

ITEM II

**2/24/16 DRAFT
MINUTES**

DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FEBRUARY 24, 2016 – 3:30 P.M.

Cumulative Attendance

May 2015 - April 2016

Members Present

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	9	0
Ella Phillips, Vice Chair	P	9	0
Jessie Adderley	P	7	2
Leann Barber	P	8	0
Sonya Burrows	P	9	0
Ron Centamore	P	8	1
Alan Gabriel	P	6	2
Mickey Hinton	P	4	4
John Hooper (arr. 3:51)	P	8	2
Dylan Lagi	P	8	1
Steffen Lue	P	2	0
Dev Motwani	P	4	0
Jacqueline Reed (arr. 3:45)	P	5	1
Scott Strawbridge	P	9	0
John Wilkes	A	7	2

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jonathan Brown, Northwest CRA Manager
Bob Wojcik, Planner III
Sandra Doughlin, Clerk III
Thomasina Turner Diggs, CRA Project Coordinator
Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:35 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from December 16, 2015 Regular Meeting

Motion made by Mr. Gabriel, seconded by Vice Chair Phillips, to approve. In a voice vote, the **motion** passed unanimously.

III. Discussion Items

Chair Lucas recalled that at the December 2015 meeting, the Board voted to approve an amended CRA Plan which would be forwarded to the CRA Board and the City Commission. Once the amended CRA Plan is approved, a meeting will be held to amend the CRA budget accordingly and proceed with various initiatives. Since that time, however, the City has decided to reorganize, and the Board must review the By-Laws in accordance with this reorganization. Further amendment of the CRA Plan will be required at the Board's March 2016 meeting, after which time the City Commission will approve the document and a budget meeting will follow.

Mr. Strawbridge requested a reason for the delay in starting the second phase of the update process. Chair Lucas replied that the City Commission wished to ensure that Phase 1, which clarified what the CRA is able to do in accordance with the amended CRA Plan, was complete before moving forward. Mr. Brown recalled that Phase 1 was necessary in order to bring the CRA into compliance before beginning Phase 2. Mr. Strawbridge expressed concern that the CRA is running out of time to achieve many of its goals.

Mr. Brown emphasized that the CRA is now open for business, as Staff is meeting with developers and businesses who are interested in working in the area. Because the restructuring was unexpected, the By-Laws must be amended to make sure the CRA is on a secure foundation before proceeding. At the same time, other plans, including the CRA Plan amendment and various incentive programs, will continue and build on this secure foundation, with the ultimate result of quality redevelopment.

a. By-Laws Amendment – Draft

Mr. Brown explained that the Mayor has asked that all the City's CRA advisory boards be provided with a draft of their By-Laws. The copy provided to the Board members is a draft of these By-Laws as they relate to items that went before the City Commission earlier in February. Another draft is being prepared and will be placed on the Agenda of the March 1, 2016 City Commission meeting, as well as emailed to the Board members.

Chair Lucas explained that the By-Laws will establish the new structure of the CRA Department. These changes address procurement, staffing, organizational structure,

the role of the City Manager/CRA Executive Director, auditing, and area management. The intent is to restructure the organization in a way that the CRA Board and Staff feel will make it more successful.

Mr. Gabriel pointed out that each of the three areas identified in the document should have its own separate budget. Mr. Brown clarified that when the City discusses its CRA, they are referring to a single CRA that includes three distinct areas. He confirmed that each of the three areas will have its own budget. Mr. Gabriel recommended modifying the document to make this clear.

Mr. Lagi advised that the By-Laws should allow the CRA Board to consider appointing either the City Manager or a member of City Staff as the CRA Executive Director. Mr. Brown explained that the CRA Board discussed this issue and elected to retain the City Manager as Executive Director at present. Mr. Brown stated that CRA Managers report to the CRA Board through the City Manager/CRA Executive Director.

Mr. Strawbridge stated he was concerned that this could result in the position of CRA Manager becoming a political office. He felt the influence of these officials could significantly change the dynamic of the CRA. Mr. Brown reiterated that this reporting is done through the Executive Director, and noted that no action can be taken that is not included in the CRA Plan. Elected officials do not oversee the day-to-day operations of the CRA. Mr. Centamore observed that the CRA is better served when its Area Managers report directly to the Executive Director.

Mr. Brown concluded that the final draft of the By-Laws will be emailed to the Board members once it has been approved for distribution by the City Commission.

b. CRA Plan Amendment

Mr. Brown noted that an amended CRA Plan has already been approved by the Board; however, there are some aspects of the amended Plan that he would like to see modified. He referred the members to p.44 of the document, which reflects amended language that would assist the Board in proceeding with more affordable housing programs.

Mr. Brown also pointed out that the census data included in the amended CRA Plan, with which Mr. Strawbridge had previously expressed concern, has been updated to include data from 2010. He concluded that the proposed amendment to the Plan would provide greater flexibility by addressing Code violations, health, and safety.

Mr. Gabriel requested additional information on the proposed change. Mr. Brown replied that the Owner-Occupied Residential Rehabilitation Program would provide funds that allow homeowners to correct Code violations or to address health and safety issues. If a

Code violation or a health/safety concern is present, the CRA would have a basis for addressing the issue.

Ms. Barber asked how the CRA would work with individual homeowners. Mr. Brown explained that CRA Staff or Housing and Community Development Staff would work with homeowners to get them approved for the program. He noted that the target homeowners would be moderate- to middle-income households, as Housing and Community Development already targets low-income households.

Ms. Barber commented that it could be intrusive to put homeowners through the qualification process. Mr. Brown stated that the process is similar to a homeowner seeking a bank loan.

Ms. Reed requested clarification of the difference between CRA dollars and Housing and Community Development dollars for the Owner-Occupied Residential Rehabilitation Program. Mr. Brown replied that when HUD funds are used for this program, they must be used for low- and very low-income households, which means the portion of the workforce earning moderate incomes is missed by the program. He emphasized the importance of using CRA dollars where they are most needed.

Mr. Strawbridge asked for more information on how these funds would be used within the CRA district. He asserted that the Community Development Block Grant (CDBG) program that exists throughout the City is not made available within the CRA, where it is not considered to be necessary due to tax increment financing (TIF) revenue. He concluded that CRA dollars are intended to help both low- and middle-income households, not one category while excluding the other.

Mr. Brown clarified that CDBG funds are being used within the CRA district, citing improvements on Sistrunk Boulevard as an example. Mr. Strawbridge advised that in some cases, CDBG funds have not been used in the CRA because of the availability of TIF revenue. He concluded that there should be greater transparency regarding the expenditure of funds within the CRA.

Mr. Brown explained that CDBG funds can only be used to assist low-income families or neighborhoods. This means they may only be used in targeted areas of the City, of which the Northwest is one of the areas of greatest need. He pointed out that CDBG funds were used to assist the Step Up program, among other efforts within the CRA.

Vice Chair Phillips suggested that it would be helpful for the Board to be able to see the CRA budget while discussing the proposed program. Ms. Burrows recommended that the Rehabilitation Program not exclude low-income households from the use of CRA funds.

Mr. Brown advised that striking through the low-income designation in the amended CRA Plan would not exclude these households; however, by retaining this designation, the CRA would lose the ability to assist members of the workforce in moderate-income households as well.

Motion made by Mr. Gabriel, seconded by Vice Chair Phillips, to approve with the one change, changing "...to correct Code violations and to address health" to "...or to address health."

Mr. Strawbridge spoke in favor of removing the strike-through from the reference to low-income households. He felt this was counterproductive when the CRA Plan is intended to help these families. Mr. Brown advised that because the Housing Authority and the Housing and Community Development Department are already providing funds to the CRA, the program should not be limited to one income designation, but should be able to extend help to households with moderate incomes as well.

Mr. Brown continued that more changes will be forthcoming in Phase 2; however, the amended CRA Plan is sufficient to bring the CRA into compliance.

In a roll call vote, the **motion** passed 13-1 (Mr. Strawbridge dissenting).

Chair Lucas requested that the March 2016 Board meeting include an initial discussion on the budget items amended in the CRA Plan.

c. Proposed CRA Incentives

Mr. Brown advised that this was a discussion item regarding the incentive programs the Board would like to consider putting into place. He asked the members for their feedback on the types of programs they would like Staff to explore.

Mr. Strawbridge suggested a rental assistance program, recalling that a prior program required applicants to sign long-term leases in order to meet eligibility requirements, which led to some applicants going out of business before funds were approved. He asserted that if the CRA could help with rental costs, it would provide a cushion for applicants seeking to get started. He also recommended that funds be made accessible to applicants during the near term, such as within 90 days. Because gaining access to capital remains difficult for many new businesses, another possibility would be to provide a guarantee for the money loaned to applicants.

Mr. Brown noted that while guaranteeing funds could hold a good deal of risk, the CRA has begun working with a number of banks to begin a loan consortium, which would provide financing for residential infill and commercial projects. They would comprise a group of approved banks and nontraditional lenders for which the CRA could provide information to businesses considering relocation.

Ms. Burrows asked if there has been consideration of restructuring the façade program without its current reimbursement aspect, pointing out that many business owners do not have the funds to make improvements up front. Mr. Brown replied that this is under consideration, noting that Housing and Community Development does not reimburse owners but provides them with a list of approved contractors who can be paid directly.

Mr. Strawbridge proposed that the existing streetscape or facade programs could be modified so if a project is sold under certain circumstances or within a specific time frame, the applicant would have some obligation to repay these funds. He cited the example of a project that was provided with streetscape funds and then sold at significant profit. Mr. Brown added that another possible change would be requiring certain building and maintenance standards when CRA dollars are provided.

Mr. Gabriel recommended developing an incentive program to encourage developers to build on vacant lots and new owners to purchase housing there. Mr. Brown observed that most of the infill housing constructed in the City is currently occupied. He noted that this would require partnership between developers who build and agencies who find occupants for these properties. He concluded that Staff would bring back some of these ideas for further discussion at a subsequent meeting.

d. Affordable Housing & Economic Analysis Study

Mr. Brown advised that this is an informational item. The Department of Housing and Community Development has worked with Florida International University (FIU) to put together an affordable housing economic analysis for the City. The document includes demographic and socioeconomic information that is also reflected in the CRA Plan. The entire analysis can be emailed to members as well.

Mr. Strawbridge asked if the information would be incorporated into the amended CRA Plan. Mr. Brown explained that this analysis was performed separately from the CRA Plan and provides information that is pertinent to the CRA.

Ms. Barber commented that she did not find the information helpful, as it blended some of the individual neighborhoods and populations within the CRA. Mr. Brown replied that the information was compiled in this manner because it was based on census block groups. Ms. Barber also felt the information should be more indicative of trends within the community, such as home ownership in specific areas.

IV. Communication to CRA Board

None.

V. Old / New Business

Annemarie Sorrell, representing the Mosaic Group, provided handouts to the Board members, stating that since February 9, 2016, the newsletter and website have been updated and are in the process of being finalized. The website will be officially rolled out once the CRA Board has approved the Village District brand. The newsletter will be distributed to local businesses, neighborhoods, community stakeholders, and business partners throughout Fort Lauderdale.

The design of the Business Development Toolkit is now complete and can be rolled out once the brand has been approved. As incentives change, the page will be updated. The Toolkit will be available for Staff to present when inquiries are made about CRA services and programs.

The Mosaic Group is also working on several ideas to help launch the Fort Lauderdale Village District brand and incorporate all three communities, as well as the media and community stakeholders, in the effort. A brand launch, which would be a two-day community and family event, is also proposed for Historic Sistrunk. Mosaic has also met with the Progresso Village Civic Association and has updated its brand. A rebranding celebration, featuring neighborhood initiatives, is proposed for this community as well.

Ms. Sorrell continued that a proposed event calendar including brand launch dates and Small Business Week is also provided. Proposals include a food truck event and a CRA business recruitment event. Small Business Week would consist of three days, beginning with a Money Mixer kickoff party to focus on financing for businesses. Startup Weekend has been moved to November 2016 so it will be part of Global Entrepreneurship Month.

Once the new brands are in place, it will be easier to market the entire area; until then, Ms. Sorrell requested communication of when events are planned within Flagler Village. Mosaic is requesting an advertising budget that would allow them to digitally advertise these events by placing ads on social media sites. They also hope to place signage at locations in which CRA investments, such as building or façade improvements, are occurring.

Ms. Sorrell clarified that the Board approved Mosaic's branding efforts at the November 2015 meeting, after which they were expected to go before the CRA Board in January 2016. Mr. Brown explained that the brands are before the Board for final approval before they are sent on to the CRA Board.

Ms. Sorrell added that Mosaic will develop a sponsorship package for events such as Small Business Week, which will help offset some of the event's costs. Mr. Gabriel emphasized the importance of community events in creating positive exposure. Mr. Brown advised that it is necessary to tie these events back to the CRA Plan.

Vice Chair Phillips thanked the Board for their willingness to work together during a period of change, despite their diverse opinions and thoughts on some issues.

Mr. Strawbridge advised that a Community Real Estate Development (CRED) program affiliated with the University of South Florida will provide an intensive training program for community development professionals on Sistrunk Boulevard in summer 2016. The focus will be on building capacity for community developers. He advised that he would make information on the event available to Mr. Brown's office for distribution.

VI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III

FUNDING REQUEST

QUANTUM @ FLAGLER

VILLAGE



DATE: March 23, 2016
TO: CRA Advisory Board Members
FROM: Jonathan Brown, NPF CRA Manager 
SUBJECT: Streetscape Grant Funding Request – \$500,000
Quantum at Flagler Village - 701 N. Federal Highway

Flagler Village Land Trust, Steven B. Greenfield, Trustee is requesting a Streetscape Grant for the Quantum at Flagler Village located at 701 N Federal Highway (between North Federal Highway, NE 5th Avenue, NE 7th Street and NE 8th Street) in the Flagler Village portion of the Northwest-Progresso-Flagler Heights Community Redevelopment Area, (NPF CRA). The request is for \$500,000 which is approximately 28% of the total cost of streetscape improvements of \$1,768,980. A copy of the Location Map is attached as **Exhibit A** and Broward County Property Appraiser Information is attached as **Exhibit B**. A copy of the Request for Funding/Application is attached as **Exhibit C**.

BACKGROUND

The project is being developed by Prime Group, based in Hollywood Florida, who have developed various hotel, multi-family, retail and mixed use projects in the area including Portofino Plaza in Homestead, Florida, a 90,000 SF office and retail project, Villa Portofino East in Homestead which includes a Hampton Inn and Courtyard Marriott Hotel, the Marriott Fairfield Inn on Atlantic Avenue in Delray Beach, and other retail, multi-family and hospitality projects throughout Florida.

The Quantum Flagler Village is a mixed use project that includes a 137 room 9 story Marriott Courtyard Hotel on Federal Highway with a bistro restaurant in the lobby, a fitness center, event space and a rooftop pool, 337 luxury apartments in a multi-family community consisting of two eleven story towers, a five story parking garage with a green wall, and 25,000 square feet of ground floor retail. The 3.45 acre site fronts N. Federal Highway, NE 7th Street, NE 5th Avenue, NE 8th Street and NE 5th Terrace (which is being relocated slightly north of its location).

Streetscape improvements include 22 on-street parallel parking spaces, landscaping, decorative pedestrian level lighting along NE 8th Street, NE 5th Avenue and NE 5th Terrace, NE 5th Ave and NE 7th Street, landscape well lights in tree grates and up-lights along the streets, new sidewalks, curbing, pavers, relocating and upgrading utilities and street resurfacing. The project has received development review (DRC) approval under Case R15001 and the developer expects to break ground in three months. A presentation of the project was originally provided to the CRA Advisory Board at their meeting of March 26, 2014.

In accordance with the Streetscape Grant Program, applicants can request reimbursement for up to 50% of the cost of improvements not to exceed \$500,000. The funding request is for \$500,000 (28% of the total cost of the capital improvement) with a total capital improvement cost of \$1,768,980.

TAX INCREMENT REVENUE EVALUATION

The Streetscape Grant Program has been utilized since 2001 as a tool to leverage private capital investment into the NPF CRA and in turn produce a significant tax increment return on investment. To date the CRA has issued 11 Streetscape Grants totaling over \$4.8 million dollars for projects within the CRA.

