in sections 8.3.4 through 8.3.6 below, all stormwater treatment systems shall provide a level of treatment sufficient to accomplish the greater of the following nutrient load reduction criteria:

- (a) an 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project; or
- (b) a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading.

8.3.4 Minimum Performance Standards for Impaired Waters

- (a) Stormwater treatment systems located within a HUC 12 subwatershed which contains an impaired water, and located upstream of that impaired water, shall provide a level of treatment sufficient to accomplish:
 1. an 80 percent reduction of average annual loading of TP and TN from the proposed project, or a 95 percent reduction of average annual loading of TP and TN from the proposed project where located within such a HUC 12 subwatershed containing an OFW and located upstream of that OFW; and
 2. a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading; and
3. *the post-development condition average annual loading, of those pollutants not meeting water quality standards, that is less than that of the predevelopment condition.*

2. Project's meteorological zone and mean annual runoff

Meteorological Zone 5
Mean Annual Rainfall 62 inches

3. Determine the pre-development Non-DCIA CN, DCIA Percentage and ROC Value

1. Impervious	Area (acres)	DCIA	Non-DCIA	Non-DCIA CN	Land Use Classification	Total N (mg/l) EMC Values	Total P (mg/l) EMC Values
Building	0.092		0.092	98			
Impervious	0.037		0.037	98			
Pavement	0.348		0.348	98			
2. Pervious							
Landscape	0.237		0.237	80			
Total	0.714	0.000	0.714	92		0.930	0.190

*

Pre-Development Land Use	Total Watershed Area (acres)	Non-DCIA CN	DCIA Percentage	Calculated ROC Value
Pre-development	0.714	92	0%	0.353

4. Determine the pre-development average annual runoff

Annual Runoff Volume (ac-ft) = 1.30 ac-ft

5. Determine the pre-development average annual average mass loading of the project area for both total nitrogen (TN) and total phosphorus (TP).

Annual Average Mass Loading (TN) = 3.29 lb/year
Annual Average Mass Loading (TP) = 0.67 lb/year

6. Determine the post-development Non-DCIA CN, DCIA Percentage and ROC Value

1. Impervious	Area (acres)	DCIA	Non-DCIA	Non-DCIA CN	Land Use Classification	Total N (mg/l) EMC Values	Total P (mg/l) EMC Values
Amenity Area Deck	0.100		0.100	98			
Amenity Area Pool	0.013		0.013	98			
2. Pervious							
Amenity Area Planters	0.047		0.047	80			
Total	0.160	0.000	0.160	93		0.930	0.190

*

Post-Development Land Use	Total Watershed Area (acres)	Non-DCIA CN	DCIA Percentage	Calculated ROC Value
Post-Development	0.160	93	0%	0.384

7. Determine the post-development average annual runoff

Annual Runoff Volume (ac-ft) = 0.32 ac-ft

8. Determine the post-development average annual average mass loading of the project area for both total nitrogen (TN) and total phosphorus (TP).

Annual Average Mass Loading (TN) = 0.80 lb/year
Annual Average Mass Loading (TP) = 0.16 lb/year

9. Percent Reduction Calculation

Pre-vs-Post Percent Reduction Calculation (TN)= -310 %
Pre-vs-Post Percent Reduction Calculation (TP)= -310 %

10. Required Treatment Efficiency

Required Treatment Efficiency (TN)= 80 %
Required Treatment Efficiency (TP)= 80 %

11. Post development maximum load to meet % treatment required

TN maximum load= 0.16 lb/year
TP maximum load= 0.03 lb/year

12. Dry Retention Removal Efficiency

Design Volume (1,162 cubic feet of Volume is stored in tree boxes) 2.00 inches

Removal Efficiency from Appendix O of ERP Applicant Handbook Vol. I 81.14 %

13. Post development maximum load after treatment in Tree Boxes

TN maximum load= 0.15 lb/year
TP maximum load= 0.03 lb/year

Conclusion: The proposed stormwater treatment system provides 1,162 cubic feet of treatment volume within the tree boxes, equivalent to the required 2.00 inches of water quality treatment.

Based on the nutrient removal efficiencies provided in Appendix O of the ERP Applicant's Handbook, the system achieves a total treatment efficiency of 81.14% for Total Nitrogen (TN) and Total Phosphorus (TP). The treatment efficiency meets the required 80%.

RAINFALL DATA AND MAPS





POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.557 (0.442-0.706)	0.644 (0.511-0.819)	0.789 (0.624-1.00)	0.908 (0.715-1.16)	1.07 (0.820-1.42)	1.20 (0.900-1.61)	1.33 (0.967-1.83)	1.46 (1.02-2.06)	1.64 (1.11-2.38)	1.77 (1.17-2.61)
10-min	0.815 (0.647-1.03)	0.944 (0.749-1.20)	1.16 (0.914-1.47)	1.33 (1.05-1.70)	1.57 (1.20-2.08)	1.76 (1.32-2.36)	1.95 (1.42-2.68)	2.14 (1.50-3.02)	2.40 (1.62-3.48)	2.59 (1.71-3.83)
15-min	0.994 (0.790-1.26)	1.15 (0.913-1.46)	1.41 (1.11-1.79)	1.62 (1.28-2.08)	1.92 (1.46-2.53)	2.15 (1.61-2.88)	2.38 (1.73-3.26)	2.61 (1.83-3.69)	2.92 (1.98-4.24)	3.16 (2.09-4.67)
30-min	1.59 (1.26-2.02)	1.85 (1.47-2.35)	2.28 (1.80-2.90)	2.64 (2.08-3.37)	3.13 (2.39-4.13)	3.51 (2.62-4.70)	3.89 (2.82-5.34)	4.28 (2.99-6.04)	4.79 (3.24-6.96)	5.18 (3.43-7.65)
60-min	2.20 (1.74-2.79)	2.53 (2.01-3.22)	3.11 (2.46-3.96)	3.61 (2.84-4.62)	4.34 (3.34-5.78)	4.94 (3.71-6.65)	5.55 (4.05-7.67)	6.21 (4.36-8.81)	7.11 (4.82-10.4)	7.83 (5.17-11.6)
2-hr	2.80 (2.24-3.54)	3.22 (2.57-4.06)	3.94 (3.13-4.98)	4.59 (3.63-5.83)	5.56 (4.31-7.37)	6.36 (4.82-8.54)	7.22 (5.30-9.93)	8.14 (5.76-11.5)	9.43 (6.45-13.7)	10.5 (6.97-15.4)
3-hr	3.15 (2.53-3.96)	3.60 (2.89-4.53)	4.43 (3.54-5.58)	5.20 (4.13-6.58)	6.37 (4.97-8.46)	7.36 (5.61-9.89)	8.44 (6.24-11.6)	9.62 (6.85-13.6)	11.3 (7.76-16.4)	12.7 (8.46-18.5)
6-hr	3.68 (2.97-4.59)	4.29 (3.45-5.35)	5.40 (4.34-6.76)	6.44 (5.15-8.10)	8.04 (6.33-10.7)	9.42 (7.22-12.6)	10.9 (8.11-14.9)	12.5 (8.99-17.6)	14.9 (10.3-21.5)	16.8 (11.3-24.4)
12-hr	4.14 (3.36-5.13)	5.01 (4.06-6.20)	6.55 (5.30-8.14)	7.96 (6.40-9.94)	10.1 (7.96-13.2)	11.9 (9.14-15.7)	13.8 (10.3-18.7)	15.8 (11.4-22.1)	18.8 (13.1-26.9)	21.1 (14.3-30.5)
24-hr	4.69 (3.83-5.77)	5.76 (4.70-7.09)	7.66 (6.23-9.46)	9.38 (7.58-11.6)	11.9 (9.47-15.5)	14.1 (10.9-18.5)	16.4 (12.3-22.0)	18.8 (13.6-26.0)	22.3 (15.6-31.7)	25.1 (17.1-35.9)
2-day	5.48 (4.50-6.70)	6.58 (5.40-8.04)	8.56 (7.00-10.5)	10.4 (8.45-12.8)	13.2 (10.5-17.1)	15.5 (12.1-20.3)	18.0 (13.7-24.2)	20.8 (15.2-28.6)	24.7 (17.4-34.9)	27.9 (19.1-39.7)
3-day	6.05 (4.99-7.36)	7.13 (5.86-8.67)	9.09 (7.46-11.1)	10.9 (8.91-13.4)	13.7 (11.0-17.7)	16.1 (12.6-21.0)	18.7 (14.2-25.0)	21.5 (15.8-29.6)	25.6 (18.1-36.1)	28.9 (19.9-41.0)
4-day	6.57 (5.43-7.97)	7.60 (6.27-9.22)	9.50 (7.82-11.6)	11.3 (9.24-13.8)	14.1 (11.4-18.1)	16.5 (12.9-21.4)	19.1 (14.5-25.4)	21.9 (16.1-30.0)	26.0 (18.5-36.6)	29.4 (20.3-41.6)
7-day	8.02 (6.65-9.66)	8.89 (7.37-10.7)	10.6 (8.75-12.8)	12.2 (10.1-14.9)	14.9 (12.1-19.1)	17.2 (13.6-22.3)	19.8 (15.2-26.3)	22.7 (16.8-31.0)	26.9 (19.3-37.7)	30.4 (21.1-42.8)
10-day	9.22 (7.68-11.1)	10.1 (8.41-12.2)	11.8 (9.81-14.3)	13.5 (11.1-16.4)	16.2 (13.2-20.6)	18.5 (14.7-23.9)	21.1 (16.3-27.9)	24.0 (17.8-32.6)	28.2 (20.2-39.3)	31.7 (22.1-44.4)
20-day	12.3 (10.3-14.6)	13.7 (11.5-16.4)	16.2 (13.5-19.4)	18.4 (15.3-22.1)	21.6 (17.5-27.0)	24.2 (19.2-30.6)	26.9 (20.7-34.9)	29.8 (22.2-39.8)	33.8 (24.3-46.4)	36.9 (25.9-51.4)
30-day	14.7 (12.4-17.5)	16.7 (14.0-19.8)	19.9 (16.7-23.7)	22.6 (18.8-27.0)	26.2 (21.2-32.3)	29.0 (23.0-36.3)	31.8 (24.5-40.9)	34.6 (25.8-45.8)	38.4 (27.6-52.2)	41.2 (29.0-57.1)
45-day	17.9 (15.1-21.1)	20.4 (17.2-24.1)	24.3 (20.4-28.8)	27.4 (22.9-32.7)	31.5 (25.5-38.4)	34.5 (27.4-42.8)	37.3 (28.8-47.5)	40.0 (29.8-52.5)	43.4 (31.3-58.6)	45.8 (32.4-63.3)
60-day	20.6 (17.4-24.3)	23.4 (19.8-27.6)	27.8 (23.4-32.9)	31.2 (26.1-37.0)	35.5 (28.7-43.0)	38.5 (30.6-47.5)	41.3 (31.9-52.3)	44.0 (32.8-57.3)	47.0 (33.9-63.2)	49.1 (34.8-67.6)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