The projected capital investment of the Quantum at Flagler Village is placed at approximately \$86 million. The current assessment of the property is \$8,754,480. Therefore based on the assumption of an 11.65 millage rate, the project is estimated to generate up to \$900,000 of tax increment revenues for the CRA in the first year after completion.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

Pursuant to the NPF CRA Community Redevelopment Plan, immediate upgrades and improvements to infrastructure are proposed within the Flagler Village area to induce private investment and support development and increased densities and intensities of use; also proposed, is the facilitation of mixed use development and provisions for incentives for quality development. In addition, the CRA Five Year Strategic Plan recommends that the CRA invest in development projects that improve the quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.

RECOMMENDATION

CRA staff recommends approval of a Streetscape Enhancement grant for a total not to exceed \$500,000 for the Quantum at Flagler Village.

Attachments:

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: Developers Request for Funding- Funding Application

BW/



LOCATION MAP



QUANTUM AT FLAGLER VILLAGE

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	540 NE 8 STREET, FORT LAUDERDALE	ID #	4942 34 07 2300
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	18

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 5 & 44 THRU 48 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	
2015	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	\$46,542.83
2014	\$413,450	\$1,970,340	\$2,383,790	\$2,383,790	\$51,072.74

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Portability	0	0	0	0
Assessed/SOH	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
7/27/2007	WD-Q	\$6,900,000	44727 / 1300
1/31/2006	QCD		41397 / 54
1/31/2006	WD	\$6,700,000	41397 / 52
11/3/2005	WD	\$4,050,000	40851 / 642

Land Calculations		
Price	Factor	Type
\$50.00	33,751	SF
Adj. Bldg. S.F. (Card, Sketch)		16702

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	711 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2400
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 18 TO 21 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000	\$151,490	\$826,490	\$826,490	
2015	\$675,000	\$151,490	\$826,490	\$826,490	\$16,898.46
2014	\$162,000	\$268,100	\$430,100	\$430,100	\$9,283.06

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$826,490	\$826,490	\$826,490	\$826,490
Portability	0	0	0	0
Assessed/SOH	\$826,490	\$826,490	\$826,490	\$826,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$826,490	\$826,490	\$826,490	\$826,490

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	13,500	SF
6/28/2005	WD*	\$2,430,000	39993 / 191			
12/17/2002	WD*	\$610,000	34393 / 687			
4/20/1995	WD*	\$490,000	23410 / 354			
			5092 / 865			
				Adj. Bldg. S.F. (Card, Sketch)		3448
				Units		12

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2450
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 29 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2015	DR*-T		113178964
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2460
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 30 BLK 292
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Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

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	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	711 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2640
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 29,30, LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$170,000	\$152,060	\$322,060	\$322,060	
2015	\$170,000	\$152,060	\$322,060	\$322,060	\$7,006.61
2014	\$85,000	\$160,800	\$245,800	\$245,800	\$5,601.31

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$322,060	\$322,060	\$322,060	\$322,060
Portability	0	0	0	0
Assessed/SOH	\$322,060	\$322,060	\$322,060	\$322,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$322,060	\$322,060	\$322,060	\$322,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	3,400	SF
6/28/2005	WD*	\$2,430,000	39993 / 191			
12/17/2002	WD*	\$610,000	34393 / 687			
4/20/1995	WD*	\$490,000	23410 / 354			
				Adj. Bldg. S.F. (Card, Sketch)		2167
				Units		9

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	719 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2390
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 14 TO 17 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000		\$675,000	\$675,000	
2015	\$675,000		\$675,000	\$675,000	\$13,236.78
2014	\$222,750		\$222,750	\$222,750	\$4,449.85

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$675,000	\$675,000	\$675,000	\$675,000
Portability	0	0	0	0
Assessed/SOH	\$675,000	\$675,000	\$675,000	\$675,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$675,000	\$675,000	\$675,000	\$675,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
2/1/1990	WD	\$65,000	17150 / 582

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	721 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2380
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 12,13 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$111,370	\$2,224.89

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/1/1994	WD	\$80,000	22371 / 56
4/1/1980	WD	\$80,000	
11/1/1968	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2660
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 34 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
4/1/1993	WD	\$38,000	20622 / 500

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2670
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 35 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/15/1994	WD*	\$80,000	22371 / 56
5/1/1971	WD	\$38,000	8868 / 445

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	727 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2320
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 6 THRU 11 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	
2015	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	\$20,126.14
2014	\$243,000	\$13,820	\$256,820	\$256,820	\$5,130.48

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Portability	0	0	0	0
Assessed/SOH	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	20,250	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2680
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 36 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
4/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2690
Property Owner	FLAGLER VILLAGE LAND TR. GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
1/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	727 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2700
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	27

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 38 TO 43, LESS ST RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$510,000	\$142,060	\$652,060	\$652,060	
2015	\$510,000	\$142,060	\$652,060	\$652,060	\$13,995.92
2014	\$255,000	\$153,430	\$408,430	\$408,430	\$9,368.17

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$652,060	\$652,060	\$652,060	\$652,060
Portability	0	0	0	0
Assessed/SOH	\$652,060	\$652,060	\$652,060	\$652,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$652,060	\$652,060	\$652,060	\$652,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	10,200	SF
Adj. Bldg. S.F. (Card, Sketch)		3824

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	701 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2620
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	11

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25,26,27, LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$255,000	\$257,850	\$512,850	\$512,850	
2015	\$255,000	\$257,850	\$512,850	\$512,850	\$11,265.98
2014	\$127,500	\$347,640	\$475,140	\$475,140	\$10,700.81

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$512,850	\$512,850	\$512,850	\$512,850
Portability	0	0	0	0
Assessed/SOH	\$512,850	\$512,850	\$512,850	\$512,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$512,850	\$512,850	\$512,850	\$512,850

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
8/31/2000	WD	\$425,600	30817 / 748
4/18/1995	WD	\$250,000	23386 / 941
10/1/1974	WD	\$75,000	5982 / 404

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F. (Card, Sketch)		4066

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	707 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2630
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 28 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$41,050	\$884.62

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
7/1/1973	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2420
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 23,24 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
6/1/1967	WD	\$3,300	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

**LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER**



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2410
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
			32151 / 411
9/18/2001	TD*	\$315,000	32151 / 411

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2430
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25,26 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	706 NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2440
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 27,28 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$90,000	\$1,956.94

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD	\$105,000	32151 / 413
3/1/1994	QCD	\$100	21827 / 951
12/1/1990	WD	\$50,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

QUANTUM

FLAGLER VILLAGE



FORT LAUDERDALE, FLORIDA

RETAIL HOTEL MULTIFAMILY

Application for:
Fort Lauderdale CRA
Streetscape Funding Contribution

Submitted by:
Flagler Village Land Trust

Flagler Village Land Trust, LLC

1. Letter to CRA
2. Streetscape Program Application
3. Streetscape Build Cost Summary
4. Architecture, Landscape, and Civil Plans
5. Project Brochure



Letter to CRA





November 20, 2015

Jeremy Earle
Deputy Director
NPF CRA
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

**RE: Owner: Flagler Village Land Trust
Developer: Prime Group
Project: Quantum at Flagler Village
Request: CRA Streetscape Funding Contribution**

Dear Mr. Earle:

Please accept this letter on behalf of Flagler Village Land Trust as a formal request of Northwest Progresso-Flagler Heights (NPF) CRA funds to assist with project related and off-site improvements in the Flagler Heights area of the NPF CRA. The request is for a total commitment from the CRA of \$500,000 for the streetscape program. That amount represents 28% of the total amount of improvements.

The summary of the cost breakdown and proposed sharing of the funding between the CRA and the Developer/Property Owner is:

Cost Sharing

Total offsite construction	\$1,768,980
28% CRA funded on a reimbursement basis	\$500,000

Attached please find the required application form and supportive documents. Please call me with any questions.

Sincerely,

Jim Dupre
Flagler Village Land Trust
Prime Group

Streetscape Program Application





Flagler Village Land Trust
Request for CRA Streetscape Contribution

November 20, 2015

Owner/Developer: Flagler Village Land Trust (ñPrimeò)
Project Name: Quantum at Flagler Village
Contact: Jim Dupre or Jorge Cepero
Development: 337 apartments, 25,000 SF of commercial uses, and a 137 room hotel
Request: Funding request for streetscape improvements in the amount of **\$500,000**
(28% of \$1,768,980)

1. **Developer information.** Prime is recognized leader in the development, construction, and management of hotels, single-family and multi-family residential homes, and commercial real estate throughout Florida. In South Florida, Prime has developed numerous well known projects such as: Portofino Plaza with 60,000 SF of office and 30,000 SF of retail; Villa Portofino East which is a mixed-use project in Homestead, Florida that includes a Hampton Inn by Hilton and Courtyard Marriott, multi-family residential, and varied commercial uses; and the Marriott Fairfield Inn on Atlantic Avenue in Delray Beach, just to name a few.

2. **Description of proposed development.** Prime will be developing Quantum at Flagler Village, a 337-unit luxury multi-family community with 25,000 SF of ground floor commercial uses and 137 rooms Marriott Courtyard Hotel on Federal Highway in Ft. Lauderdale. The apartment component consists of a variety of one, two, and three bedroom floor plans together with amenities such as a resort-style swimming pool, a fitness center and other resident amenities typically associated with luxury apartment communities. The hotel component will have 137 rooms and include a bistro restaurant in the lobby, a fitness center, and a rooftop pool.

3. **Financial information.**

a. **Investment and Estimated Assessment.** The development site has been partially developed with some old structures that need to be demolished. The assessed value is based on partially improved property. With the development of Quantum at Flagler Village, the assessment will substantially increase and therefore increase the revenue generated for the CRA. The breakdown of the investment and estimated assessment are as follows:

Current Assessed Value:	\$8,754,480
New Capital Investment Dollars:	\$86,000,000
Total Estimated new Assessment:	\$86,000,000

b. Mortgage information. Prime is presently in the process of obtaining a construction loan.

c. Requested contribution. Prime is requesting 28% contribution towards the cost of the streetscape improvements:

Total cost of streetscape: \$1,768,980
28% CRA Contribution: \$500,000

This request is consistent with other streetscape funding requests that have been granted by the CRA in the Flagler Heights area. Below is a list of other streetscape awards granted by the CRA (the last project on the list is the application for Quantum):

Previous Streetscape Grant Awards			
<u>Project</u>	<u>Estimated Capital Investment</u>	<u>Grant</u>	<u>Grant Award Percentage</u>
Avenue Lofts/Sole Condo	\$20M	\$499,000	60%
Jefferson Place	\$27M	\$710,620	80%
Foundry/Mill	\$25M	\$356,949	50%
Bamboo Flats	\$16.5M	\$230,681	50%
Specialty Automotive	\$4M	\$161,500	50%
Alexan and 440 Flagler	\$150M	\$875,032.50	50%
Pearl Flagler Village	\$72.5M	\$451,707.50	50%
Related – Henry Square	\$85.8M	\$359,375.50	50%
Quantum at Flagler Village	\$86M	\$500,000	28%

4. Description of improvements included in streetscape. The project fronts four streets (Federal Highway, NE 7th Street, NE 8th Street, and NE 5th Avenue), and is transversed by NE 5th Terrace. The development plan proposes several improvements that will enhance the functionality, aesthetics, and overall pedestrian experience in this area. The improvements are:

Relocation of 5th Terrace, including new water, sewer, and drainage; upgrading of underground utilities (water, sewer, storm) on 7th and 8th Street, as well as milling and resurfacing portions of those streets; installation around the site of new sidewalks, curbing, pavers, on street parallel parking, parking in a 5-story garage, landscaping, and street lighting.

5. Project construction schedule. Construction will commence within the next three months.

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	540 NE 8 STREET, FORT LAUDERDALE	ID #	4942 34 07 2300
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	18

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 5 & 44 THRU 48 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	
2015	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	\$46,542.83
2014	\$413,450	\$1,970,340	\$2,383,790	\$2,383,790	\$51,072.74

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Portability	0	0	0	0
Assessed/SOH	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
7/27/2007	WD-Q	\$6,900,000	44727 / 1300
1/31/2006	QCD		41397 / 54
1/31/2006	WD	\$6,700,000	41397 / 52
11/3/2005	WD	\$4,050,000	40851 / 642

Land Calculations		
Price	Factor	Type
\$50.00	33,751	SF
Adj. Bldg. S.F. (Card, Sketch)		16702

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	711 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2400
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 18 TO 21 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000	\$151,490	\$826,490	\$826,490	
2015	\$675,000	\$151,490	\$826,490	\$826,490	\$16,898.46
2014	\$162,000	\$268,100	\$430,100	\$430,100	\$9,283.06

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$826,490	\$826,490	\$826,490	\$826,490
Portability	0	0	0	0
Assessed/SOH	\$826,490	\$826,490	\$826,490	\$826,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$826,490	\$826,490	\$826,490	\$826,490

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F. (Card, Sketch)		3448
Units		12

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2450
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 29 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2015	DR*-T		113178964
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2460
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 30 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	711 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2640
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 29,30,LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$170,000	\$152,060	\$322,060	\$322,060	
2015	\$170,000	\$152,060	\$322,060	\$322,060	\$7,006.61
2014	\$85,000	\$160,800	\$245,800	\$245,800	\$5,601.31

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$322,060	\$322,060	\$322,060	\$322,060
Portability	0	0	0	0
Assessed/SOH	\$322,060	\$322,060	\$322,060	\$322,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$322,060	\$322,060	\$322,060	\$322,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	3,400	SF
6/28/2005	WD*	\$2,430,000	39993 / 191			
12/17/2002	WD*	\$610,000	34393 / 687			
4/20/1995	WD*	\$490,000	23410 / 354			
				Adj. Bldg. S.F. (Card, Sketch)		2167
				Units		9

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	719 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2390
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 14 TO 17 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$675,000		\$675,000	\$675,000	
2015	\$675,000		\$675,000	\$675,000	\$13,236.78
2014	\$222,750		\$222,750	\$222,750	\$4,449.85

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$675,000	\$675,000	\$675,000	\$675,000
Portability	0	0	0	0
Assessed/SOH	\$675,000	\$675,000	\$675,000	\$675,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$675,000	\$675,000	\$675,000	\$675,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
2/1/1990	WD	\$65,000	17150 / 582

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	721 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2380
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 12,13 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$111,370	\$2,224.89

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/1/1994	WD	\$80,000	22371 / 56
4/1/1980	WD	\$80,000	
11/1/1968	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	713 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2650
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 31,32,33,LESS ST RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$255,000		\$255,000	\$255,000	
2015	\$255,000		\$255,000	\$255,000	\$5,000.55
2014	\$149,180		\$149,180	\$140,250	\$2,868.18

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$255,000	\$255,000	\$255,000	\$255,000
Portability	0	0	0	0
Assessed/SOH	\$255,000	\$255,000	\$255,000	\$255,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$255,000	\$255,000	\$255,000	\$255,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
12/1/1986	WD	\$122,500	14006 / 738

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2660
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 34 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
4/1/1993	WD	\$38,000	20622 / 500

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2670
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 35 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/15/1994	WD*	\$80,000	22371 / 56
5/1/1971	WD	\$38,000	8868 / 445

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	727 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2320
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 6 THRU 11 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	
2015	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	\$20,126.14
2014	\$243,000	\$13,820	\$256,820	\$256,820	\$5,130.48

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Portability	0	0	0	0
Assessed/SOH	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	20,250	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2680
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 36 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
4/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2690
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
1/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	727 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2700
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	27

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 38 TO 43, LESS ST RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$510,000	\$142,060	\$652,060	\$652,060	
2015	\$510,000	\$142,060	\$652,060	\$652,060	\$13,995.92
2014	\$255,000	\$153,430	\$408,430	\$408,430	\$9,368.17

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$652,060	\$652,060	\$652,060	\$652,060
Portability	0	0	0	0
Assessed/SOH	\$652,060	\$652,060	\$652,060	\$652,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$652,060	\$652,060	\$652,060	\$652,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	10,200	SF
6/22/2005	WD*	\$5,381,800	39949 / 111			
5/24/2002	WD*	\$775,000	33209 / 468			
6/14/1995	WD*	\$590,000	23587 / 871			
12/1/1989	QCD		17113 / 164			
				Adj. Bldg. S.F. (Card, Sketch)		3824

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	701 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2620
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	11

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25,26,27, LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$255,000	\$257,850	\$512,850	\$512,850	
2015	\$255,000	\$257,850	\$512,850	\$512,850	\$11,265.98
2014	\$127,500	\$347,640	\$475,140	\$475,140	\$10,700.81

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$512,850	\$512,850	\$512,850	\$512,850
Portability	0	0	0	0
Assessed/SOH	\$512,850	\$512,850	\$512,850	\$512,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$512,850	\$512,850	\$512,850	\$512,850

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
8/31/2000	WD	\$425,600	30817 / 748
4/18/1995	WD	\$250,000	23386 / 941
10/1/1974	WD	\$75,000	5982 / 404

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F. (Card, Sketch)		4066

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	707 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2630
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 28 LESS STATE RD BLK 293
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$41,050	\$884.62

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
7/1/1973	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2420
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 23,24 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
6/1/1967	WD	\$3,300	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2410
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22 BLK 292
-------------------------------------	---------------------------------

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

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
			32151 / 411
9/18/2001	TD*	\$315,000	32151 / 411

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2430
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25,26 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	706 NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2440
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 27,28 BLK 292
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$90,000	\$1,956.94

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD	\$105,000	32151 / 413
3/1/1994	QCD	\$100	21827 / 951
12/1/1990	WD	\$50,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Streetscape Build Cost Summary





Quantum at Flagler Village

Offsite Cost of Work Summary

Owner: Flagler Village Land Trust

Contractor: Prime Homebuilders

Date: 11/12/15

No.	Trade Item	Associated Cost	NE 7th Street	NE 5th Avenue	NE 5th Terrace	Federal Hwy	NE 8th Street
1.1	General Requirements						
2.1	Demolition	Included in 2.3					
2.2	Dewatering (Allowance)						
2.3	Site Demolition Clearing	\$ 85,980.00	\$ 13,756.80	\$ 18,915.60	\$ 20,635.20	\$ 18,915.60	\$ 13,756.80
2.4	Site Earthwork	\$ 56,000.00	\$ 8,960.00	\$ 12,320.00	\$ 13,440.00	\$ 12,320.00	\$ 8,960.00
2.5	Paving	\$ 116,000.00	\$ 18,560.00	\$ 25,520.00	\$ 27,840.00	\$ 25,520.00	\$ 18,560.00
2.6	Off-site Underground Utilities (Water, Sewer & Storm)	\$ 275,000.00	\$ 44,000.00	\$ 60,500.00	\$ 66,000.00	\$ 60,500.00	\$ 44,000.00
2.6	Off-site Utilities - Cost for FPL Ductbank & Removal of OH Lines (Allowance)	\$ 285,000.00	\$ 45,600.00	\$ 62,700.00	\$ 68,400.00	\$ 62,700.00	\$ 45,600.00
2.6	Off-site Utilities - Cost for Comcast Utility Relocation (Allowance)	\$ 14,000.00	\$ 2,240.00	\$ 3,080.00	\$ 3,360.00	\$ 3,080.00	\$ 2,240.00
2.6	Off-site Utilities - Cost for TECO Removal of Gas Lines (Allowance)	\$ 8,000.00	\$ 1,280.00	\$ 1,760.00	\$ 1,920.00	\$ 1,760.00	\$ 1,280.00
2.7	Vibrocompaction		\$ -	\$ -	\$ -	\$ -	\$ -
2.8	Landscaping	\$ 250,000.00	\$ 40,000.00	\$ 55,000.00	\$ 60,000.00	\$ 55,000.00	\$ 40,000.00
2.8	Irrigation	\$ 135,000.00	\$ 21,600.00	\$ 29,700.00	\$ 32,400.00	\$ 29,700.00	\$ 21,600.00
2.9	Pavers	\$ 126,000.00	\$ 20,160.00	\$ 27,720.00	\$ 30,240.00	\$ 27,720.00	\$ 20,160.00
2.10	Site Furnishing - Bike Racks, Tree Grates (Allowance)	\$ 97,000.00	\$ 15,520.00	\$ 21,340.00	\$ 23,280.00	\$ 21,340.00	\$ 15,520.00
2.11	Striping & Wheel Stops	\$ 26,000.00	\$ 4,160.00	\$ 5,720.00	\$ 6,240.00	\$ 5,720.00	\$ 4,160.00
2.12	Chain Link Fencing		\$ -	\$ -	\$ -	\$ -	\$ -
2.13	Final Survey/Formboard Survey/Final Elevation Certificate		\$ -	\$ -	\$ -	\$ -	\$ -
3.1A	CIP & Masonry Shell - Residential & Garage						
4.1	Masonry						
5.1	Miscellaneous Metal Fabrications & Structural Steel						
6.1	Rough Carpentry						
7.1	Waterproofing & Windows						
8.1	Windows & Doors						
9.1	Finishes						
10.1	Specialties						
11.1	Appliances						
12.1	Furnishings						
13.1	Swimming Pools, Spas & Fountains						
14.1	Elevators						
15.1	Fire Protection Sprinkler System	Included in 2.6					
15.2	Plumbing	Included in 2.6					
15.3	HVAC						
16.1	Electrical	\$ 185,000.00	\$ 29,600.00	\$ 40,700.00	\$ 44,400.00	\$ 40,700.00	\$ 29,600.00
16.1	Street Lights	\$ 110,000.00	\$ 17,600.00	\$ 24,200.00	\$ 26,400.00	\$ 24,200.00	\$ 17,600.00
SUBTOTAL: COST OF WORK		\$ 1,768,980.00	\$ 283,036.80 16%	\$ 389,175.60 22%	\$ 424,555.20 24%	\$ 389,175.60 22%	\$ 283,036.80 16%
	Construction Contingency						
	Escalation Contingency	By Owner					
	Sub-Guard/Subcontractor Bonds						
	General Conditions						
SUBTOTAL: DIRECT WORK		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Building Permit	By Owner					
	General Liability Wrap						
	New Code Impact Allowance	By Owner					
	Builders Risk Insurance	By Owner					
SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CM Payment and Performance Bond						
	Fee						
TOTAL OFFSITE CONSTRUCTION COST		\$ 1,768,980.00	\$ 283,036.80	\$ 389,175.60	\$ 424,555.20	\$ 389,175.60	\$ 283,036.80
CRA CONTRIBUTION		\$ 500,000.00					

Architecture, Landscape, and Civil Plans



QUANTUM AT FLAGLER VILLAGE

NE 7th Street and North Federal Highway
FT.LAUDERDALE



DRAWING INDEX

SURVEY

ARCHITECTURE (SITE, PARKING & RESIDENTIAL COMPONENT)

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A1.01	CONTEXT PLAN
A1.02	LAND USE MAP
A1.03	ZONING MAP
A2.00	SITE PLAN
A3.00	LEVEL 1 RESIDENCE-LEVEL 1 PARKING
A3.01	LEVEL 2 RESIDENCE-LEVEL 2 PARKING
A3.02	LEVEL 3 RESIDENCE-LEVEL 3 PARKING
A3.03	LEVEL 4 RESIDENCE-LEVEL 4 PARKING
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A3.05	LEVEL 4 RESIDENCE-LEVEL 6 PARKING
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A210	ROOF PLAN
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A401	BUILDING ELEVATION
A402	BUILDING ELEVATION
A403	BUILDING ELEVATION
A404	PRELIMINARY BUILDING PERSPECTIVES
A405	SITE ELEVATIONS
A406	PRELIMINARY SITE PERSPECTIVES
A407	PRELIMINARY URBAN COURT PERSPECTIVES
A408	PRELIMINARY NE 5TH TERRACE PERSPECTIVES
A409	PRELIMINARY PORTE COCHERE PERSPECTIVES
A500	BUILDING SECTION
A501	BUILDING SECTION
A502	BUILDING SECTION
A503	BUILDING SECTION
A504	BUILDING SECTION
A505	BUILDING SECTION
A506	BUILDING SECTION
A507	BUILDING SECTION
A508	BUILDING SECTION
A509	BUILDING SECTION

ARCHITECTURE (RETAIL COMPONENT)

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A002	PROJECT & CODE INFORMATION
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A101	ROOF ACCESS PLAN
A102	ROOF PLAN
A300	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS
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A400	BUILDING SECTIONS
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L-1	SITE LANDSCAPE PLAN
L-1A	URBAN COURTYARD LANDSCAPE PLAN, SECTIONS, CONCEPT IMAGES
L-2	LANDSCAPE DETAILS AND SCHEDULE
L-3	HARDSCAPE PLAN AND SECTIONS: FEDERAL HIGHWAY

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CIVIL ENGINEERING	
DM-1	DEMOLITION PLAN
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE DETAILS
PD-3	PAVING AND DRAINAGE DETAILS
PMS-1	PAVEMENT MARKING AND SIGNAGE PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER DETAILS
WS-3	WATER AND SEWER DETAILS
SWPP-1	STORM WATER POLLUTION PREVENTION PLAN
SWPP-2	EROSION CONTROL DETAILS
SWPP-3	N.P.D.E.S. NOTES
SS-1	STAGE STORAGE PLAN
MA-1	MAINTENANCE AREA EXHIBIT

REVISIONS / SUBMISSIONS

1	1	1
2	2	2
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1474

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

COVER

PRELIMINARY
NOT FOR
CONSTRUCTION

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305 573 1818
F: 305 573 3766



KOBI KARP ARCHITECTURE AND
INTERIOR DESIGN
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305 573-1818



HOTEL/RETAIL ARCHITECT
PRIME DESIGN ASSOCIATES, LLC
4651 Sheridan Street, Suite 460
Hollywood, Florida 33021
T (954) 392-8788 F(954) 241-0278



CIVIL ENGINEER
HSQ GROUP, INC.
1489 West Palmello Park Road, Suite 340
Boca Raton, Florida 33486
1-(561)-392-0221 Phone
1-(561)-392-6458 Fax



LANDSCAPE ARCHITECT
WITKIN HULTS DESIGN GROUP
307 SOUTH 21ST AVENUE
T:954.923.9681
F954.923.9689



DRAWN BY:	
CHECKED BY:	
DATE:	06-09-2015

A0.00



AERIAL PLAN

Scale: 1"=100'

REVISIONS / SUBMISSIONS		
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1474

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

AERIAL PLAN
CONTEXT

PRELIMINARY
NOT FOR
CONSTRUCTION

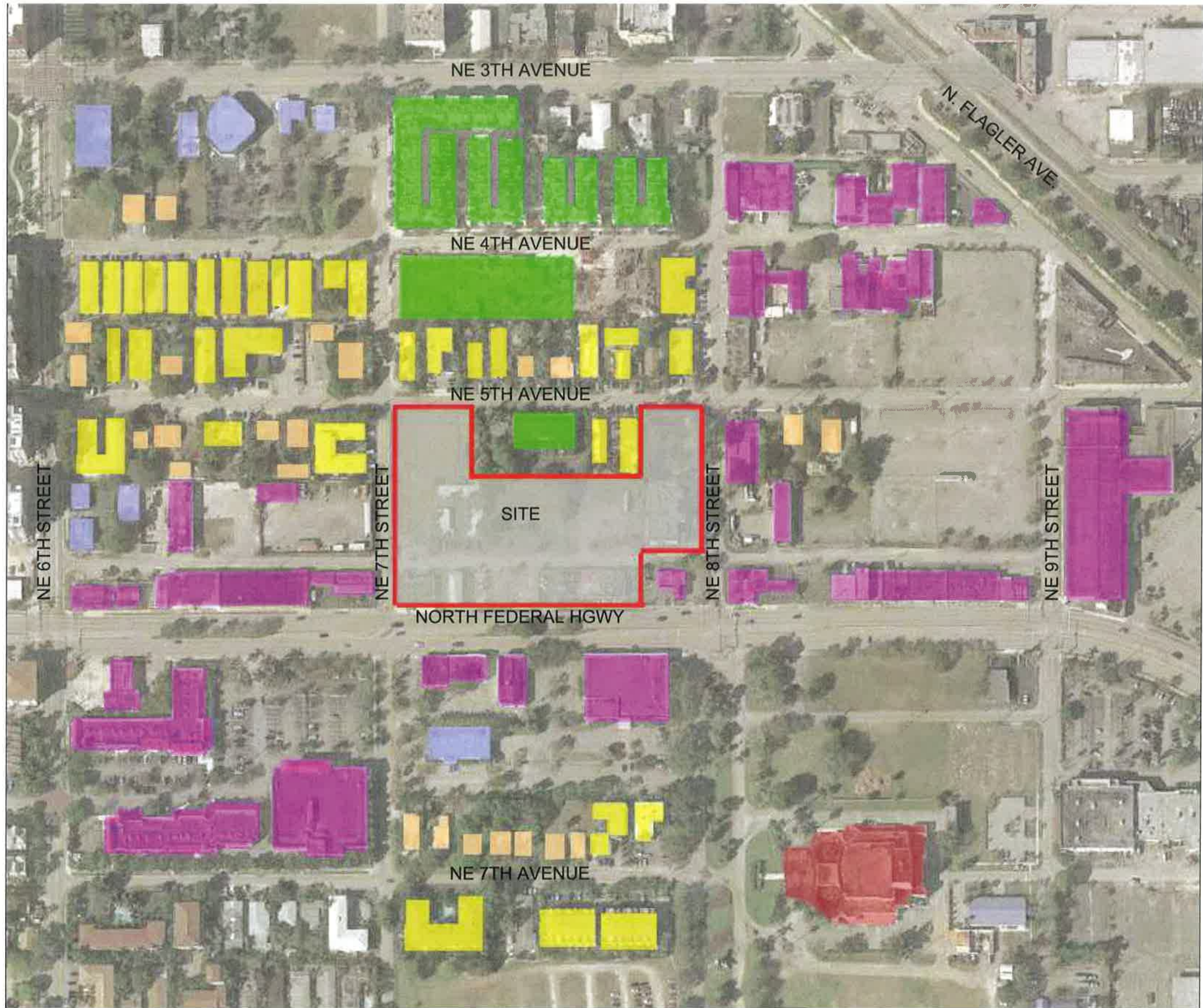
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Blazynne Boulevard
Fort Lauderdale, Florida 33317
C: 305.573.1818
F: 305.573.3766
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 06-09-2015

A1.00



CONTEXT USES

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL - LOW DENSITY
- MULTI-FAMILY RESIDENTIAL - HIGH DENSITY
- OFFICES
- COMMERCIAL
- CIVIC

REVISIONS / SUBMISSIONS	
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1474

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

CONTEXT PLAN
SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Broadway Boulevard
Fort Lauderdale, FL 33317
O 305.573.1818
F 305.573.3766