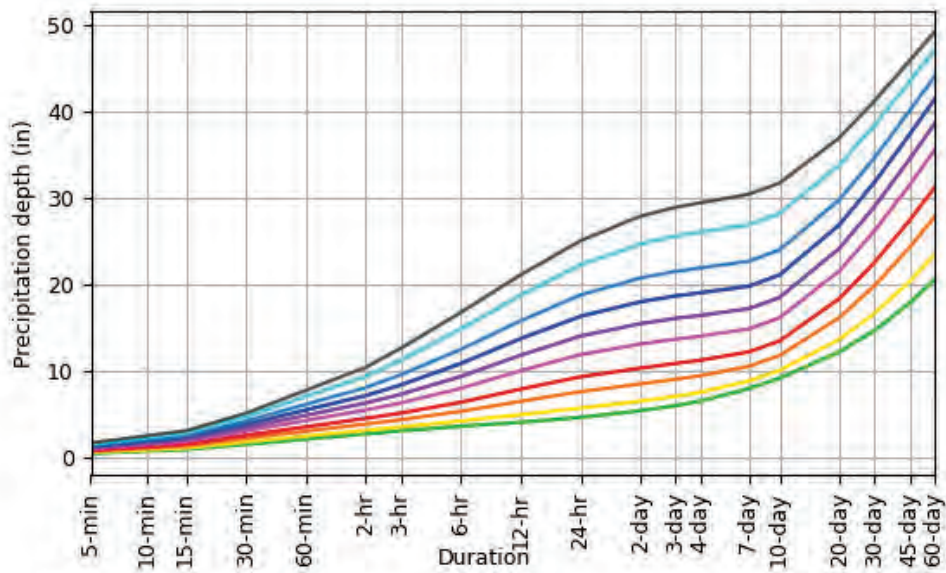
Please refer to NOAA Atlas 14 document for more information.

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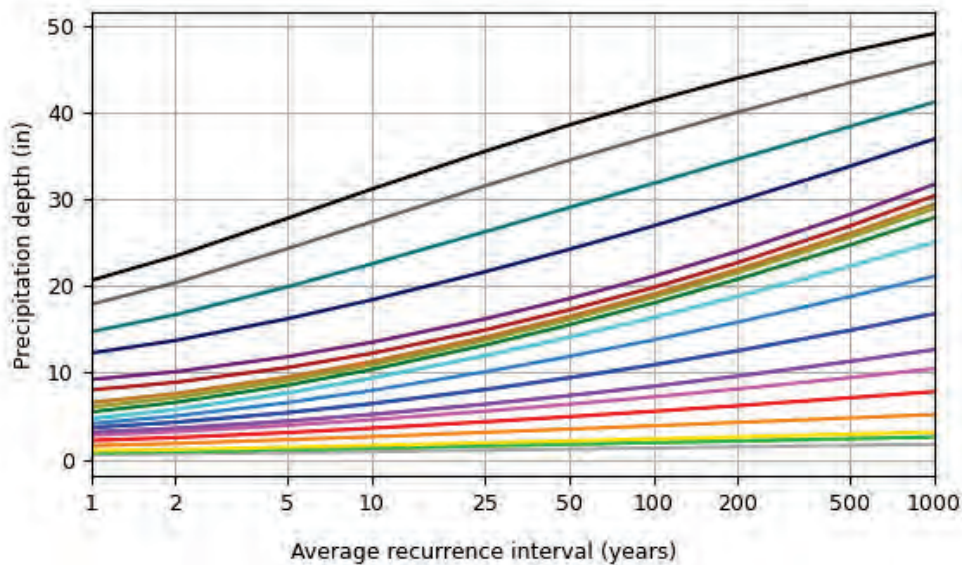
PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 26.1244°, Longitude: -80.1419°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

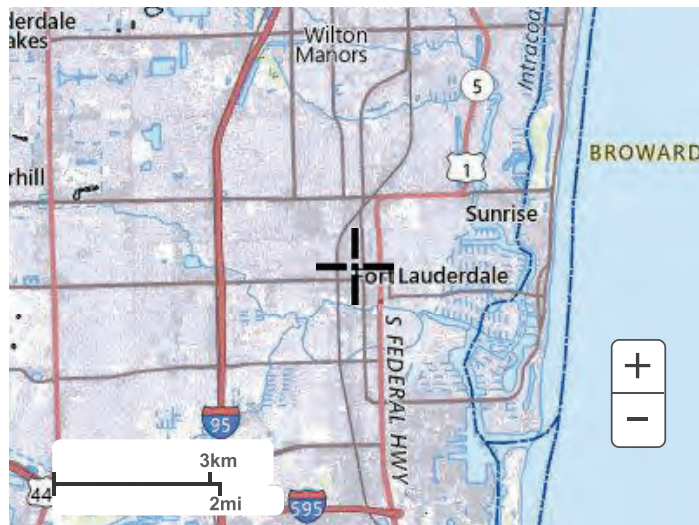


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

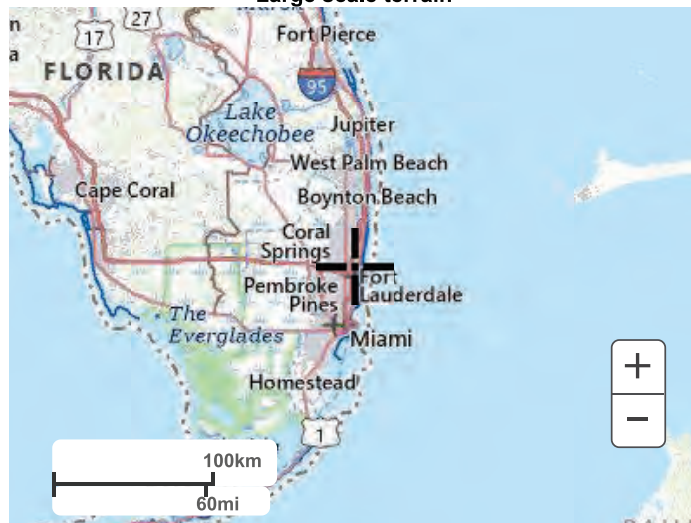
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Maps & aerials