WWW.KOBIAKARP.COM



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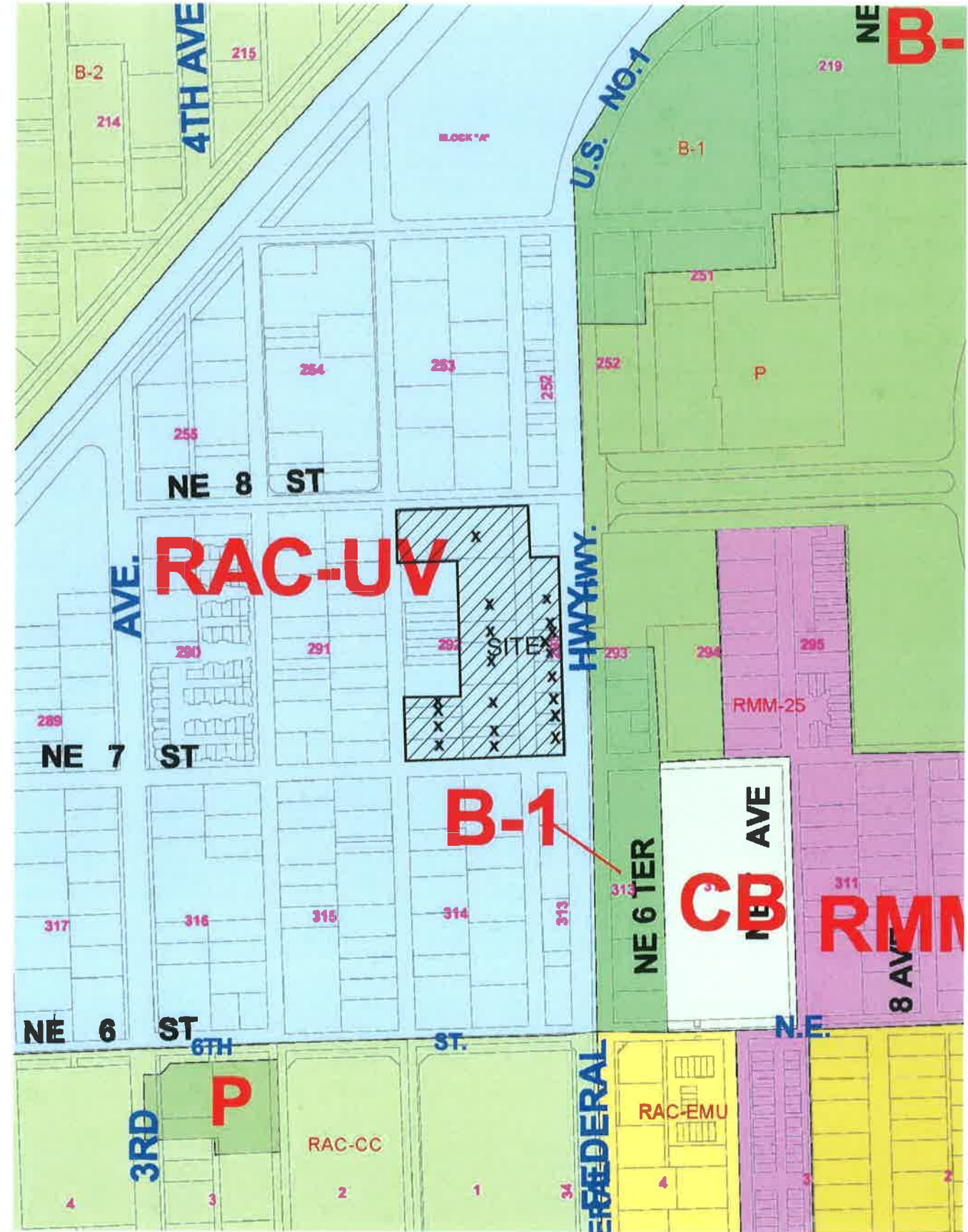
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DATE: 06-09-2015

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A1.02



1 ZONING MAP
NORTH

NTS

REVISIONS / SUBMISSIONS

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1474

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QUANTUM AT
FLAGLER VILLAGE
FORT LAUDERDALE, FL

ZONING MAP
SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

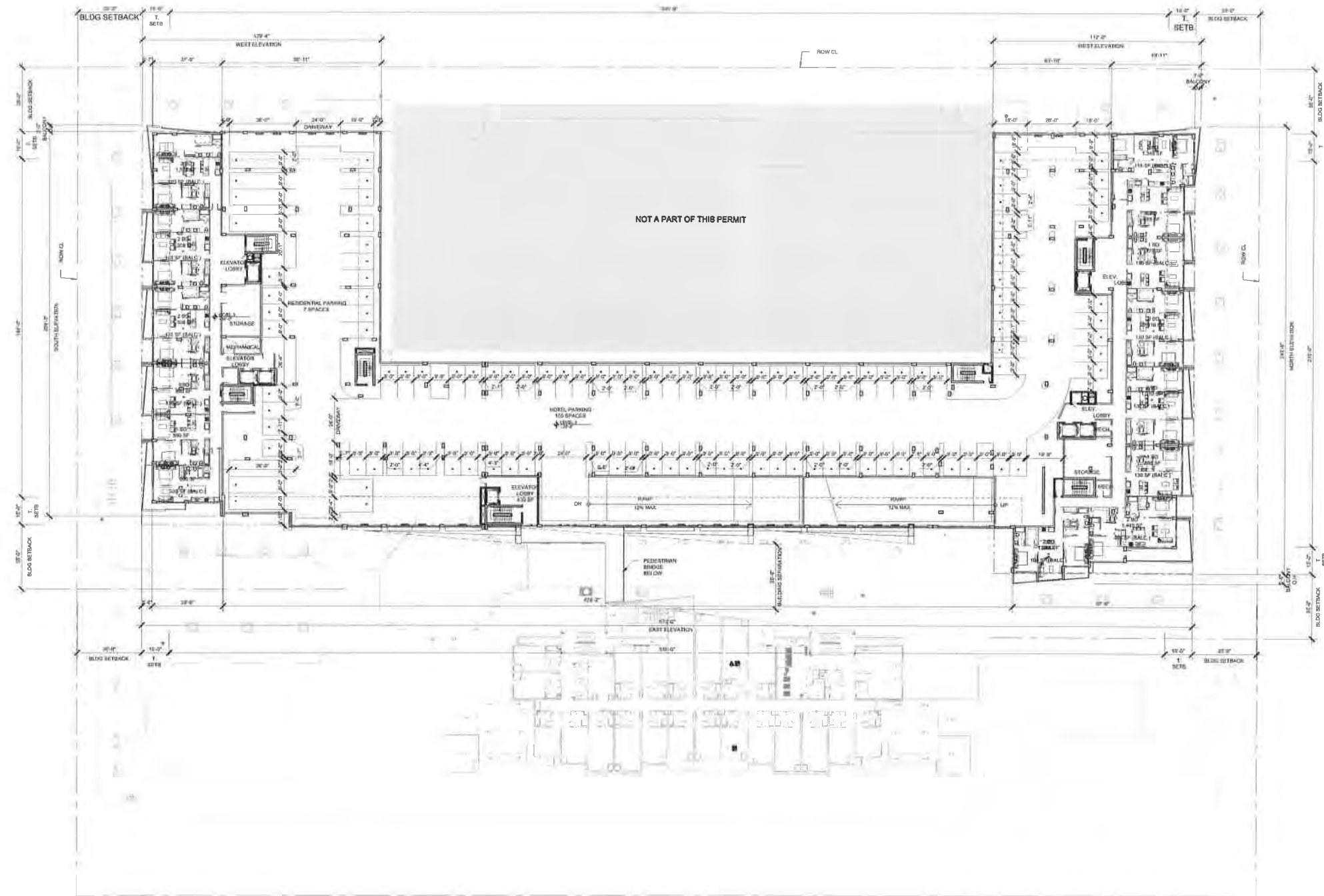
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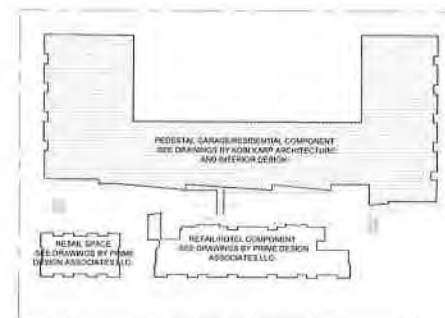
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DATE: 08-08-2015

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LEVEL 3 RESIDENTIAL FLOOR PLAN / LEVEL 3 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF.
OTHER	63,743 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	112 PS.

REVISIONS / SUBMISSIONS

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3RD LEVEL PEDESTAL

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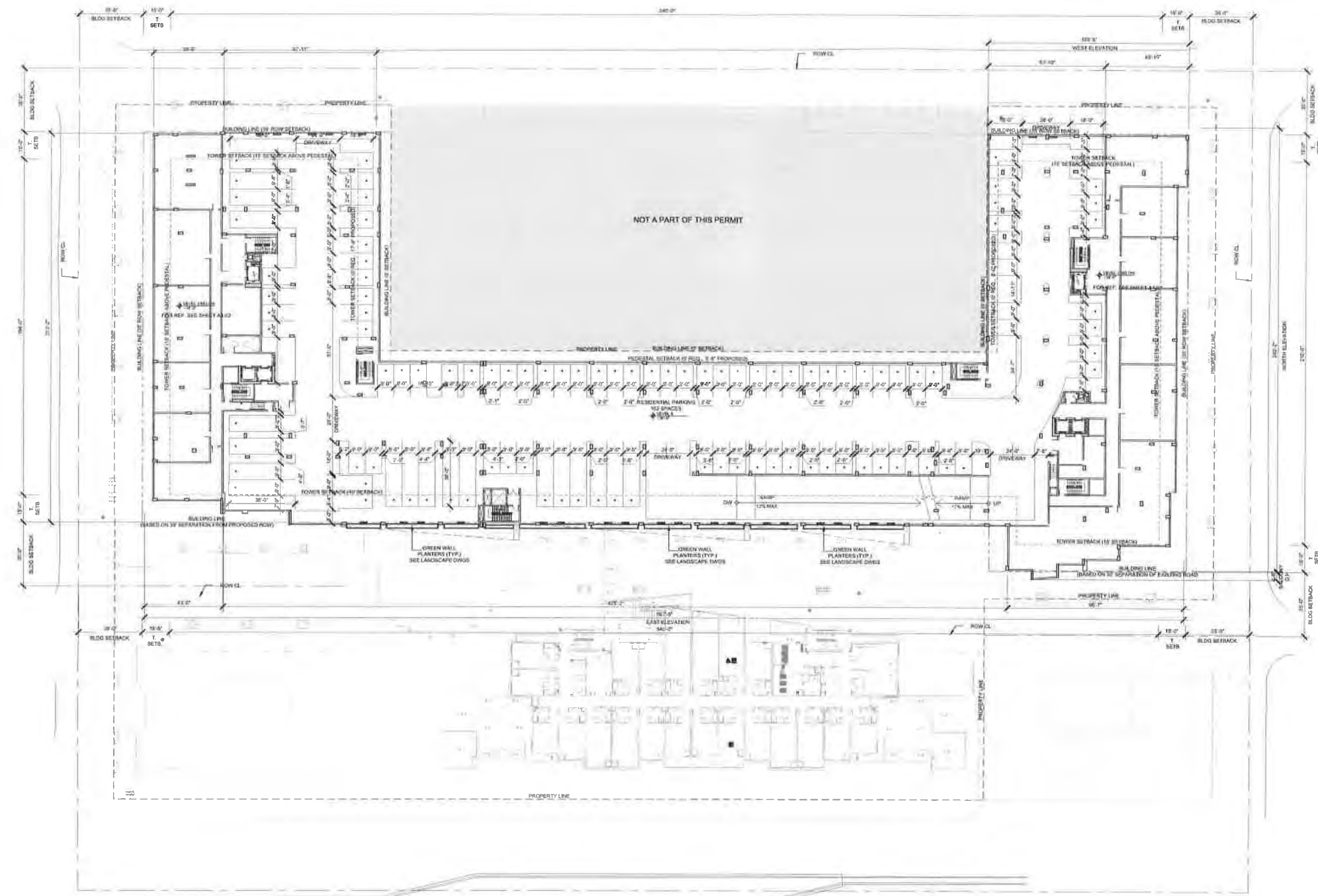


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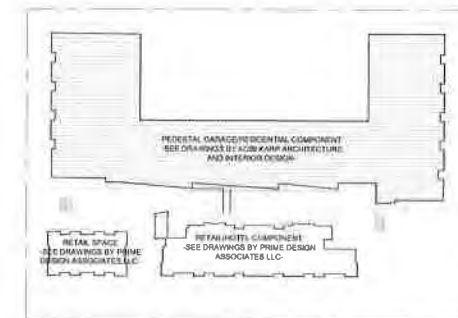
DATE: 06-09-2015

A3.02



LEVEL 3 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 4 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
PARKING	55,900 SF
TOTAL GROSS AREA	55,900 SF
TOTAL PARKING	102 PS.

REVISIONS / SUBMISSIONS	
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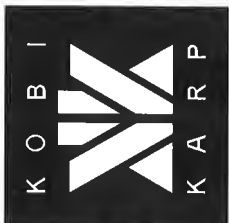
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3RD LEVEL PEDESTAL

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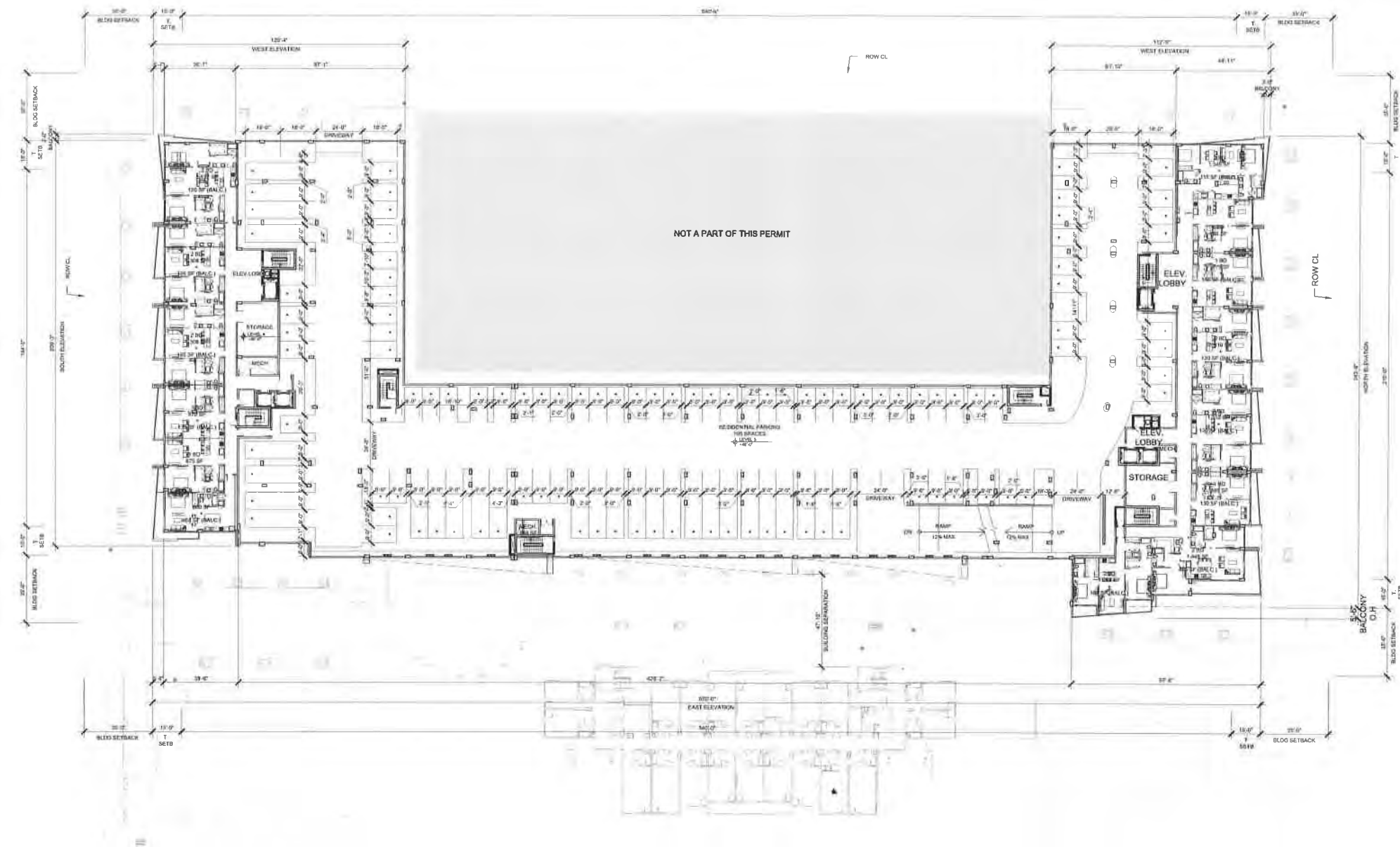
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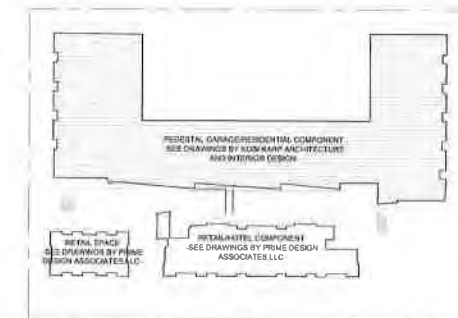
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A3.03



LEVEL 4 RESIDENTIAL FLOOR PLAN / LEVEL 5 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF
OTHER	63,743 SF
TOTAL GROSS AREA	81,800 SF
TOTAL PARKING	105 PS.

REVISIONS / SUBMISSIONS	
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4TH LEVEL PEDESTAL

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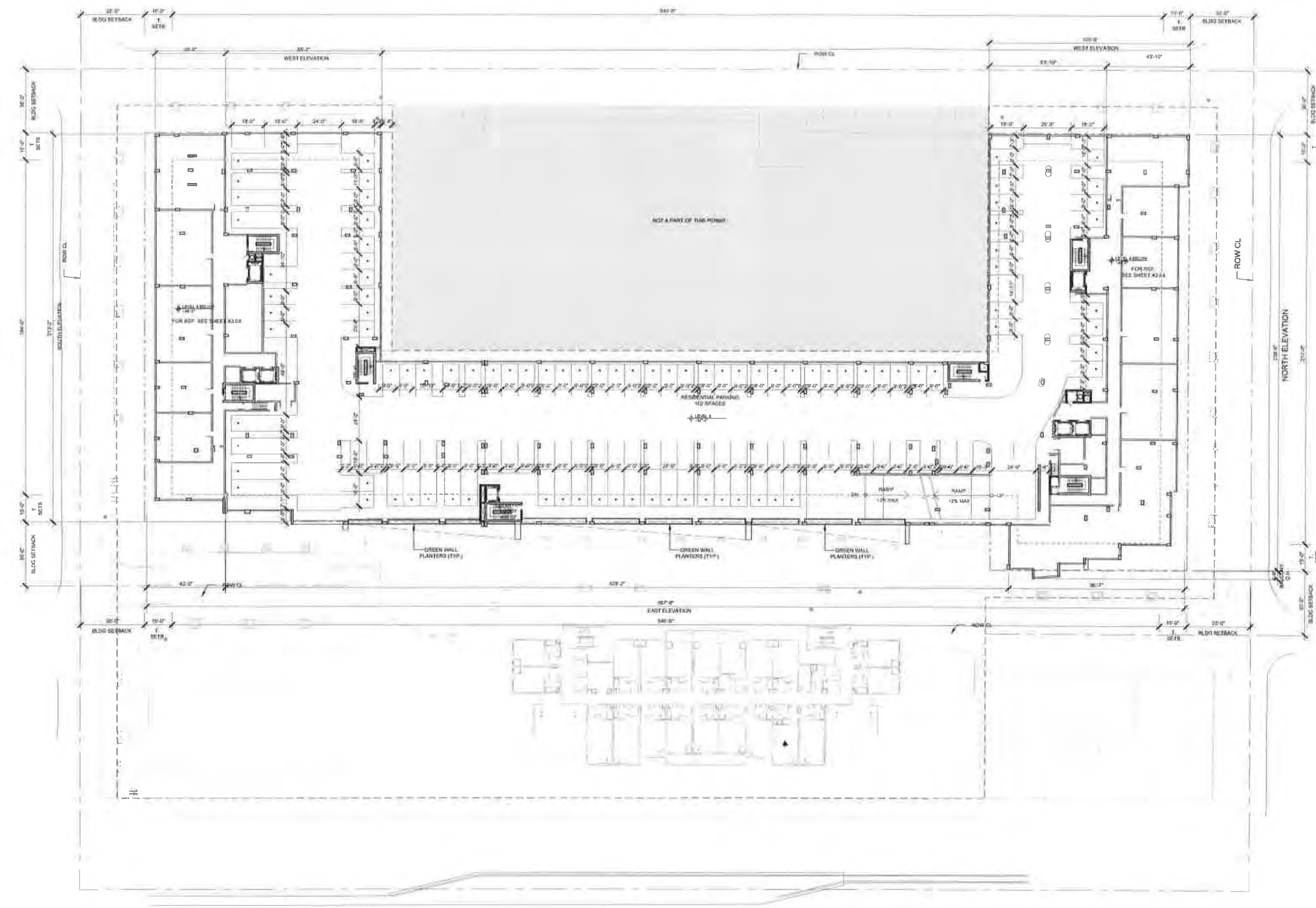
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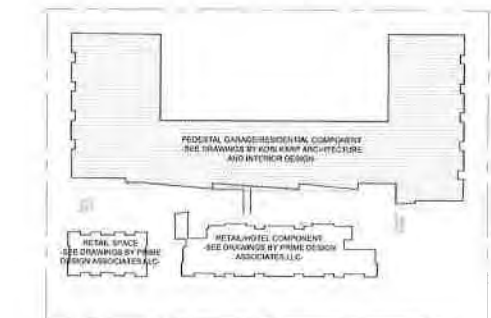
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A3.04



1 LEVEL 4 RESIDENTIAL FLOOR PLAN BELOW / LEVEL 6 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
PARKING	55,900 SF.
TOTAL GROSS AREA	55,900 SF.
TOTAL PARKING	102 PS.

REVISIONS / SUBMISSIONS	
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4TH LEVEL PEDESTAL

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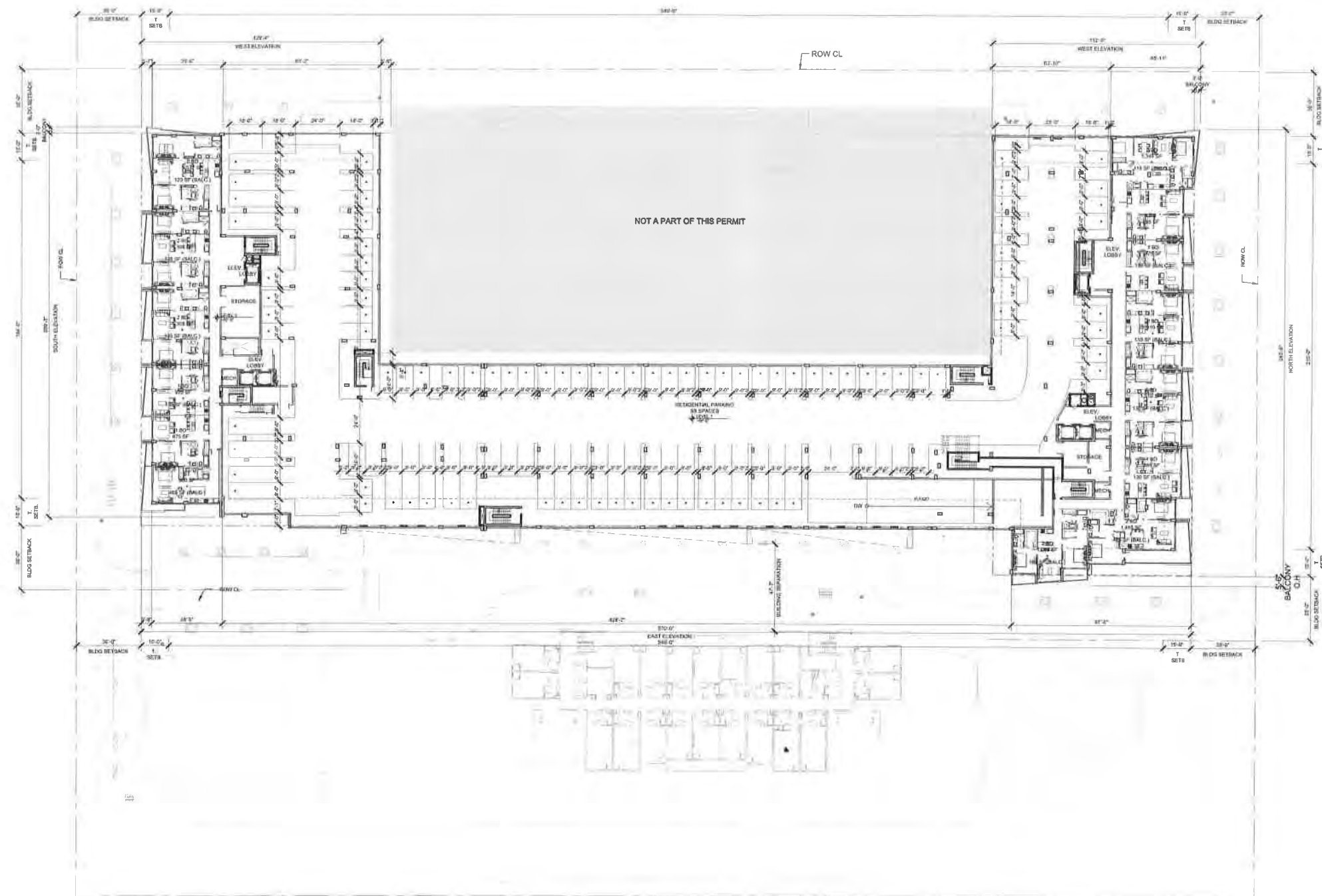
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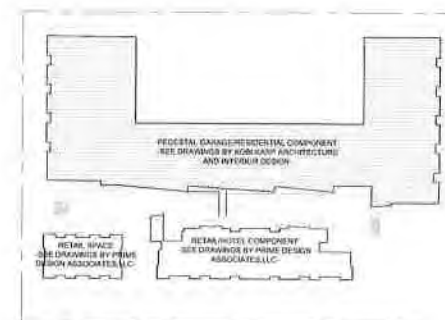
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A3.05



1 LEVEL 5 RESIDENTIAL FLOOR PLAN / LEVEL 7 PARKING FLOOR PLAN - PEDESTAL

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL	18,057 SF.
OTHER	63,743 SF.
TOTAL GROSS AREA	81,800 SF.
TOTAL PARKING	99 PS.

REVISIONS / SUBMISSIONS	
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5TH LEVEL PEDESTAL

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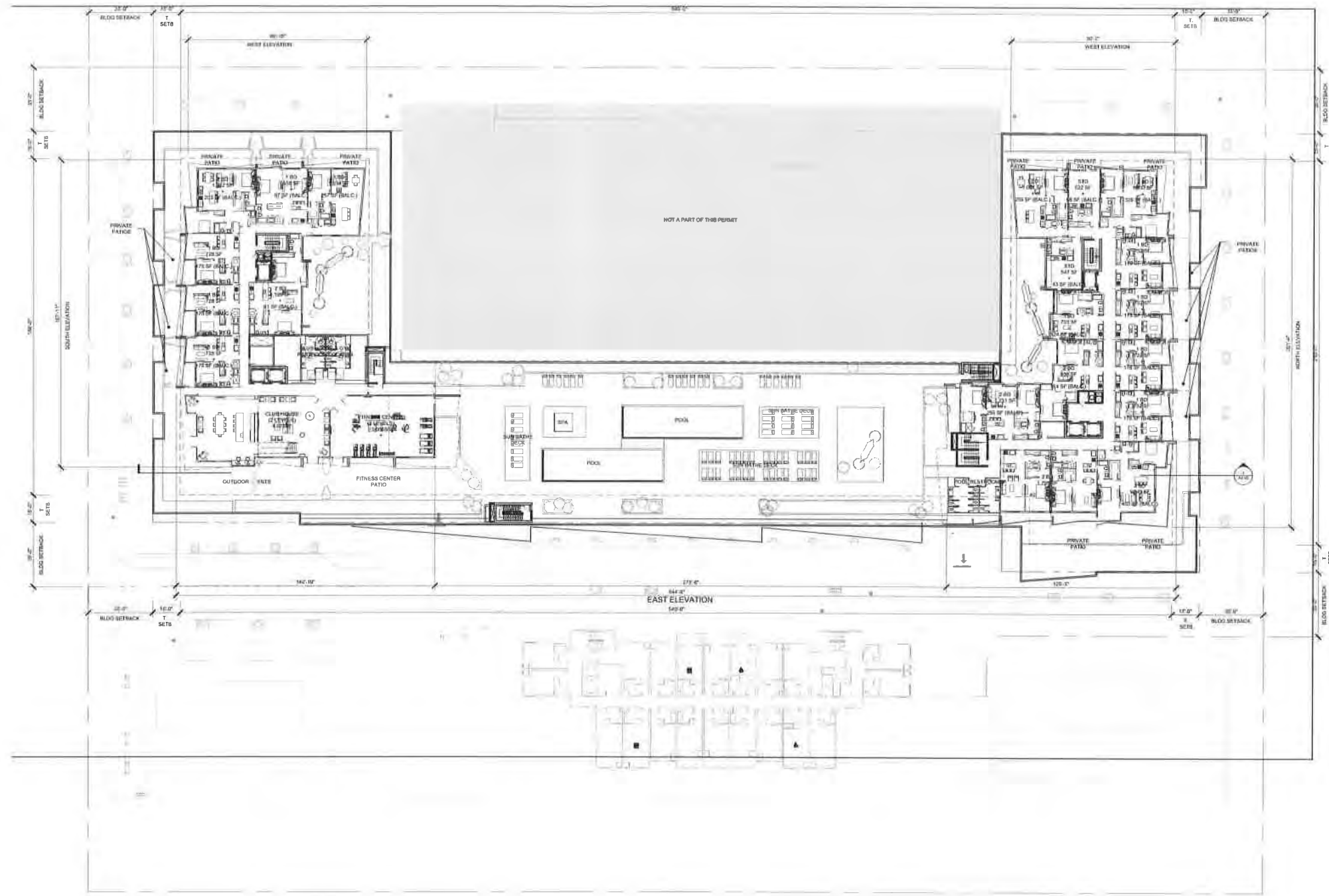
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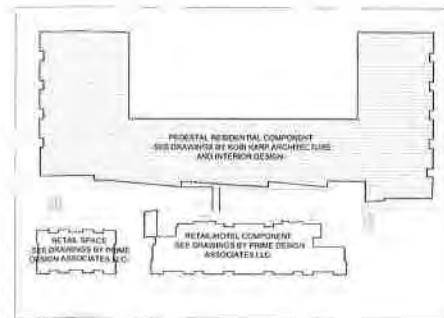
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LEVEL 6 AMENITY FLOOR PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AMENITIES OCCUPANCY LOAD		
USE	AREA	LOAD
POOL(1:50)	2,200 SF.	44 OCPTS
DECK (1:30)	13,360 SF.	445 OCPTS
GYM(1:50)	3,000 SF.	60 OCPTS
CLUB HOUSE(1:15)	4,076 SF.	271 OCPTS
TOTAL OCCUPANT LOAD		895 OCPTS

AMENITIES PLUMBING FIXTURE COUNT		
USE	MALE	FEMALE
POOL (M-1:75; F-1:40)	1	1
POOL DECK (M-1:75; F-1:40)	3	5
GYM (M-1:125; F-1:65)	1	1
CLUB HOUSE(M-1:40;F-1:40)	5	5
TOTAL	10	12

AREA CALCULATION	
USE	AREA
RESIDENTIAL	22,407 SF.
AMENITIES	42,993SF.
POOL & POOL DECK	15,560 SF.
TOTAL GROSS AREA	80,900 SF.