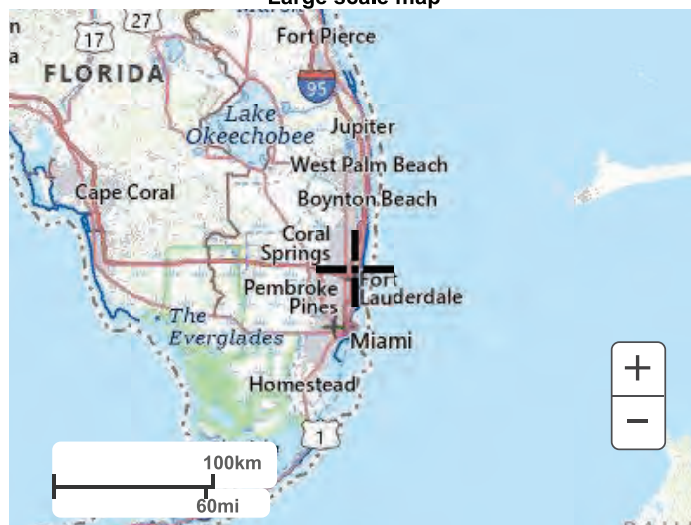
Small scale terrain



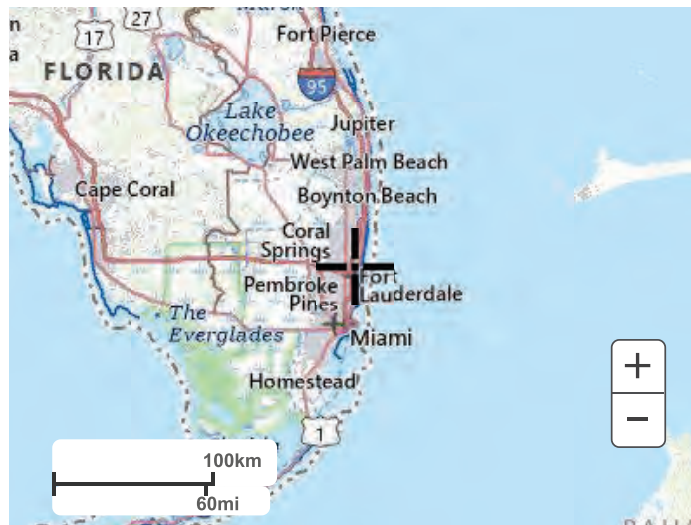
Large scale terrain



Large scale map



Large scale aerial



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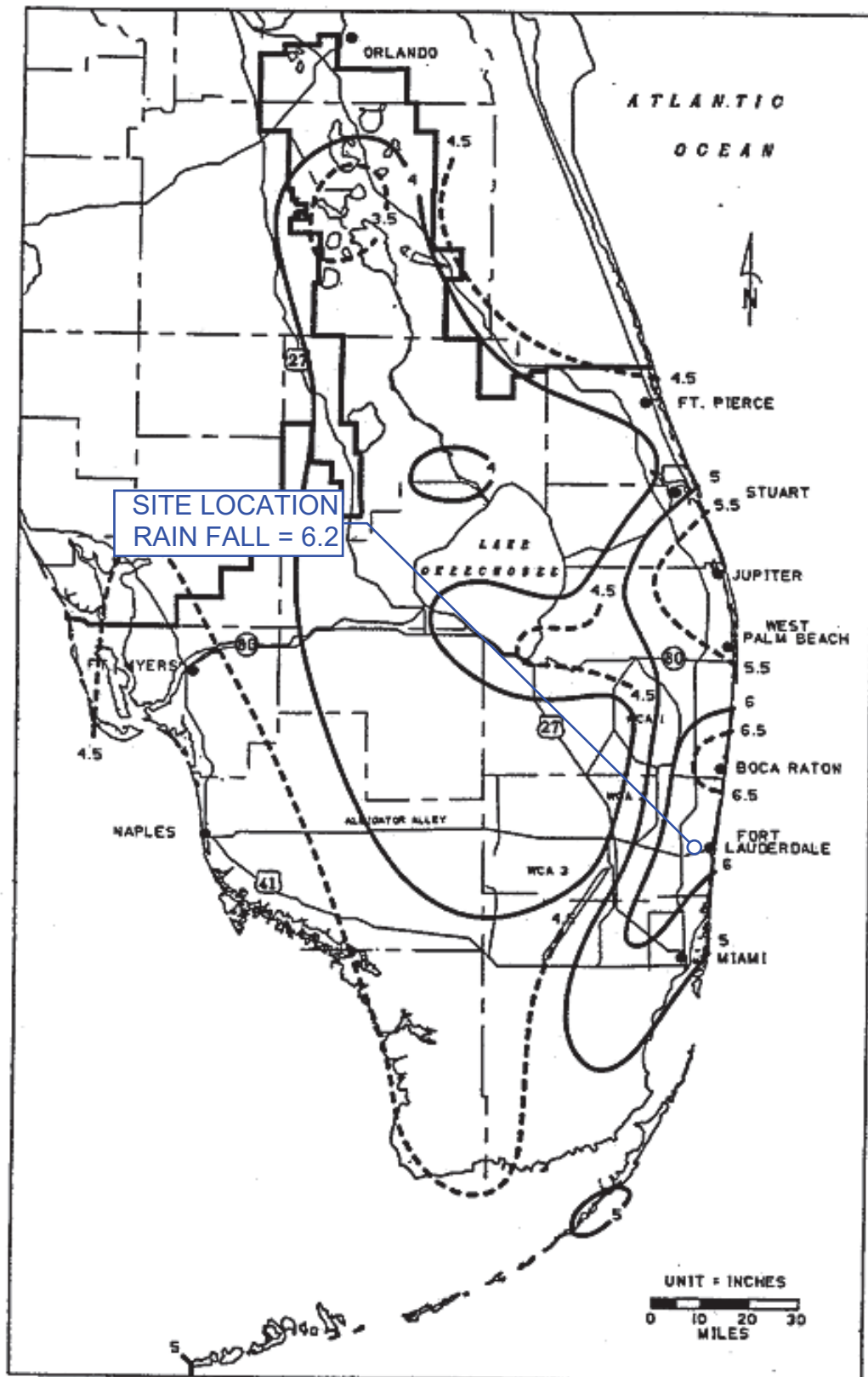


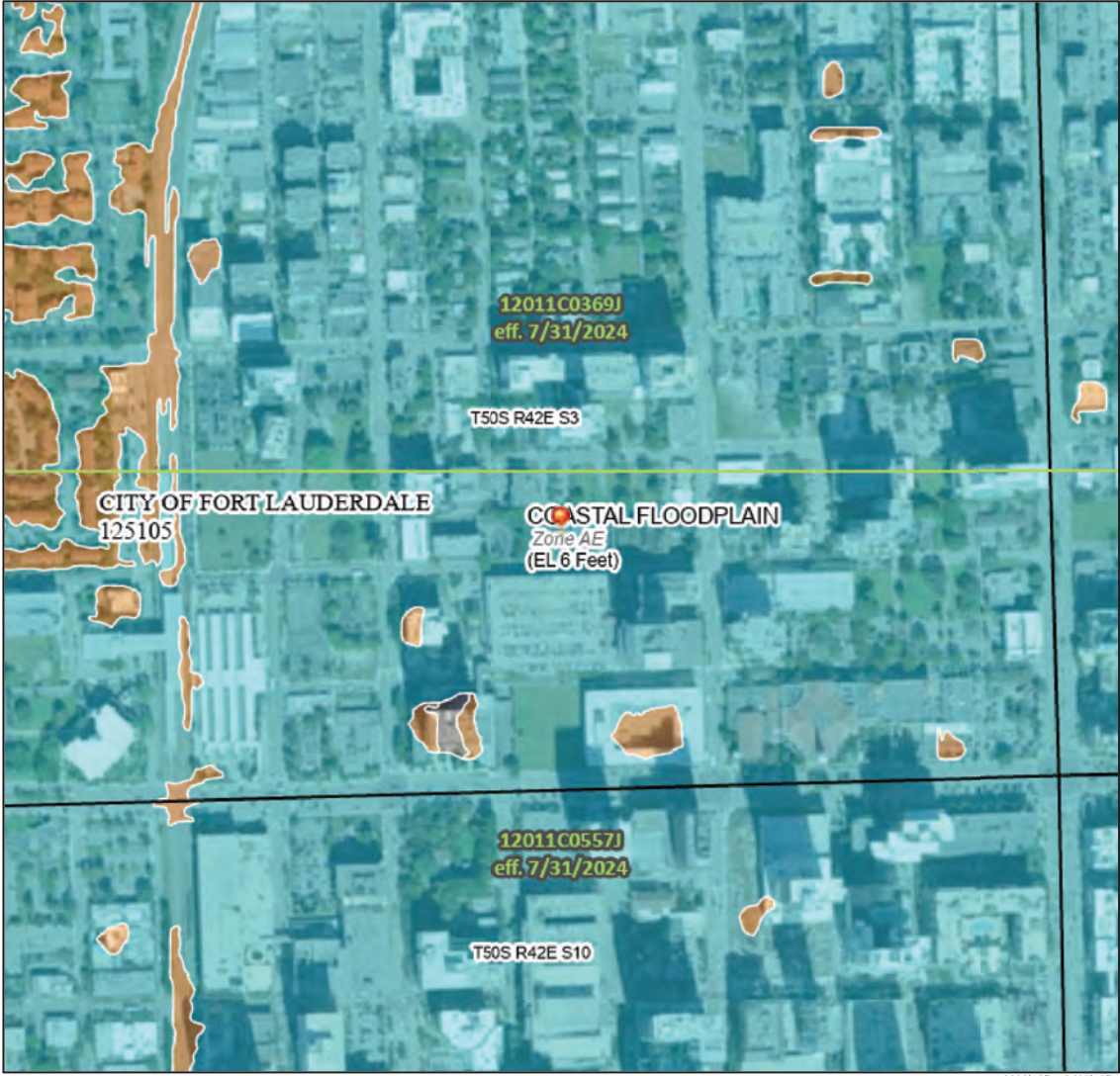
FIGURE C-2. 1-DAY RAINFALL: 3-YEAR RETURN PERIOD

MISC. MAPS & DESIGN EXHIBITS



National Flood Hazard Layer FIRMette

80°8'50"W 26°7'44"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 80°8'12"W 26°7'12"N
Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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 AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs

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

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

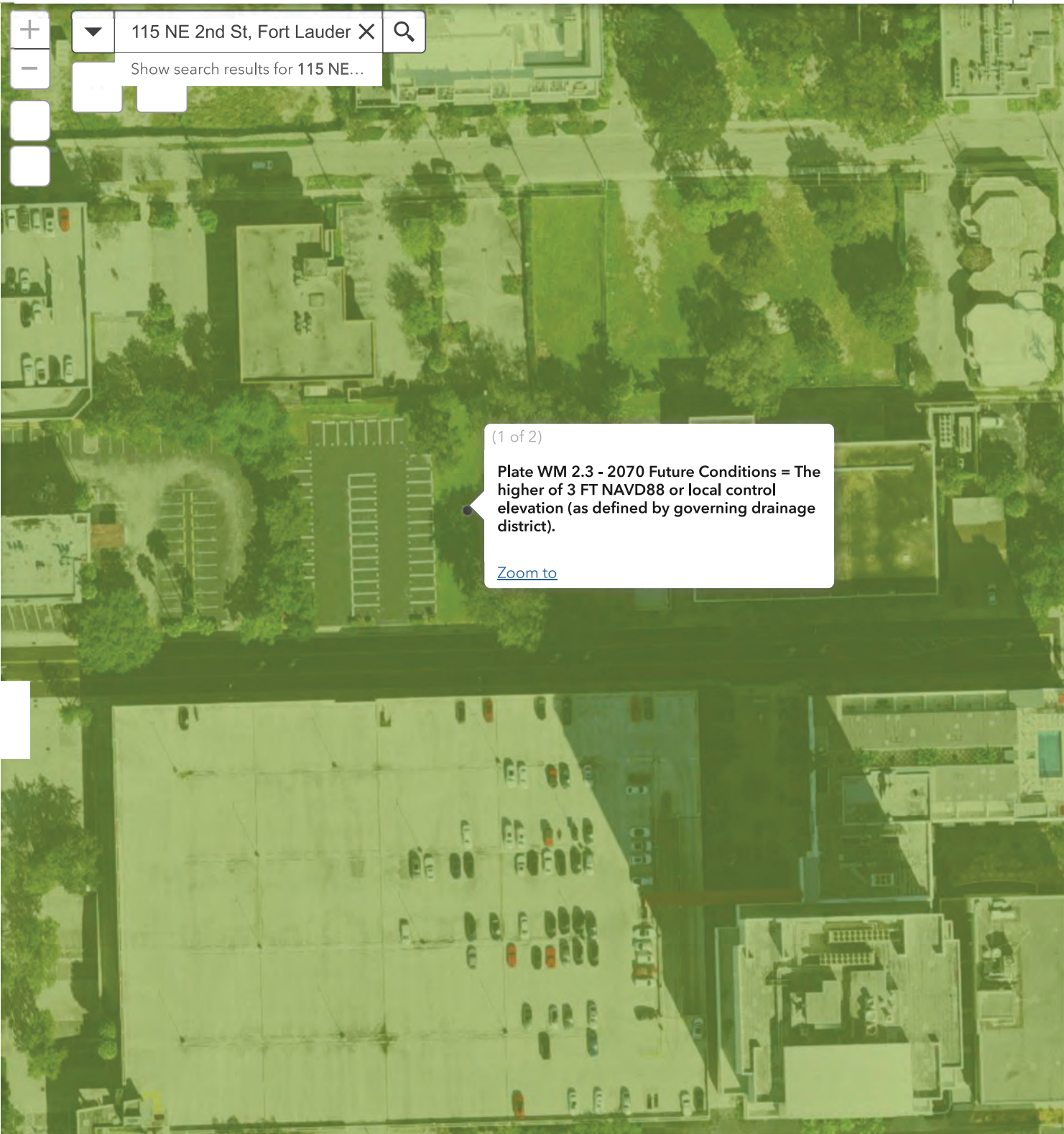
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2026 at 5:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

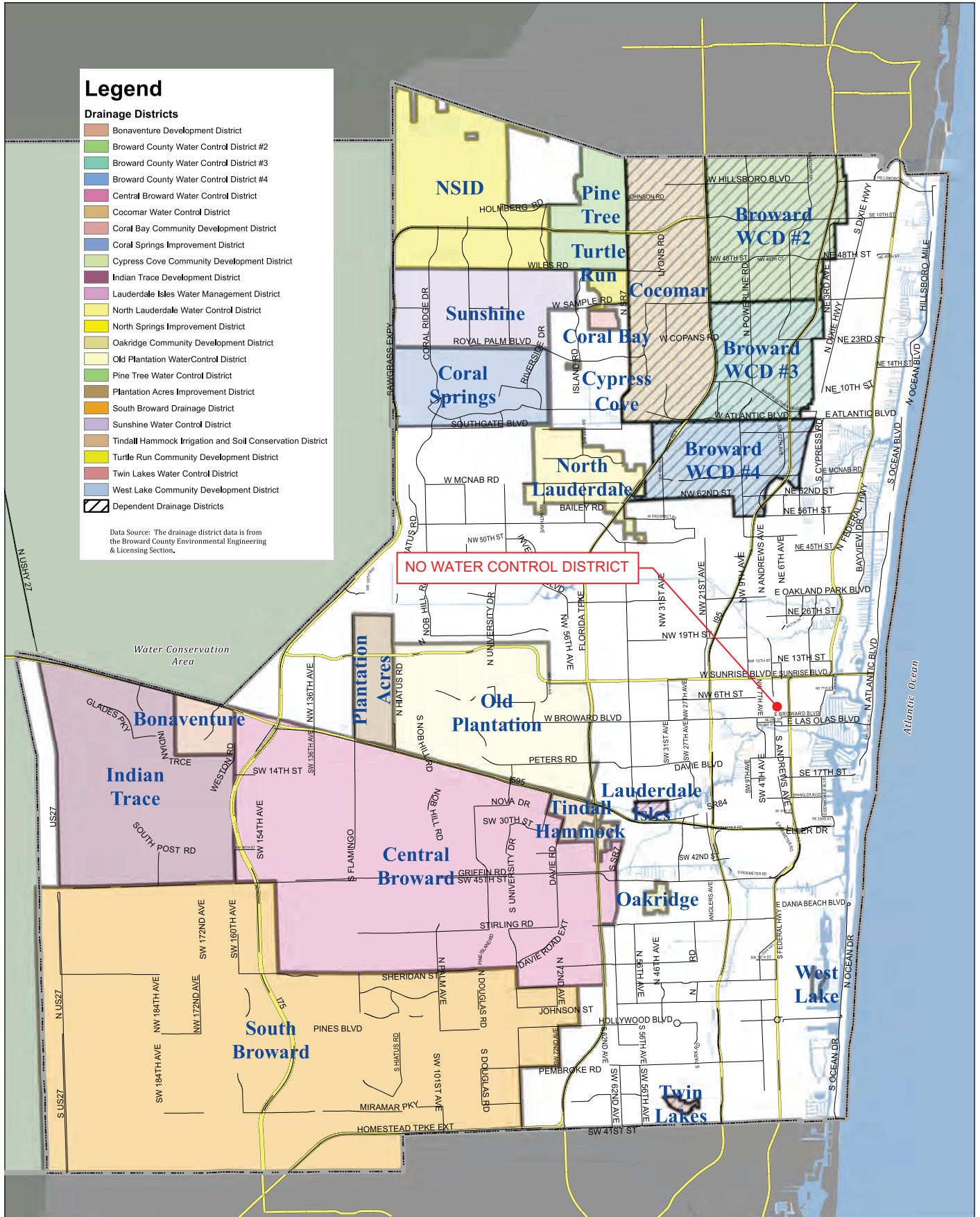


Legend

Drainage Districts

- Bonaventure Development District
- Broward County Water Control District #2
- Broward County Water Control District #3
- Broward County Water Control District #4
- Central Broward Water Control District
- Cocomar Water Control District
- Coral Bay Community Development District
- Coral Springs Improvement District
- Cypress Cove Community Development District
- Indian Trace Development District
- Lauderdale Isles Water Management District
- North Lauderdale Water Control District
- North Springs Improvement District
- Oakridge Community Development District
- Old Plantation Water Control District
- Pine Tree Water Control District
- Plantation Acres Improvement District
- South Broward Drainage District
- Sunshine Water Control District
- Tindall Hammock Irrigation and Soil Conservation District
- Turtle Run Community Development District
- Twin Lakes Water Control District
- West Lake Community Development District
- Dependent Drainage Districts

Data Source: The drainage district data is from the Broward County Environmental Engineering & Licensing Section.





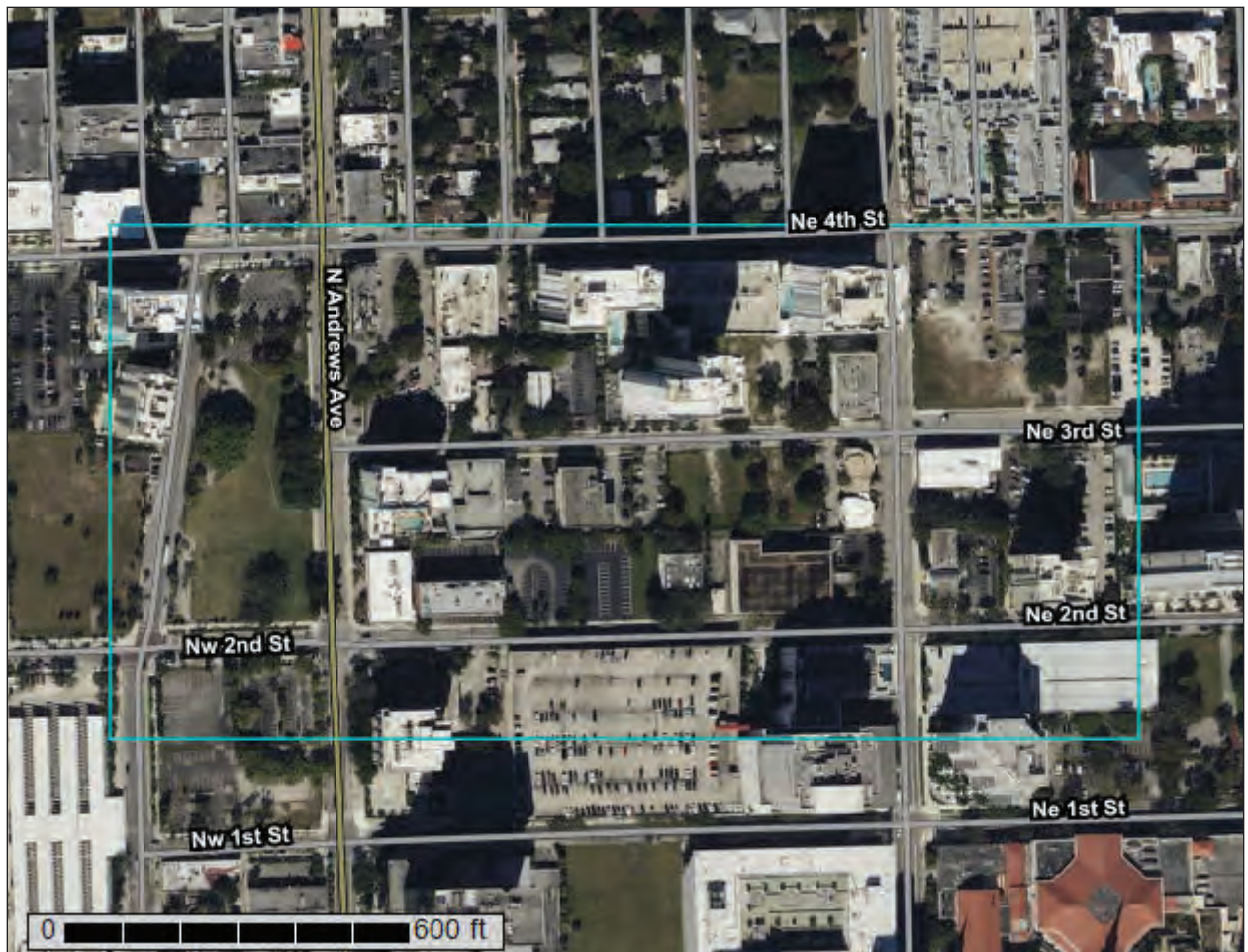
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Broward County, Florida, East Part**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