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LEVEL 6

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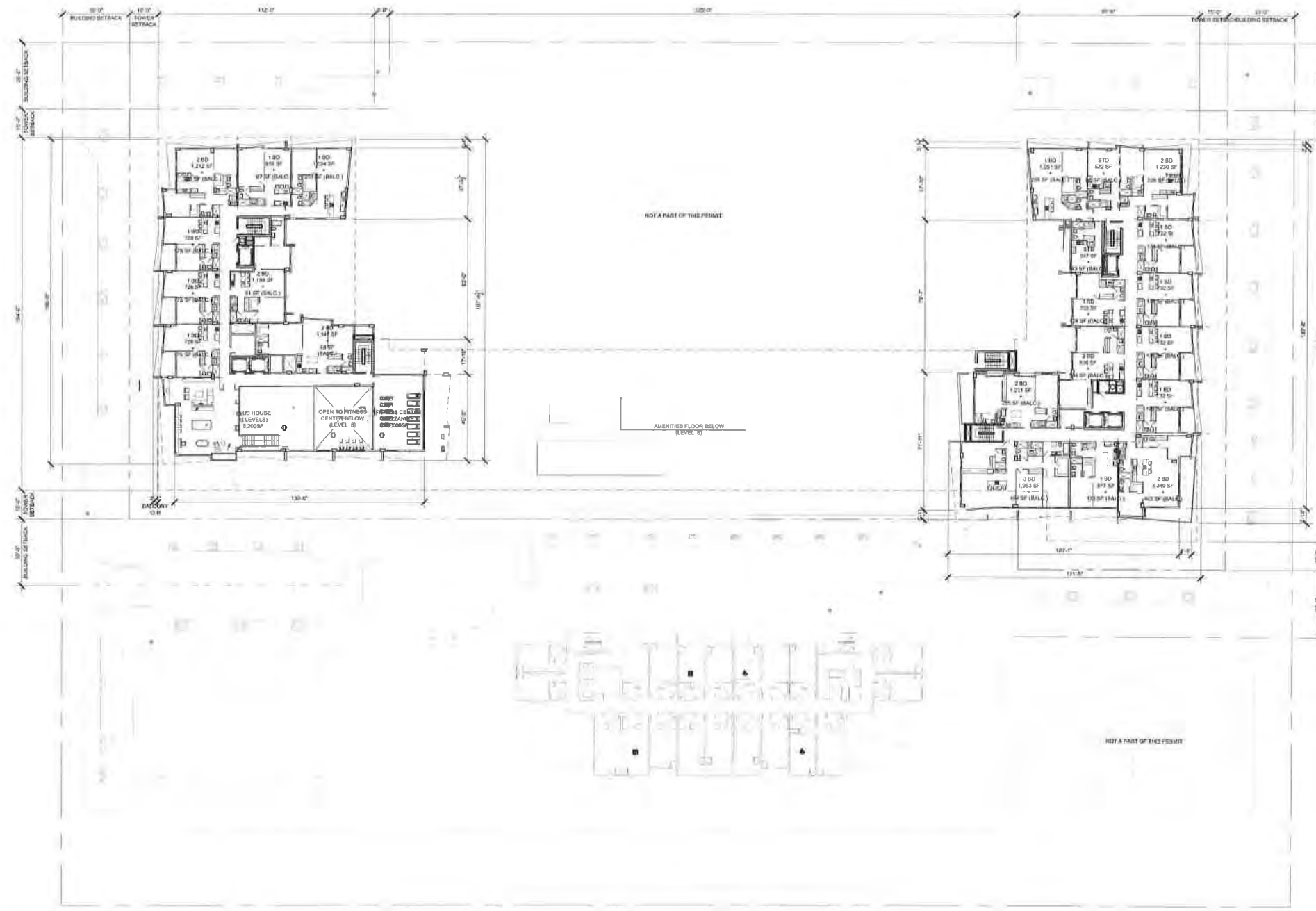


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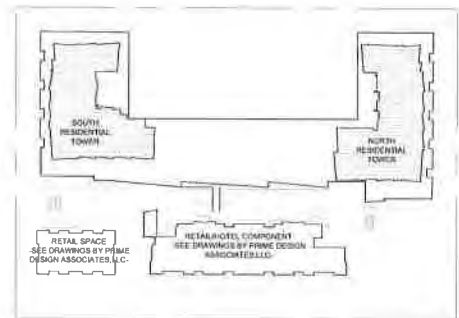
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1 LEVEL 7TH FLOOR PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1"=128'

AREA CALCULATION	
USE	AREA
RESIDENTIAL (SOUTH TOWER)	8,639 SF.
BALCONY (SOUTH TOWER)	2,160 SF.
OTHER (SOUTH TOWER)	7,001 SF.
TOTAL GROSS AREA (SOUTH TOWER)	17,800 SF.
RESIDENTIAL (NORTH TOWER)	13,381 SF.
BALCONY (NORTH TOWER)	2,986 SF.
OTHER (NORTH TOWER)	1,633 SF.
TOTAL GROSS AREA (NORTH TOWER)	18,000 SF.
TOTAL GROSS AREA (NORTH+ SOUTH)	35,800 SF.

REVISIONS / SUBMISSIONS	
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LEVEL 7TH FLOOR PLAN

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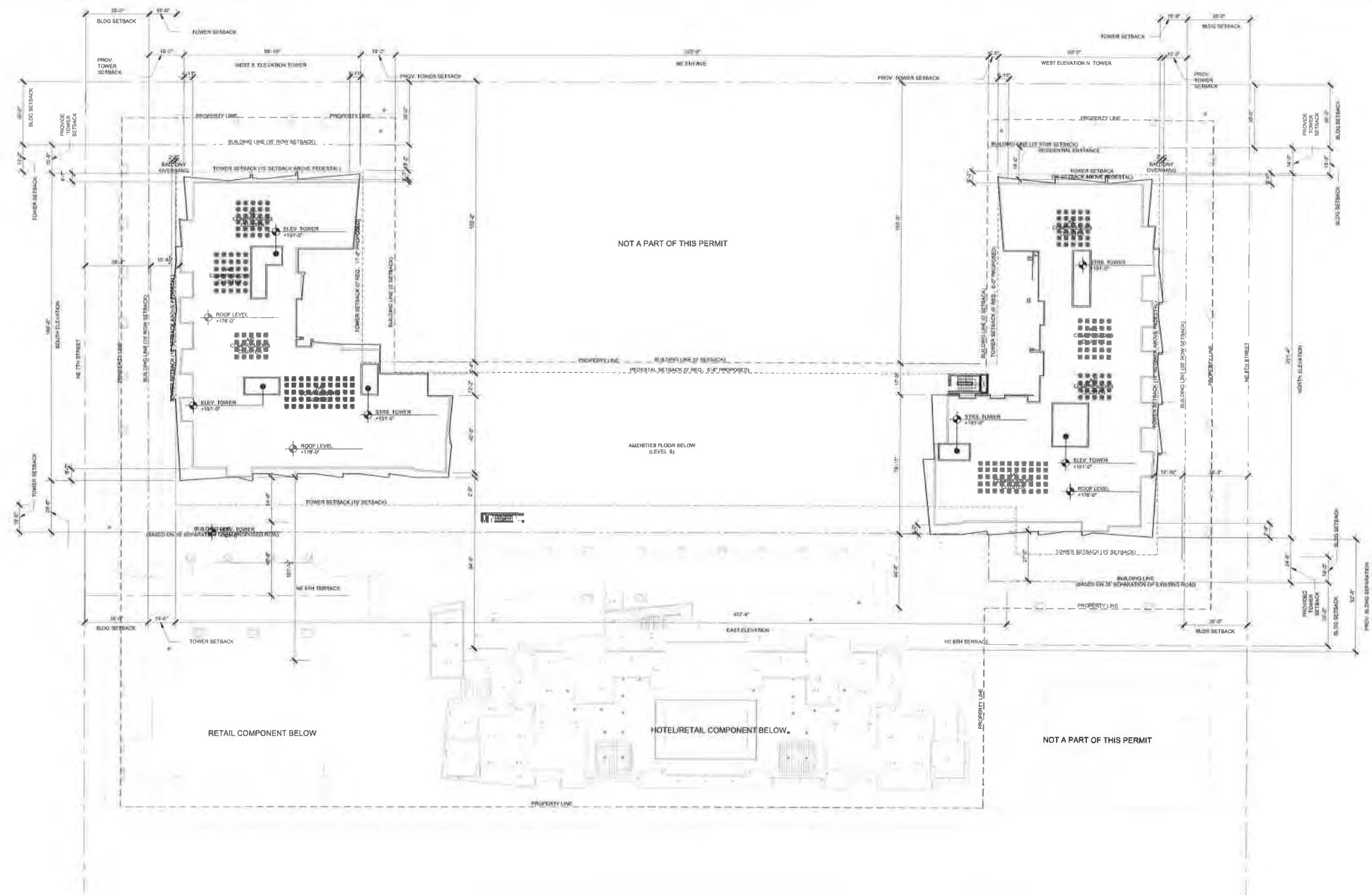
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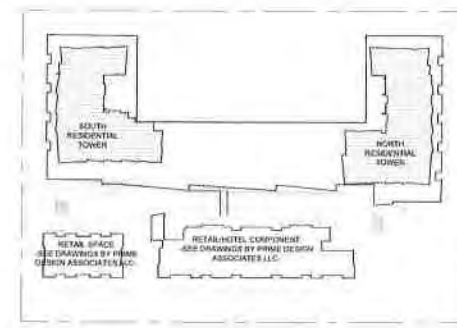
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1 ROOF PLAN

Scale: 1/32"=1'-0"



1 KEYPLAN

Scale: 1'=128'

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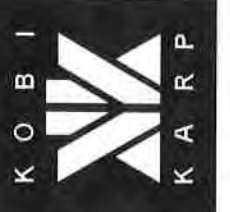
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ROOF PLAN

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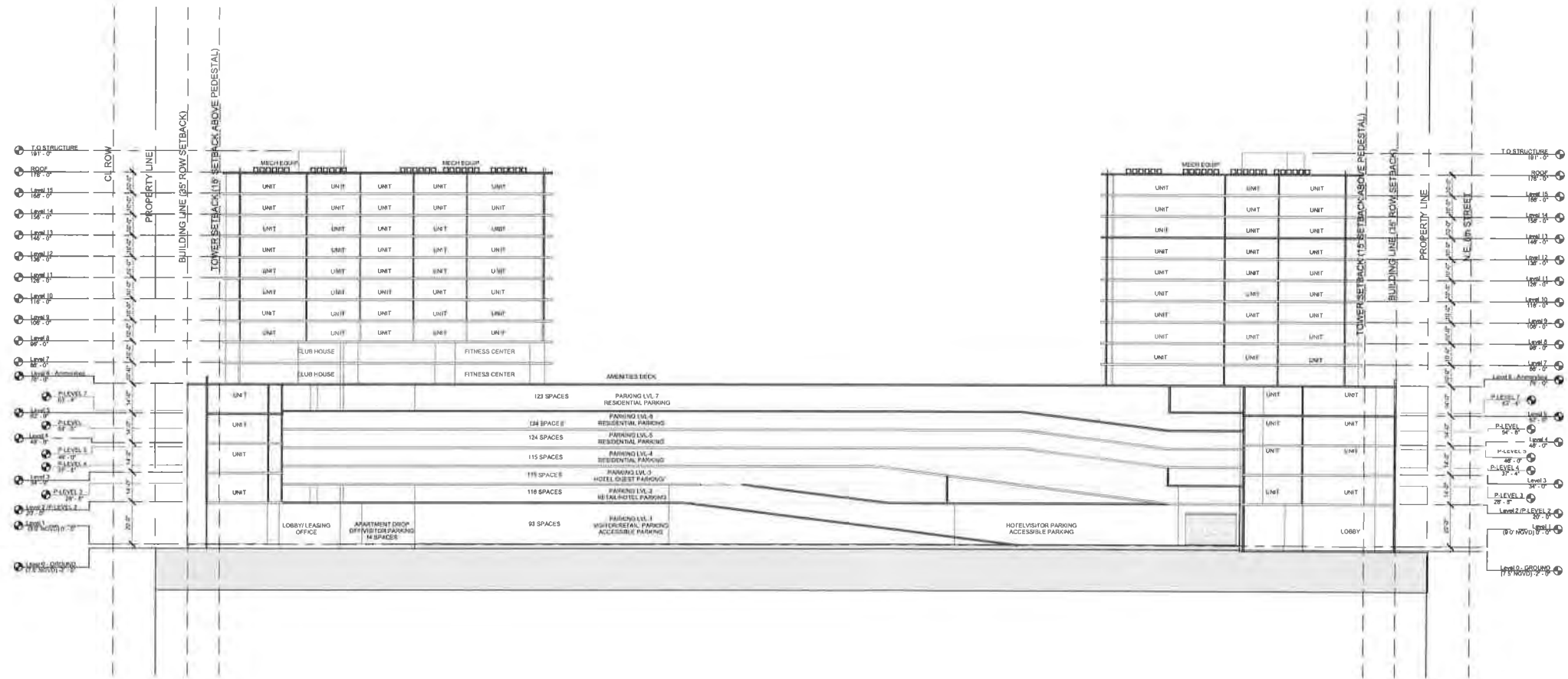
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1 TYPICAL BUILDING SECTION

Scale: 1/32"=1'-0"

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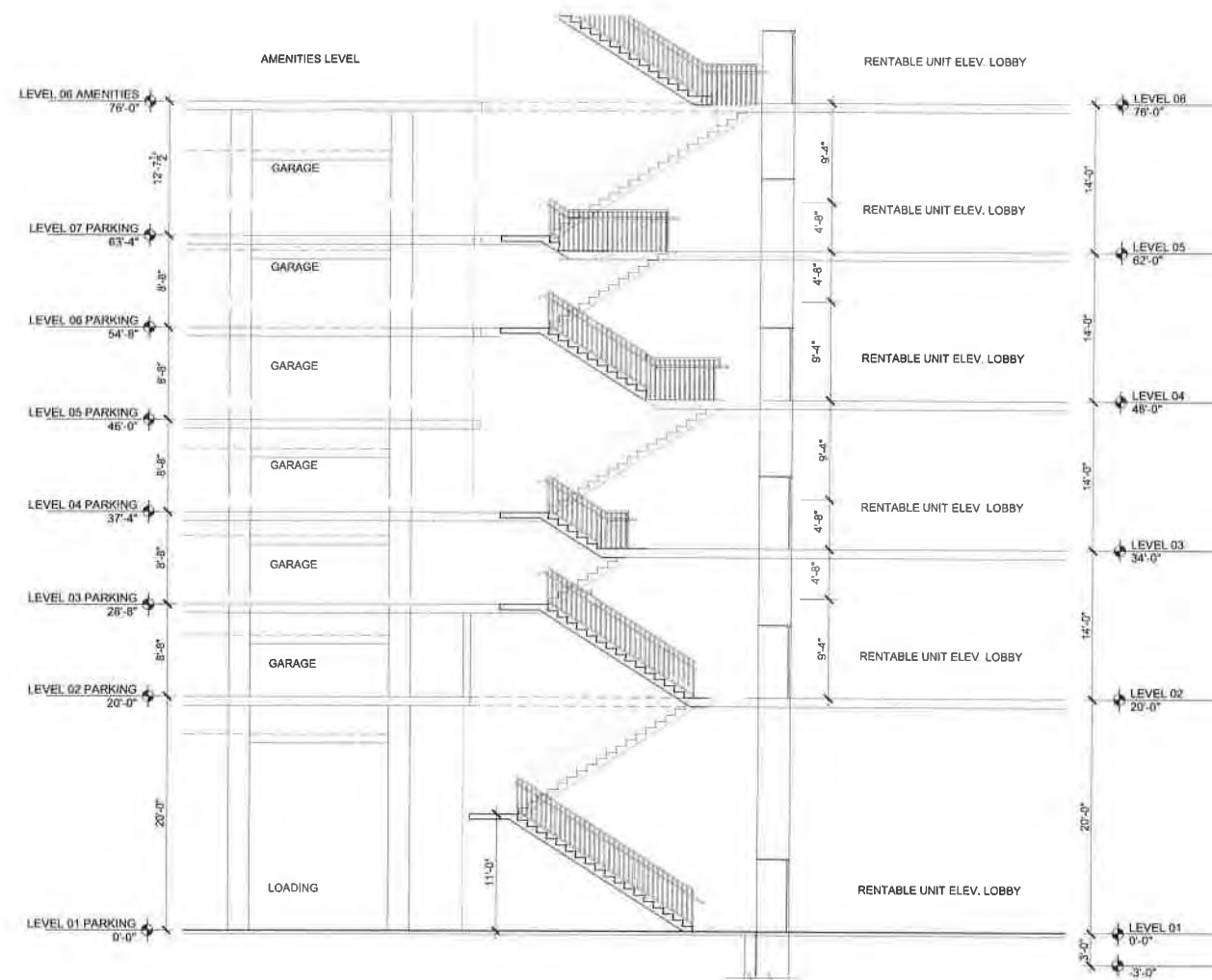
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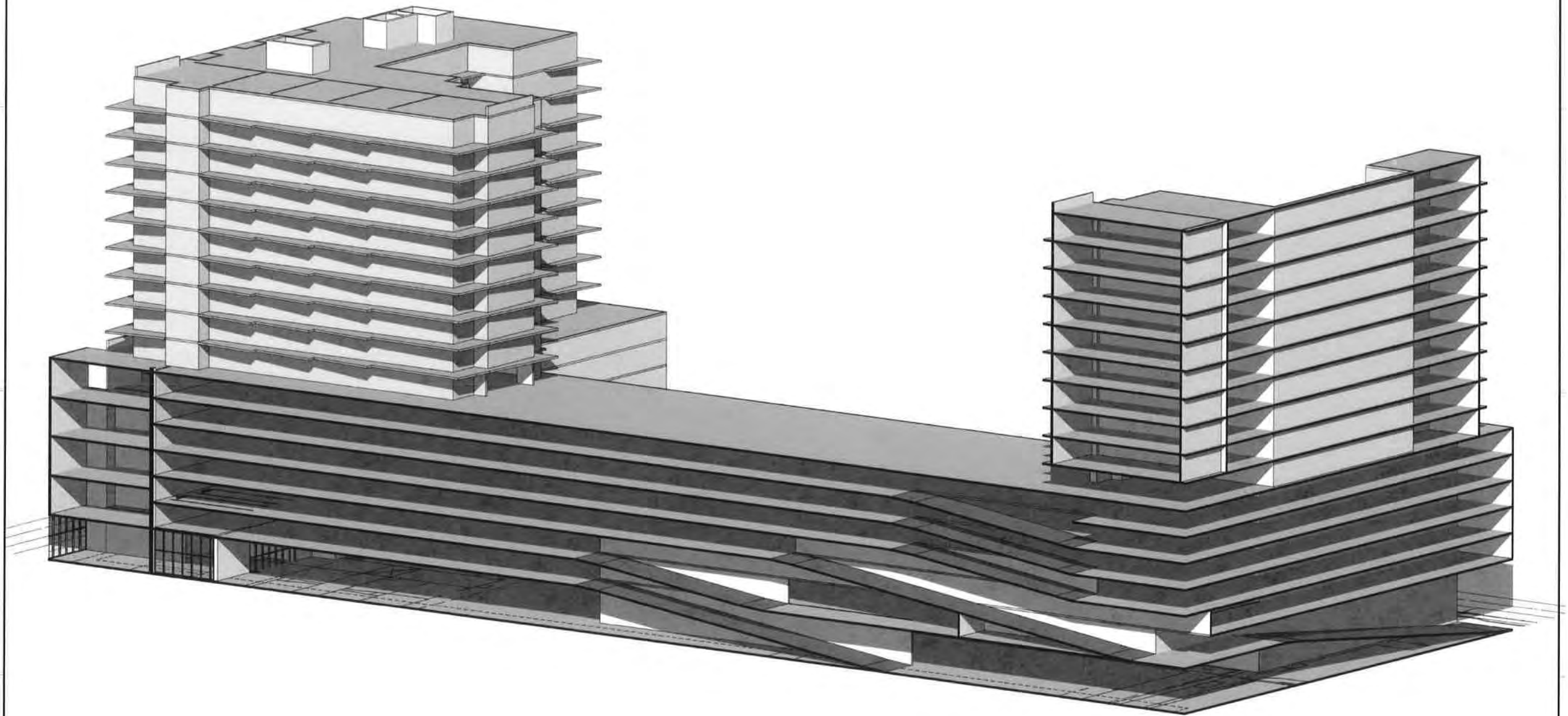
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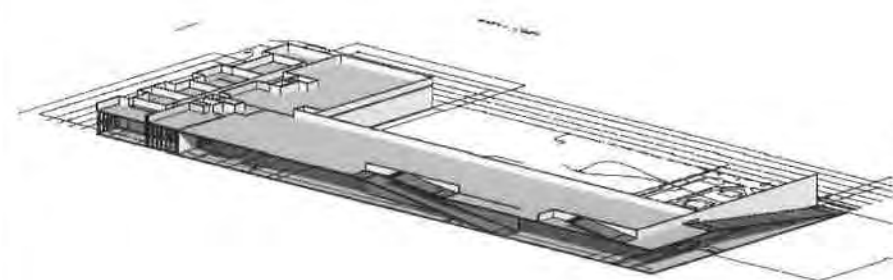
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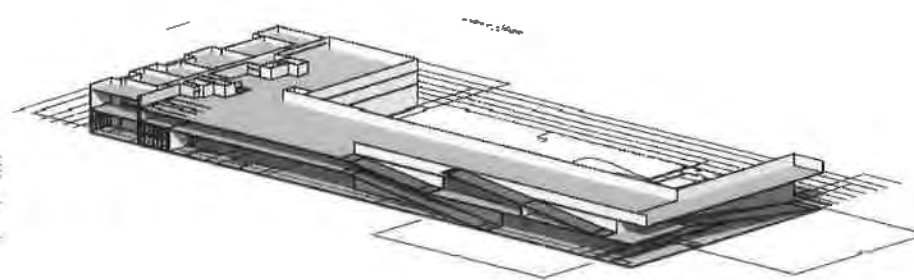