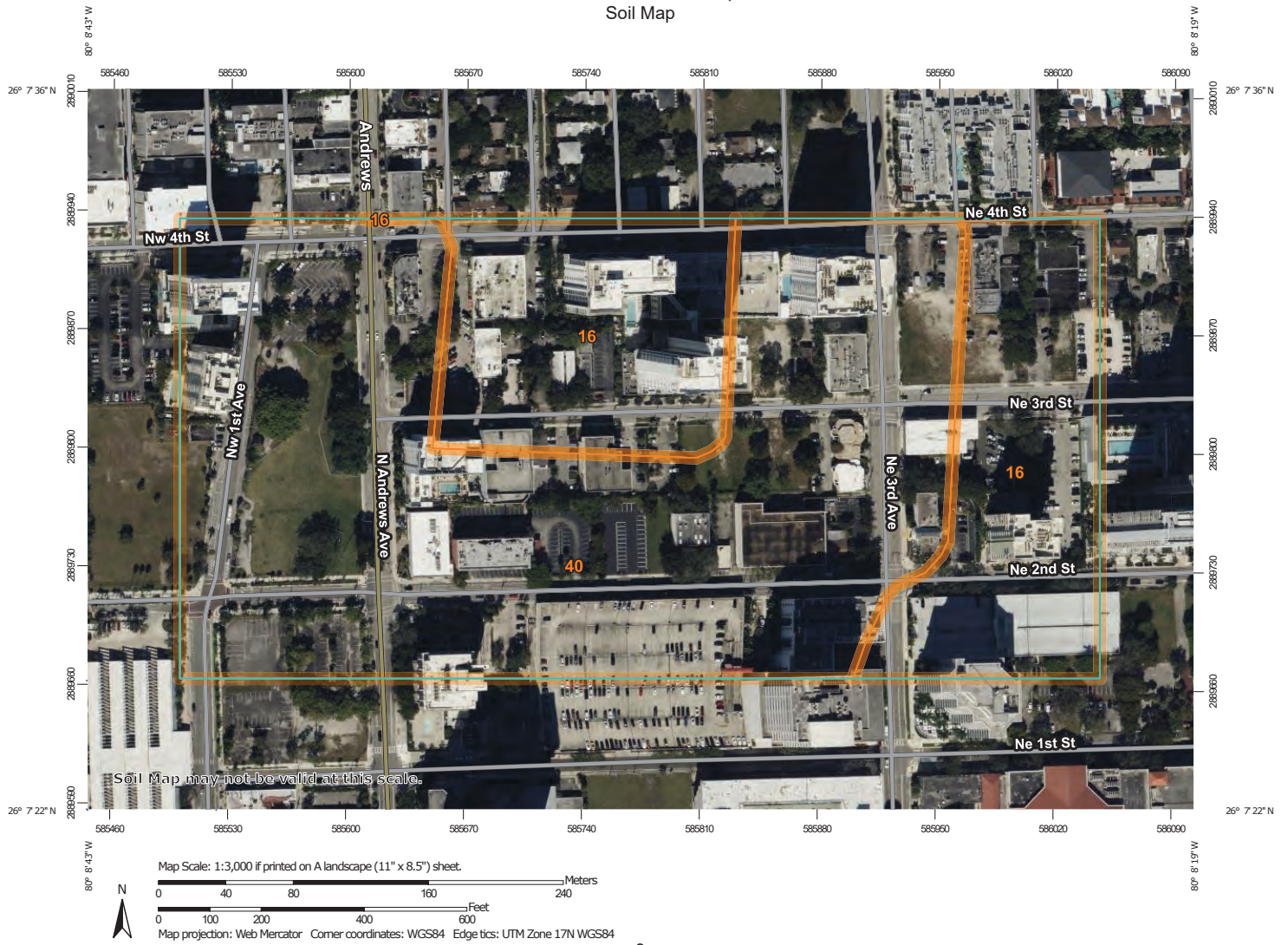
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part

Survey Area Data: Version 21, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Immokalee, limestone substratum-Urban land complex	12.4	33.6%
40	Urban land, 0 to 2 percent slopes	24.4	66.4%
Totals for Area of Interest		36.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Broward County, Florida, East Part

16—Immokalee, limestone substratum-Urban land complex

Map Unit Setting

National map unit symbol: 1hn8w
Landscape: Coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 60 to 68 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee, limestone substratum, and similar soils: 50 percent
Urban land: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee, Limestone Substratum

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 48 inches: fine sand
Bh - 48 to 58 inches: fine sand
2R - 58 to 62 inches: weathered bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 40 to 72 inches to paralithic bedrock
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156AC999FL)

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Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landscape: Coastal plains
Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Unranked

Minor Components

Basinger

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Immokalee

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Pompano

Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)

Hydric soil rating: Yes

Margate

Percent of map unit: 2 percent

Landscape: Coastal plains

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: F156AY340FL - Subtropical Pine Flatwoods and Palmetto Prairie
of Miami Ridge / Atlantic Coastal Strip

Other vegetative classification: Forage suitability group not assigned
(G156AC999FL)

Hydric soil rating: Yes

40—Urban land, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fc

Landscape: Coastal plains

Elevation: 0 to 200 feet

Mean annual precipitation: 40 to 68 inches

Mean annual air temperature: 68 to 79 degrees F

Frost-free period: 345 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landscape: Coastal plains

Landform: Hills on marine terraces, Ridges on marine terraces, Knolls on marine
terraces, Rises on marine terraces, Flatwoods on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser, rise, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G155XB999FL)

Other vegetative classification: Forage suitability group not assigned
(G155XB999FL)

Hydric soil rating: Unranked

Minor Components

Matlacha

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Anthropogenic features: Fills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

St. augustine

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Marine terraces
Landform position (three-dimensional): Tread, rise
Anthropogenic features: Fills
Down-slope shape: Linear
Across-slope shape: Convex
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Flats on marine terraces, Drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Immokalee

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear

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Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Myakka

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Paola

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Ridges on marine terraces, Knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Pomello

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Ridges on marine terraces, Knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

Eaugallie

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Adamsville

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear

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Other vegetative classification: Upland Hardwood Hammock (R155XY008FL),
Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

Apopka

Percent of map unit: 1 percent
Landscape: Coastal plains
Landform: Hills on marine terraces, Ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL),
Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

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POLE MOUNT

LNS-100LS-9-CA-3RNGC-30"-4FTR-RD-DIM??K

SPECIFICATION FEATURES		Date
		04-24-26
Dimensions	30" x 30"	
Lamps	100 watts of LED- Kelvin choice	
Material	Aluminum	
Finish	9= TBD standard Powdercoat	
Lens	White Frosted Acrylic	
Label	WET Location	
Voltage	120 / 277	
Description	Exterior	

PROJECT:

SPECIFIER:

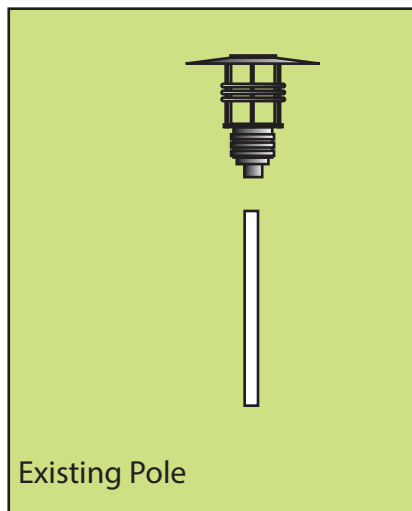
9,900 lumens
with 0 to 10 volt dimming

30" diameter Replaceable hood

Round Bar decorative rings

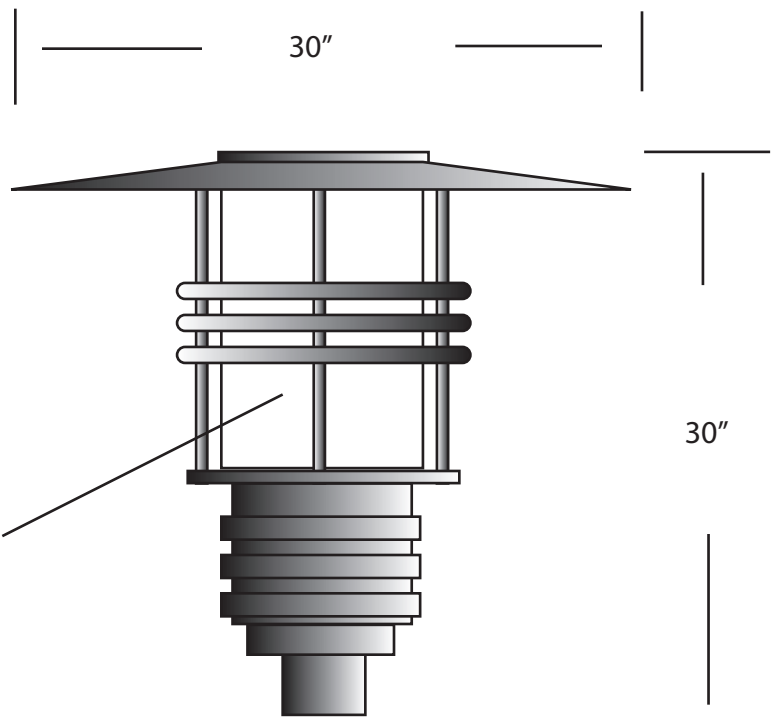
LED's in the top hood facing downward.
Clear acrylic 8" cylinder.