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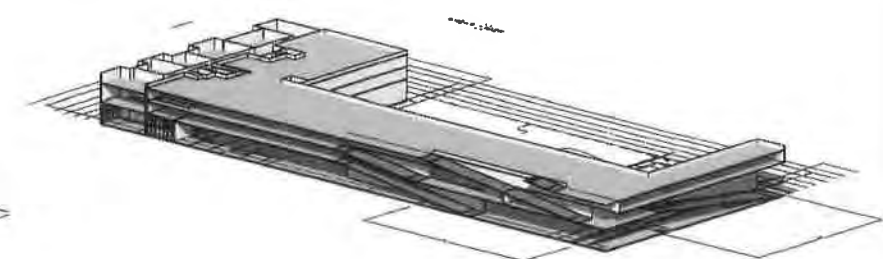
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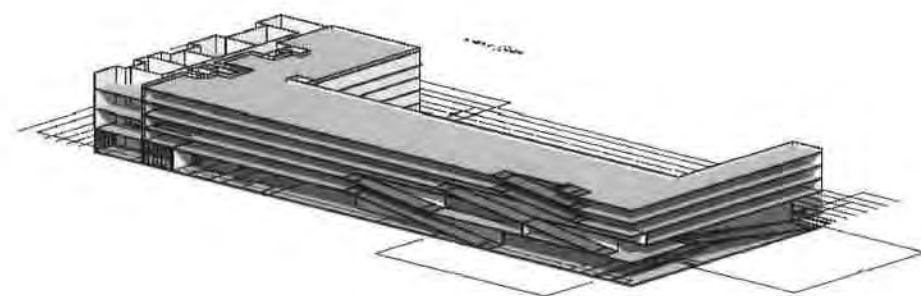
1 P2 PARKING LEVEL
Scale: 1/32=1'-0"



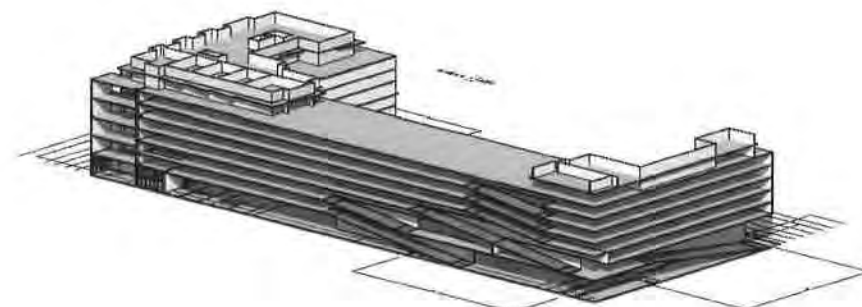
2 P3 PARKING LEVEL
Scale: 1/32=1'-0"



3 P4 PARKING LEVEL
Scale: 1/32=1'-0"



4 P5-7 PARKING LEVEL
Scale: 1/32=1'-0"



5 AMENITIES LEVEL
Scale: 1/32=1'-0"

REVISIONS / SUBMISSIONS	
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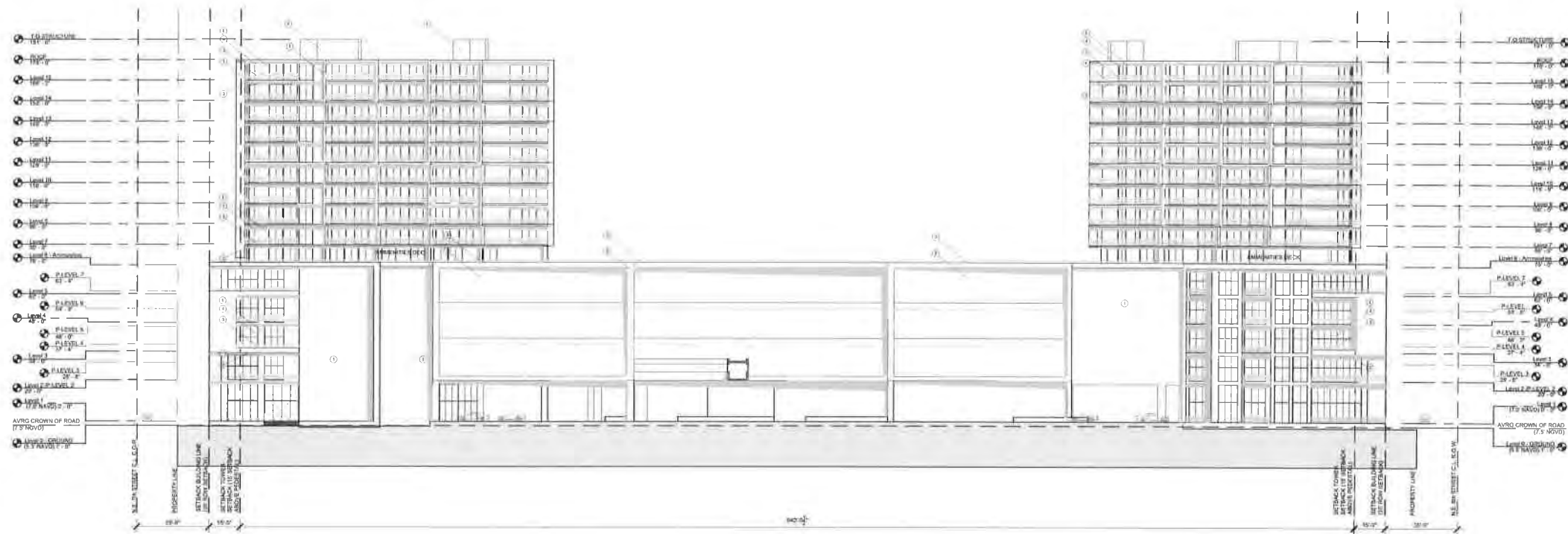
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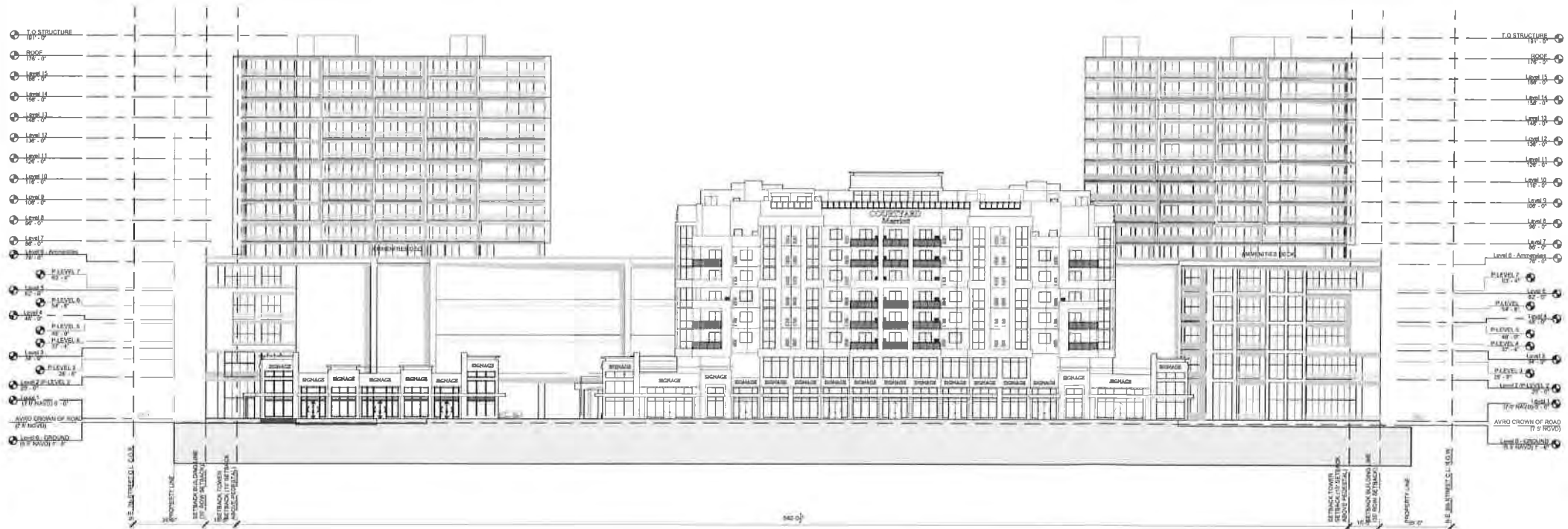
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1 EAST ELEVATION

Scale: 1/32=1'-0"



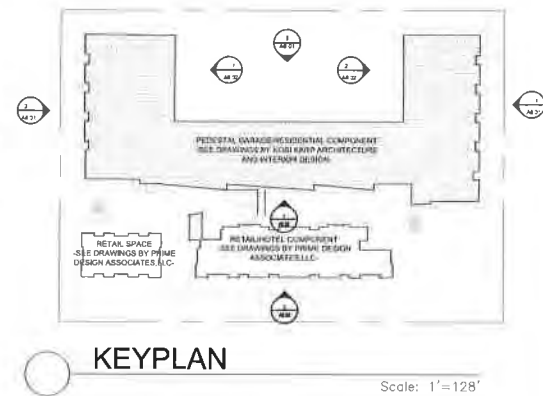
2 SITE EAST ELEVATION

Scale: 1/32=1'-0"

ELEVATION MATERIAL LEGEND

- 1 - SMOOTH WHITE CEMENTITIOUS FINISH
- 2 - SCORED SMOOTH CEMENTITIOUS FINISH (COLOR TBS) (TYP. OF UNDERSIDE OF BALCONIES)
- 3 - 42" HIGH HORIZONTAL ALUMN. RAILING WITH CLIMB BARRIER
- 4 - IMPACT RESISTANT ALUMINUM WINDOW/DOOR FRAME (TYP.)
- 5 - GREEN SHADING ELEMENT/ WIRE MESH AND VINES-SEE LANDSCAPE DRAWINGS

NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING



KEYPLAN

Scale: 1' = 128"

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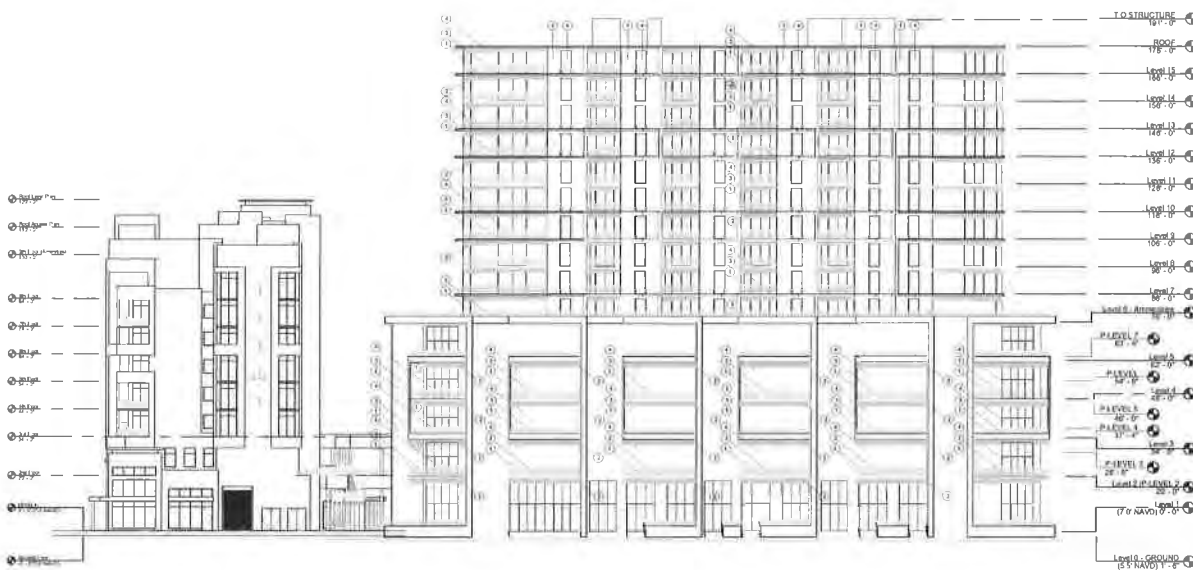
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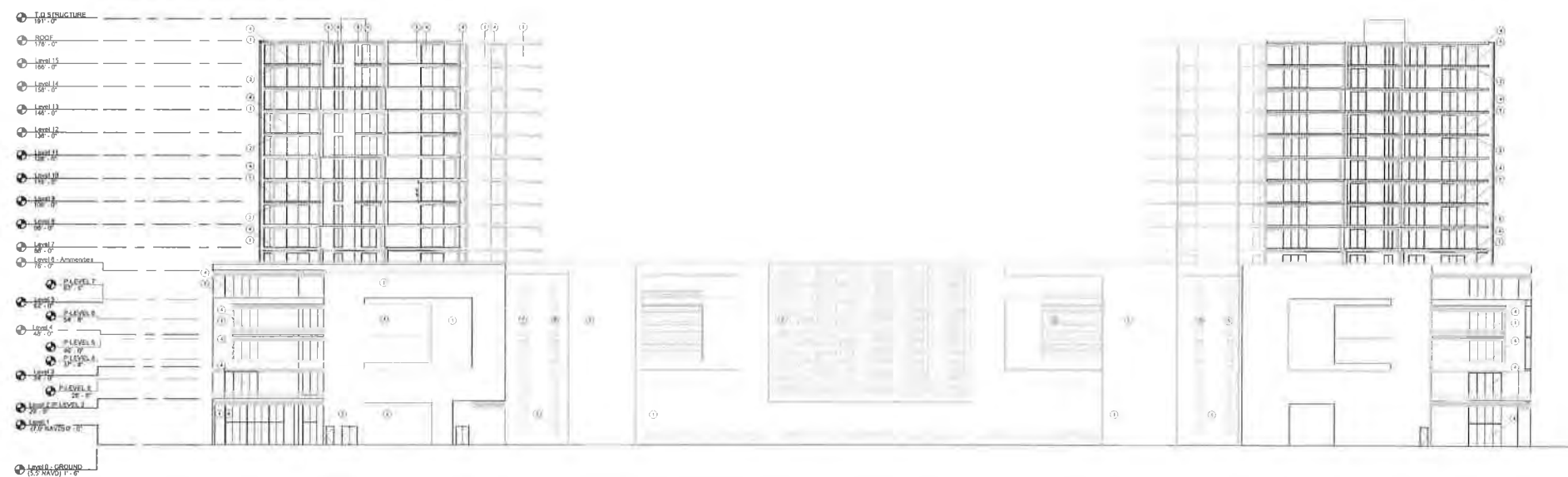