Slip fitter for a 4" round pole.
100 watts of LED - choice of kelvin
0 to 10 volt dimming
Aluminum material
9= TBD standard Evergreen powdercoat.



Clear acrylic

Slip fitter for a 4" round pole



Drawings are not to scale

EVERGREEN LIGHTING WWW.EVERGREENLIGHTING.COM
1379 Ridgeway St. Pomona, CA 91768 PHONE: (909) 865-5599 FAX: (909) 865-5539

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MADE IN USA





Wilkinson Hi-Rise

A WHR Holdings Company

JOY JASINSKI
Senior Project Manager



550 South Andrews Avenue, Suite 710
Fort Lauderdale, Florida 33301
o. 954-764-6575 ▪ d. [954-764-6476](tel:954-764-6476)
fsmvarch.com   

Project name: 115 NE 2nd Street
Number of units: 696

DRC Letter

The project has 1 building that will require a Waste Management Plan. See below for details of the plan and equipment:

- Building (1) – 696 Residential Units with 2 Chutes / Trash Rooms.
 - o Waste and Recycling Equipment = (10) 2yd Containers / 5x per week
 - o (10) 2yd Containers / 5x per week from each trash room

The residential waste in each building will be addressed by using (2) chute systems and a Wilkinson Hi-Rise 400-C5 Compactor. The project includes (1) 30" trash chute and (1) 30" recycling chute, served by (2) compactors. The buildings are designed around the equipment and will accommodate the chute and compactor: 2-yard containers for waste and recycling. Recycling is anticipated to be collected twice per week.

Commercial waste generated by the retail spaces will be handled separately in the commercial trash room.

Residential waste will be serviced by a private contractor 5 days a week or as needed. (See ground floor plan sheets and/or Site Plan sheets for equipment reference locations).

If you have any questions or concerns, please give me a call at (954) 342-4400.

Kareem Bayram
Architectural Designer & Senior Sales Manager
kbayram@whrise.com
C (954) 225-3661
www.whrise.com

Record and Return to:

Sheppe LLP
425 Madison Avenue, 19th Floor
New York, New York 10017

BCPA ID# 5042 10 12 0070, 5042 10 12 0060 and 5042 10 12 0040

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

MEMORANDUM OF PURCHASE AND SALE AGREEMENT (the "**Memorandum**") dated as of June 2, 2026, by and between MARY M. VIATOR, AS TRUSTEE OF THE TRUST UNDER WILL OF MARY T. VIATOR DATED JANUARY 24, 2002 ("**Viator**"), having an address at c/o Mary M. Viator, 1555 Palm Beach Lakes Blvd., Suite 1200, West Palm Beach, Florida 33401, WESTELLA, LLC, a Florida limited liability company ("**Westella**"), and together with Viator, collectively, "**Seller**") having an address at 117 NE Second Street, Fort Lauderdale, Florida 33301 and **NE 2ND HOLDINGS LLC**, a New York limited liability company, having an address c/o 205 East 95th Street, 11M, New York, New York 10128 (hereinafter referred to as "**Buyer**").

WITNESSETH:

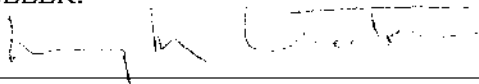
Seller and Buyer, whose addresses are set forth above, have entered into that certain Purchase and Sale Agreement, dated as of February 5, 2026 (the "**Agreement**"), containing, among other items, the following terms and conditions:

1. Seller has agreed to sell and convey, and Buyer has agreed to purchase, that certain real property located in the City of Fort Lauderdale, County of Broward and State of Florida having an address of 109-115 NE 2nd Street and 117 NE 2nd Street, Fort Lauderdale, Florida (the "**Property**") and more fully described on Exhibit "A" attached hereto and made a part hereof;
2. Pursuant to the Agreement, the Deposit has been released to Seller. As a result, Seller has agreed to place this Memorandum of record to evidence the contractual right of Buyer to acquire the Property;
3. The purpose of this Memorandum is to give record notice to third persons of the existence and effect of the Agreement without recording the entire Agreement itself. It is acknowledged that the complete detailed terms, covenants and conditions of the Agreement appear in the Agreement itself. Nothing contained herein is intended to or does change, modify or affect any of the terms or provisions of the Agreement or the rights, duties, obligations, conditions and agreements created thereby, all of which remain in full force and effect. Terms capitalized but not otherwise defined in this Memorandum shall have the same meanings ascribed to them in the Agreement.
4. This Memorandum may be executed in counterparts, each of which shall constitute an original.

FOR AVOIDANCE OF DOUBT, AT ANY TIME ON OR AFTER: (I) JULY 1, 2027 (IF BUYER DOES NOT ELECT TO EXTEND CLOSING PURSUANT TO THE AGREEMENT); OR (II) JANUARY 1, 2028 (IF BUYER ELECTS TO EXTEND CLOSING PURSUANT TO THE AGREEMENT), ALL PARTIES MAY CONCLUSIVELY RELY UPON AN AFFIDAVIT OF SELLER EXECUTED BY ONE OR MORE OF ITS REPRESENTATIVES AS TO THE TERMINATION OF THE AGREEMENT AND THIS MEMORANDUM.

IN WITNESS WHEREOF, Seller and Buyer have duly executed this Memorandum of Purchase and Sale Agreement as of the day and year first above written.

SELLER:



**MARY M. VIATOR, AS TRUSTEE OF THE
TRUST UNDER WILL OF MARY T.
VIATOR DATED JANUARY 24, 2002**

WESTELLA, LLC

By: _____
Name:
Title:

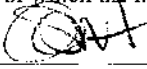
BUYER:

NE 2ND HOLDINGS LLC

By: _____
Name: Alexander Lichtman
Title: Authorized Signatory

STATE OF FLORIDA)
COUNTY OF Palm Beach) ss:

On the 3 day of February in the year 2026, before me, the undersigned, personally appeared Mary M. Viator, as Trustee Of The Trust Under Will of Mary T. Viator Dated January 24, 2002, who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public



TAMARA HERMAN
Commission # HH 354328
Expires January 26, 2027

STATE OF FLORIDA)
COUNTY OF _____) ss:

On the ___ day of February in the year 2026, before me, the undersigned, personally appeared Lorne Fisher as Manager of WESTELLA, LLC, a Florida limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF _____) ss:

On the ___ day of February in the year 2026, before me, the undersigned, personally appeared Alexander Lichtman, as the Manager of NE 2ND HOLDINGS LLC, a New York limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

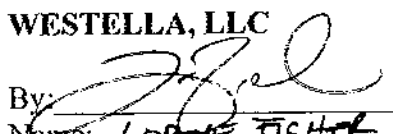
Notary Public

IN WITNESS WHEREOF, Seller and Buyer have duly executed this Memorandum of Purchase and Sale Agreement as of the day and year first above written.

SELLER:

**MARY M. VIATOR, AS TRUSTEE OF THE
TRUST UNDER WILL OF MARY T.
VIATOR DATED JANUARY 24, 2002**

WESTELLA, LLC

By: 

Name: LORANE FISHER

Title: CEO

BUYER:

NE 2ND HOLDINGS LLC

By: _____

Name: Alexander Lichtman

Title: Authorized Signatory

STATE OF FLORIDA)
COUNTY OF _____) ss:

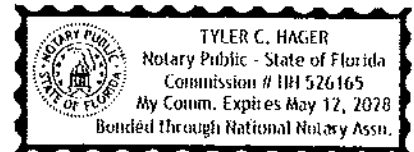
On the ___ day of February in the year 2026, before me, the undersigned, personally appeared Mary M. Viator, as Trustee Of The Trust Under Will of Mary T. Viator Dated January 24, 2002, who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF FLORIDA)
COUNTY OF BREVARD) ss:

On the 3 day of February in the year 2026, before me, the undersigned, personally appeared Lorne Fisher as Manager of WESTELLA, LLC, a Florida limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public



STATE OF NEW YORK)
COUNTY OF _____) ss:

On the ___ day of February in the year 2026, before me, the undersigned, personally appeared Alexander Lichtman, as the Manager of NE 2ND HOLDINGS LLC, a New York limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Seller and Buyer have duly executed this Memorandum of Purchase and Sale Agreement as of the day and year first above written.

SELLER:

MARY M. VIATOR, AS TRUSTEE OF THE
TRUST UNDER WILL OF MARY T.
VIATOR DATED JANUARY 24, 2002

WESTELLA, LLC

By: _____
Name:
Title:

BUYER:

NE 2ND HOLDINGS LLC

By:  _____
Name: Alexander Lichtman
Title: Authorized Signatory

STATE OF FLORIDA)
COUNTY OF _____) ss:

On the __ day of February in the year 2026, before me, the undersigned, personally appeared Mary M. Viator, as Trustee Of The Trust Under Will of Mary T. Viator Dated January 24, 2002, who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF FLORIDA)
COUNTY OF _____) ss:

On the __ day of February in the year 2026, before me, the undersigned, personally appeared Lorne Fisher as Manager of WESTELIA, LLC, a Florida limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF New York) ss:

On the 6th day of February in the year 2026, before me, the undersigned, personally appeared Alexander Lichtman, as the Manager of NE 2ND HOLDINGS LLC, a New York limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Matthew Sheppe
Notary Public, State of New York
Reg. No. 02SH6090717
Qualified in Westchester County
Commission Expires July 27, 2027

EXHIBIT A

Legal Description

Parcel 1:

Lots 6, 7, 8 and 9, Less the South 5 feet thereof in Block A of FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page(s) 37, of the Public Records of Miami-Dade County, Florida, said property lying and being in Broward County, Florida.

Parcel 2:

Lot 10 and 11 Less the South 5 feet thereof in Block A of FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page(s) 37, of the Public Records of Miami-Dade County, Florida, said property lying and being in Broward County, Florida.

Parcel 3:

Lots 12, 13 and 14, less the South 10 feet thereof, in Block "A" of FORT LAUDERDALE LAND & DEVELOPMENT COMPANY SUBDIVISION OF LOTS 1, 2, 3 AND 4, IN BLOCK 2, FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 37, of the Public Records of Miami-Dade County, Florida, said property lying and being in Broward County, Florida.



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504210120060	Millage Code: 9312	Appraisers Number: 954-357-6835
Property Owner(s): MARY T VIATOR TR	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1555 PALM BEACH LAKES #1200 WEST PALM BEACH, FL 33401	Bldg Under Air S.F:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Property Address: 115 NE 2 STREET FORT LAUDERDALE, 33301	Effective Year: 0	Abbr. Legal Des.: FT LAUDERDALE LAND & DEV CO SUB LOTS 1-4
	Year Built:	BLK 2 FT LAUD 1-57 D LOT 10 LESS S 5 FOR R/W,11 LESSS 5 FOR R/W BLK A
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,575,000	0	0	\$1,575,000	\$426,620	
2025	\$1,575,000	0	0	\$1,575,000	\$387,840	\$15,759.15
2024	\$1,470,000	0	0	\$1,470,000	\$352,590	\$14,592.72

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,575,000	\$1,575,000	\$1,575,000	\$1,575,000
Portability	0	0	0	0
Assessed / SOH	\$426,620	\$426,620	\$426,620	\$426,620
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	\$426,620	\$1,575,000	\$426,620	\$426,620

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/20/2003	Multi Personal Representative	\$100	36288 / 1984
01/24/2002	Multi Quit Claim Deed	\$100	34247 / 1
07/07/1982	Warranty Deed	\$137,500	10286 / 616
05/27/1980	Warranty Deed	\$47,000	8931 / 747

LAND CALCULATIONS

Unit Price	Units	Type
\$225.00	7,000 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210120860	08/24/2026	Warranty Deed	Qualified Sale	\$640,000	121086412	840 NW 3 ST #1-4 FORT LAUDERDALE, FL 33311
504210120140	04/20/2026	Warranty Deed	Qualified Sale	\$2,000,000	120827075	255 NE 3 AVE FORT LAUDERDALE, FL 33301
504210121580	03/09/2026	Warranty Deed	Qualified Sale	\$1,140,000	120758793	303 SW 9 ST FORT LAUDERDALE, FL 33315
504210121090	06/26/2025	Quit Claim Deed	Disqualified Sale	\$42,500	120296916	723 NW 2 ST FORT LAUDERDALE, FL 33311
504210121300	10/15/2024	Special Warranty Deed	Qualified Sale	\$19,000,000	119865091	105 N FEDERAL HWY FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc	Walker Elementary School: B Sunrise Middle School: A Fort Lauderdale High School: A
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)			
Vacant Lots (L)									
1						7,000.00			

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 Use: 10-01 Vacant Commercial	Deputy Appraiser: Commercial Department
Property ID: 504210120060	Millage Code: 9312	Appraisers Number: 954-357-6835
Property Owner(s): MARY T VIATOR TR	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 1555 PALM BEACH LAKES #1200 WEST PALM BEACH, FL 33401	Bldg Under Air S.F:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Property Address: 115 NE 2 STREET FORT LAUDERDALE, 33301	Effective Year: 0	Abbr. Legal Des.: FT LAUDERDALE LAND & DEV CO SUB LOTS 1-4
	Year Built:	BLK 2 FT LAUD 1-57 D LOT 10 LESS S 5 FOR R/W,11 LESSS 5 FOR R/W BLK A
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,575,000	0	0	\$1,575,000	\$426,620	
2025	\$1,575,000	0	0	\$1,575,000	\$387,840	\$15,759.15
2024	\$1,470,000	0	0	\$1,470,000	\$352,590	\$14,592.72

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,575,000	\$1,575,000	\$1,575,000	\$1,575,000
Portability	0	0	0	0
Assessed / SOH	\$426,620	\$426,620	\$426,620	\$426,620
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	\$426,620	\$1,575,000	\$426,620	\$426,620

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/20/2003	Multi Personal Representative	\$100	36288 / 1984
01/24/2002	Multi Quit Claim Deed	\$100	34247 / 1
07/07/1982	Warranty Deed	\$137,500	10286 / 616
05/27/1980	Warranty Deed	\$47,000	8931 / 747

LAND CALCULATIONS

Unit Price	Units	Type
\$225.00	7,000 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210120860	08/24/2026	Warranty Deed	Qualified Sale	\$640,000	121086412	840 NW 3 ST #1-4 FORT LAUDERDALE, FL 33311
504210120140	04/20/2026	Warranty Deed	Qualified Sale	\$2,000,000	120827075	255 NE 3 AVE FORT LAUDERDALE, FL 33301
504210121580	03/09/2026	Warranty Deed	Qualified Sale	\$1,140,000	120758793	303 SW 9 ST FORT LAUDERDALE, FL 33315
504210121090	06/26/2025	Quit Claim Deed	Disqualified Sale	\$42,500	120296916	723 NW 2 ST FORT LAUDERDALE, FL 33311
504210121300	10/15/2024	Special Warranty Deed	Qualified Sale	\$19,000,000	119865091	105 N FEDERAL HWY FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc	Walker Elementary School: B
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)			Sunrise Middle School: A
Vacant Lots (L)									Fort Lauderdale High School: A
1						7,000.00			

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 Use: 48-01 Warehousing	Deputy Appraiser: Damon Pierce
Property ID: 504210120070	Millage Code: 9312	Appraisers Number: 954-357-6835
Property Owner(s): WESTELLA LLC	Adj. Bldg. S.F: 3968	Email: commercialtrim@bcpa.net
Mailing Address: 117 NE 2 ST FORT LAUDERDALE, FL 33301-1035	Bldg Under Air S.F:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Property Address: 117 NE 2 STREET FORT LAUDERDALE, 33301	Effective Year: 1996	Abbr. Legal Des.: FT LAUDERDALE LAND & DEV CO SUB LOTS 1-4
	Year Built: 1995	BLK 2 FT LAUD 1-57 D LOT 12 LESS S 10 FOR RW,13 LESSS 10 FOR
	Units/Beds/Baths: 0 / /	R/W,14 LESS S 10 FOR R/D BLK A

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,518,750	\$447,430	0	\$1,966,180	\$1,048,630	
2025	\$1,265,630	\$496,590	0	\$1,762,220	\$953,300	\$24,857.78
2024	\$1,265,630	\$496,590	0	\$1,762,220	\$866,640	\$23,698.83

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,966,180	\$1,966,180	\$1,966,180	\$1,966,180
Portability	0	0	0	0
Assessed / SOH	\$1,048,630	\$1,048,630	\$1,048,630	\$1,048,630
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	\$1,048,630	\$1,966,180	\$1,048,630	\$1,048,630

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/28/2016	Special Warranty Deed Disqualified Sale	\$1,650,000	114140005
09/01/1994	Warranty Deed	\$168,000	22601 / 106
09/01/1988	Warranty Deed	\$183,800	

LAND CALCULATIONS

Unit Price	Units	Type
\$150.00	10,125 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210120860	08/24/2026	Warranty Deed	Qualified Sale	\$640,000	121086412	840 NW 3 ST #1-4 FORT LAUDERDALE, FL 33311
504210120140	04/20/2026	Warranty Deed	Qualified Sale	\$2,000,000	120827075	255 NE 3 AVE FORT LAUDERDALE, FL 33301
504210121580	03/09/2026	Warranty Deed	Qualified Sale	\$1,140,000	120758793	303 SW 9 ST FORT LAUDERDALE, FL 33315
504210121090	06/26/2025	Quit Claim Deed	Disqualified Sale	\$42,500	120296916	723 NW 2 ST FORT LAUDERDALE, FL 33311
504210121300	10/15/2024	Special Warranty Deed	Qualified Sale	\$19,000,000	119865091	105 N FEDERAL HWY FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc	Walker Elementary School: B
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)			Sunrise Middle School: A
Warehouse-Industrial (W)									Fort Lauderdale High School: A
3,968						10,125.00			

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

From: [Estefanía Mayorga](#)
To: [Christian Cervantes](#); [Dan Daley](#); [Stephanie Toothaker](#)
Cc: [Adam Schnell](#)
Subject: [EXTERNAL:CAUTION!]- Re: UDP-S26033 - 115 NE 2nd Street - Capacity Letter Confirmation
Date: Thursday, October 1, 2026 9:56:02 AM
Attachments: [image001.png](#)
[image002.png](#)

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale. Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action. Report any suspicious emails to spamadmin@fortlauderdale.gov

Hi Christian:

Please see confirmation below

From: City of Fort Lauderdale-No Reply <noreply@fortlauderdale.gov>
Sent: Monday, September 28, 2026 11:47 AM
To: Dorelys Osuna <dosuna@keithteam.com>
Subject: City of Fort Lauderdale LauderBuild Documents Received For Application ENG-CR-26090009

 **[LauderBuild Application Documents Received](#)**

The Development Services Department has received your online submittal of plans and documents for application record number **ENG-CR-26090009** at **115 NE 2 ST**. You will be notified by email if any additional information is required for review. Plan review will not begin until the application package has been determined to be complete.

You may visit [LauderBuild](#) to review the processing status at any time by going to the **Record Details page** and selecting **Record Info > Processing Status** or **Plan Room > Summary**, if you are logged in to your account.

Thank you,
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Open 8 am to 3 pm
954-828-6520

Please be advised that the City of Fort Lauderdale does not send unsolicited correspondence requesting money or sensitive personal information. The Development Services Department does not accept any form of payment over the phone, and we will never resort to threats or

intimidation. Additionally, no government agency will ever demand payment via gift cards, wire transfers, or digital currencies. The City of Fort Lauderdale will never contact you to request personal details such as bank account information, credit or debit card numbers, Social Security numbers, or passwords. Please exercise caution when opening unsolicited emails. Verify the sender's email address carefully and avoid clicking on suspicious links or opening attachments from unknown sources. If you receive any emails that appear to be sent on behalf of the City and seem suspicious, please report them to staff immediately.

Estefanía Mayorga

lead land planner, research, & concepts

e: estefania@toothaker.org

c: 561.777.0276

o: 401 east las olas boulevard, suite 130-154
fort lauderdale, florida 33301

o: 501 southwest 2nd avenue, suite 1
fort lauderdale, florida 33301



From: Christian Cervantes <CCervantes@fortlauderdale.gov>

Date: Thursday, October 1, 2026 at 9:47 AM

To: Estefanía Mayorga <estefania@toothaker.org>; Dan Daley <Dan@toothaker.org>;
Stephanie Toothaker <stephanie@toothaker.org>

Cc: Adam Schnell <ASchnell@fortlauderdale.gov>

Subject: RE: UDP-S26033 - 115 NE 2nd Street - Capacity Letter Confirmation

Good Morning,

Just wanted to follow up on the request below. Please let me know if I can assist in any way.

Thank you!



Christian Cervantes, AICP | Urban Planner III

Urban Design and Planning Division

Development Services Department

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-5265

E: ccervantes@fortlauderdale.gov

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

From: Christian Cervantes

Sent: Tuesday, September 29, 2026 4:24 PM

To: estefania@toothaker.org

Cc: stephanie@toothaker.org

Subject: UDP-S26033 - 115 NE 2nd Street - Capacity Letter Confirmation

Hi Estefania,

Hope all is well! I'm the intended case planner for this project, and in conducting the completeness review noted there wasn't a confirmation document or attachment showing a capacity letter was requested from the City for this project in the submittal package.

However, in searching through the address records I noted in the system it appears your team did request one recently as of yesterday - 9/28. Could you forward confirmation of that request to me at your earliest convenience? I'm happy to upload the forwarded document/confirmation on my end to your submittal package or if you prefer I can reopen the portal so you can submit the documentation.

Feel free to give me a call if you have any questions.

Thank you!



Christian Cervantes, AICP | Urban Planner III

Urban Design and Planning Division

Development Services Department

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-5265

E: ccervantes@fortlauderdale.gov

WeAreFTL

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

New to the LauderBuild Plan Room (LPR)? We would recommend reviewing your application to avoid delays in processing. You can also visit the [City L](#) tutorials! Question about fees? Review the [DSD Fee Schedules](#).

- Business Tax
- Community & Compliance
- Engineering (ROW)
- Fire Rescue
- LauderBuild Plan Room Help
- LP/Contractor Info
- Permitting Services
- Transportation And Mobility
- Urban Design And Planning
- [Return To City Home Page](#)

ensure you are prepared to submit more details, help and video

[Add to cart](#)

[Add to collection](#)

Record BLD-ADDVER-26090017:

Address Request - Verification

Record Status: Open

Expiration Date: 09/25/2026

[Record Info](#)

[Payments](#)

Work Location

115 NE 2 ST
 FORT LAUDERDALE FL 33301

Record Details

Owner:

MARY T VIATOR TR
 1555 PALM BEACH LAKES #1200
 WEST PALM BEACH FL 33401

More Details

Application Information

CONTACT INFORMATION

First Name:	Estefania
Last Name:	Mayorga
Email Address:	estefania@toothaker.org
Phone Number:	5617770276

Purpose and Request Detail

Purpose of Address Verification Request :	To verify an existing address for DRC
What is your relationship to the Property?:	Agent

Parcel Information

Parcel Number:	504210120060
Block:	--
Lot:	--
Subdivision:	Flagler Village Civic Association



#WeAreFTL

Development Services (DSD) 700 NW 19th Avenue, Fort Lauderdale, FL 33311

[footer-fb@2x](#)
[footer-ig@2x](#)
[footer-nd@2x](#)
[X-twitter-white-transp-back](#)
[footer-yt@2x](#)

September 25, 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

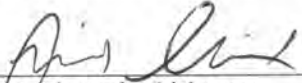
**Re: Section 2-262, City of Fort Lauderdale Code of Ordinances and
Broward County Ordinance No. 2009-34 Authorization Letter**

To Whom it May Concern:

Please accept this letter as authorization for Stephanie J. Toothaker, Esq., Dan Daley, Esq., and Estefania Mayorga of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of **NE 2ND HOLDINGS LLC**, as the Contract Purchaser and Applicant, in connection with the development permit applications to be filed for the property generally located at 109, 115 and 117 NE 2 ST FORT LAUDERDALE FL 33301 and identified by Broward County Folio Nos. 504210120040, 504210120060, and 504210120070.

Sincerely,

NE 2ND HOLDINGS LLC,
a Delaware limited liability company

By: 
Name: Alexander Lichtman
Title: Member / Manager

STATE OF NY)
) SS:
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of September 2026 by Alexander Lichtman as Member of **NE 2ND HOLDINGS LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me ~~or produced~~ as identification.

(Notary Seal)


Notary Public

Name typed, printed or stamped

JOSEPH NIEDERMAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01NI6144825 Qualified in Orange County Commission Expires April 24, 20 <u>30</u>



AFFIDAVIT FORM

Applications: As Required | Rev. 02/26/2026

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

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

☒ DEVELOPMENT REVIEW COMMITTEE ☐ PRELIMINARY ADMINISTRATIVE REVIEW OR DRC APPROVAL ☐ PLANNING AND ZONING BOARD
☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: UDP-S26033 PROPERTY: 115 NE 2nd Street MEETING DATE: October 27, 2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Stephanie J. Toothaker, Esq. APPEAL REQUEST: YES ☐ NO ☒

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

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

☒ MAIL NOTICE
ADMINISTRATIVE /DEVELOPMENT REVIEW COMMITTEE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of meeting and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ MAIL NOTICE
HISTORIC PRESERVATION BOARD

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ MAIL NOTICE
PROJECT PRESENTATION MEETING AND PZB MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting and mail notice was sent indicating the date, time, and location of the Planning and Zoning Board meeting.
- Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting or at least **thirty (30) days** prior to Preliminary Administrative or DRC Review Approval (Commission Call-up).
- Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

☐ PUBLIC SIGN NOTICE OR ☐ 15-DAY POSTED SIGN
10-DAY POSTED SIGN

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

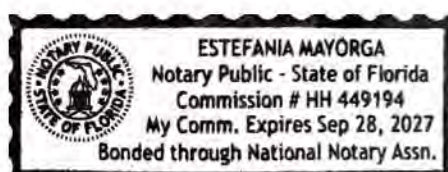
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF :

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this day of , 20 , by , who is personally known to me or who has produced as identification

[SEAL]



IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of October, 2026, by Stephanie J. Toothaker, Esq., President of Toothaker.org, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

(Signature of Notary Public – State of Florida)

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

Subject: DRC Meeting Notice for 115 NE 2nd Street – Case No. UDP-S26033
Date: Tuesday, October 6, 2026 at 10:36:21 AM Eastern Daylight Time
From: Estefanía Mayorga <estefania@toothaker.org>
To: CristianMichaels@gmail.com <CristianMichaels@gmail.com>
CC: Stephanie Toothaker <stephanie@toothaker.org>, Dan Daley <Dan@toothaker.org>
Attachments: image001.jpg, DRC-DRC Meeting Notice-115 NE 2 ST.pdf

Good morning Cristian:

On behalf of NE 2nd HOLDINGS LLC, please see the attached DRC Meeting Notice for the referenced Site Plan Application to share with your membership.

Should you have any questions or would like additional information prior to DRC Meeting, please do not hesitate to contact us.

Thank you.

Respectfully,

Estefanía Mayorga

lead land planner, research, & concepts

e: estefania@toothaker.org

c: 561.777.0276

o: 401 east las olas boulevard, suite 130-154
fort lauderdale, florida 33301

o: 501 southwest 2nd avenue, suite 1
fort lauderdale, florida 33301



October 6, 2026

VIA E-MAIL

**RE: Notice of Development Review Committee Meeting
115 NE 2nd Street – Case No. UDP-S26033**

Dear Neighbors:

This firm represents NE 2nd HOLDINGS LLC, (the “Applicant”), contract purchaser of the real property located at 115 NE 2nd Street, Fort Lauderdale, FL 33301, Folio Nos. 504210120040, 504210120060, and 504210120070. (the “Property”). Applicant is requesting Site Plan Level II approval to develop 56-story mixed use building with 696 multifamily units, 7,400 square feet of commercial use, 696 parking spaces, and design deviations for an 11-story podium and 16,412 square foot floor tower floorplate. (the “Project” or “115 NE 2nd Street”). The Property consists of approximately 31,099 square feet (0.714 acres) and is located in the Regional Activity Center – City Center (“RAC-CC”) District within the Downtown Core Character Area under the Downtown Master Plan (“DMP”).

As the agent for this public participation item, we hereby notify all official City-recognized neighborhood associations within 300 feet of the Property of the following information regarding the City of Fort Lauderdale Development Review Committee (“DRC”) meeting for the Project:

Date: Tuesday, October 27, 2026
Time: 9:30 am
Place: Development Services Department
 Urban Design and Planning Conference Room
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311

DRC comments and backup material are posted on the City’s website on the Friday before the scheduled DRC meeting date. **Scan the following QR code to obtain a copy of the DRC comments and backup material.**



Should you have any questions, please do not hesitate to contact me at stephanie@toothaker.org / (954) 648-9376 and Estefanía Mayorga at estefania@toothaker.org / (561) 777-0276.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

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