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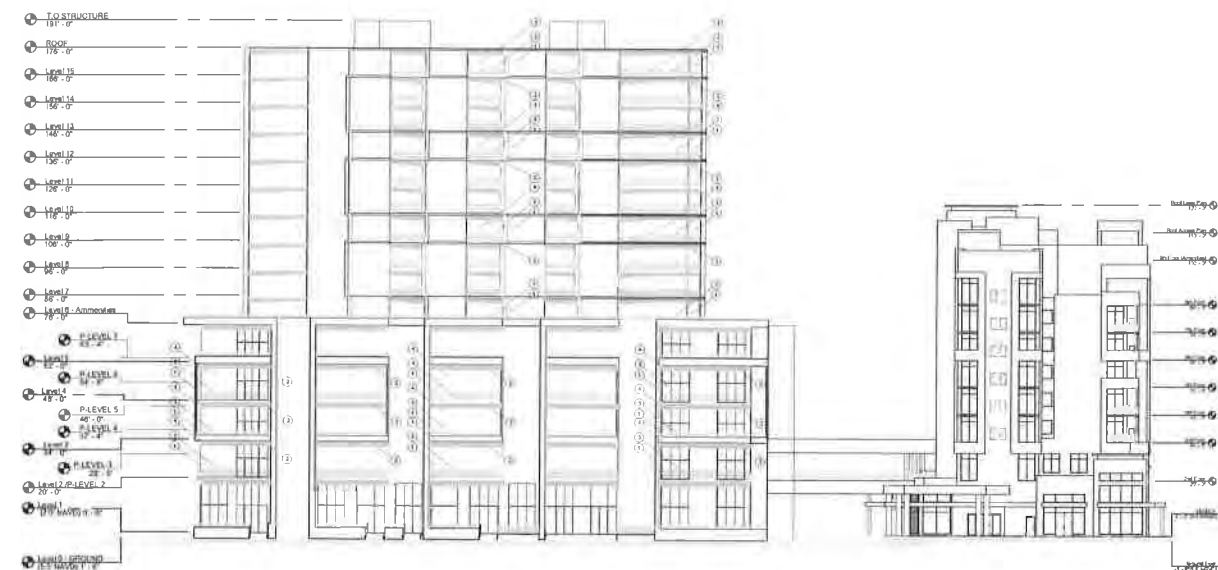
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1 NORTH ELEVATION
Scale: 1/32=1'-0"



3 WEST ELEVATION
Scale: 1/64=1'-0"



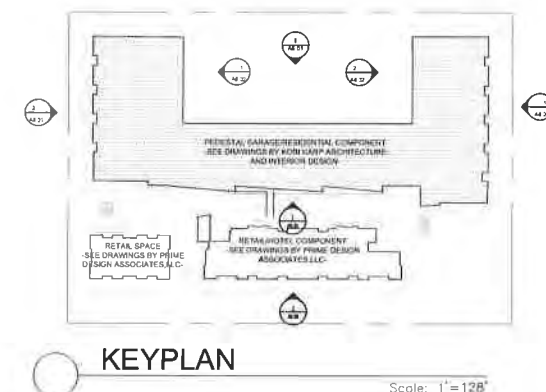
2 SOUTH ELEVATION
Scale: 1/32=1'-0"

ELEVATION MATERIAL LEGEND

- (1) — SMOOTH WHITE CEMENTITIOUS FINISH
- (2) — SCORED SMOOTH CEMENTITIOUS FINISH (COLOR TBS) (TYP. OF UNDERSIDE OF BALCONIES)
- (3) — 42" HIGH HORIZONTAL RAILING WITH CLIMB BARRIER
- (4) — IMPACT RESISTANT ALUMINUM WINDOW/DOOR FRAME (TYP.)
- (5) — GREEN SHADING ELEMENT/ WIRE MESH AND VINES-SEE LANDSCAPE DRAWINGS

NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING

ALLOWABLE EXTERIOR WALL OPENINGS ON WEST BUILDING PERIMETER AS PER 2010 FBC TABLE 705.8				
	AREA	BLDG PROPERTY LINE SEPARATION	ALLOWABLE	PROVIDED
ELEVATION "3"	25,460 SF	5'-8"	6,365 SF (25%)	2,800 SF (11%)



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NORTH SOUTH ELEVATIONS

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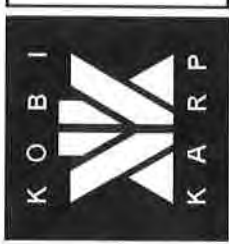
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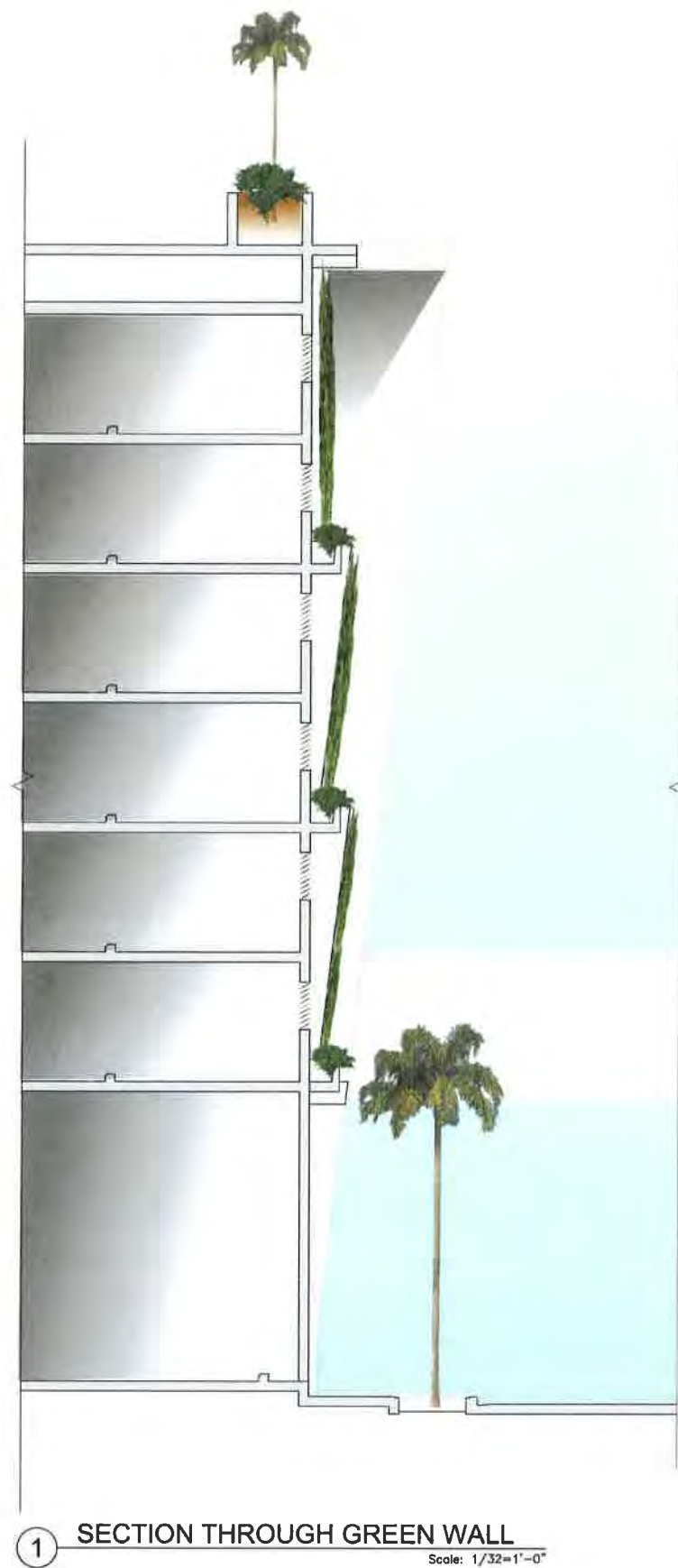


- NOTE: ALL WALL SURFACES SHALL BE PAINTED USING A 3. COAT SYSTEM FLAT LATEX OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING



KEYPLAN

Scale: 1"=128'



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GREEN WALL DETAILS

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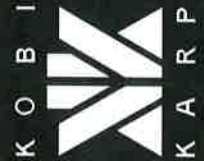
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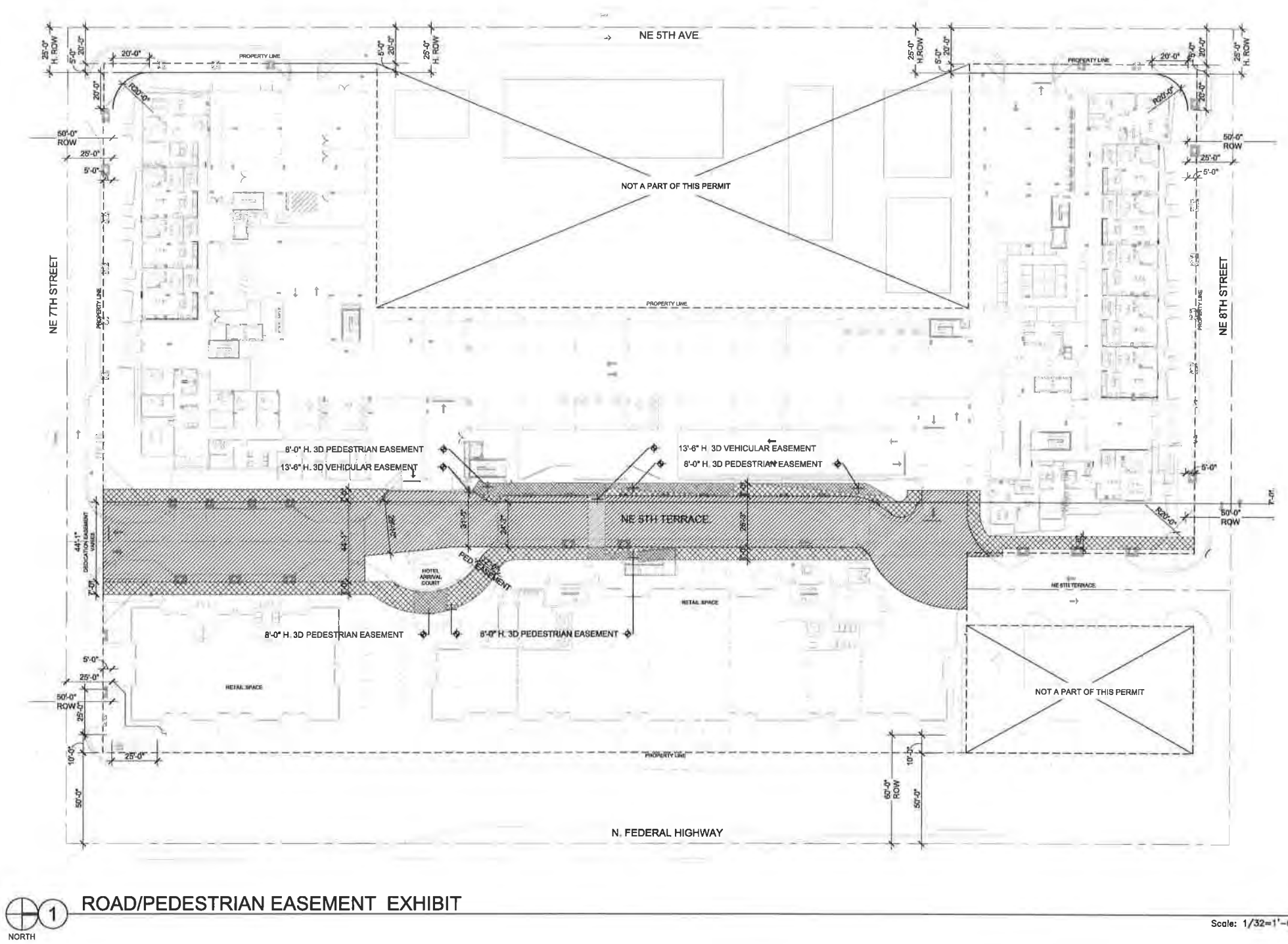


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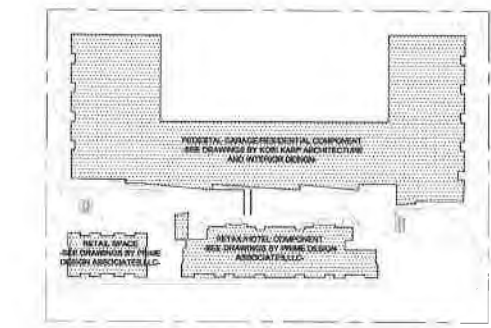


1 ROAD/PEDESTRIAN EASEMENT EXHIBIT

Scale: 1/32"=1'-0"

LEGEND

- VEHICULAR DEDICATION EASEMENT
- 3 DIMENSIONAL VEHICULAR EASEMENT (13'-6" HIGH)
- CONTINUOUS PEDESTRIAN EASEMENT (VARIES FROM 7'-0" WIDE TO 12'-0" WIDE)
- 3 DIMENSIONAL PEDESTRIAN EASEMENT (8'-0" HIGH)



1 KEYPLAN

Scale: 1"=128'

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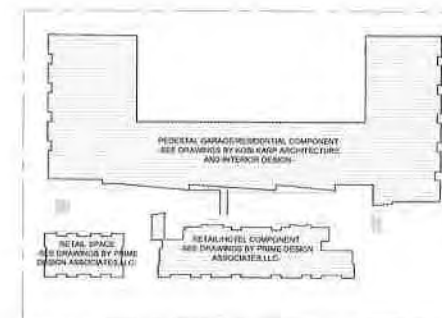
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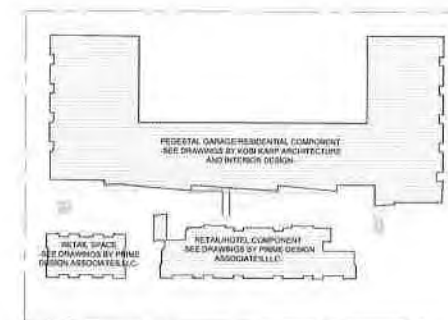
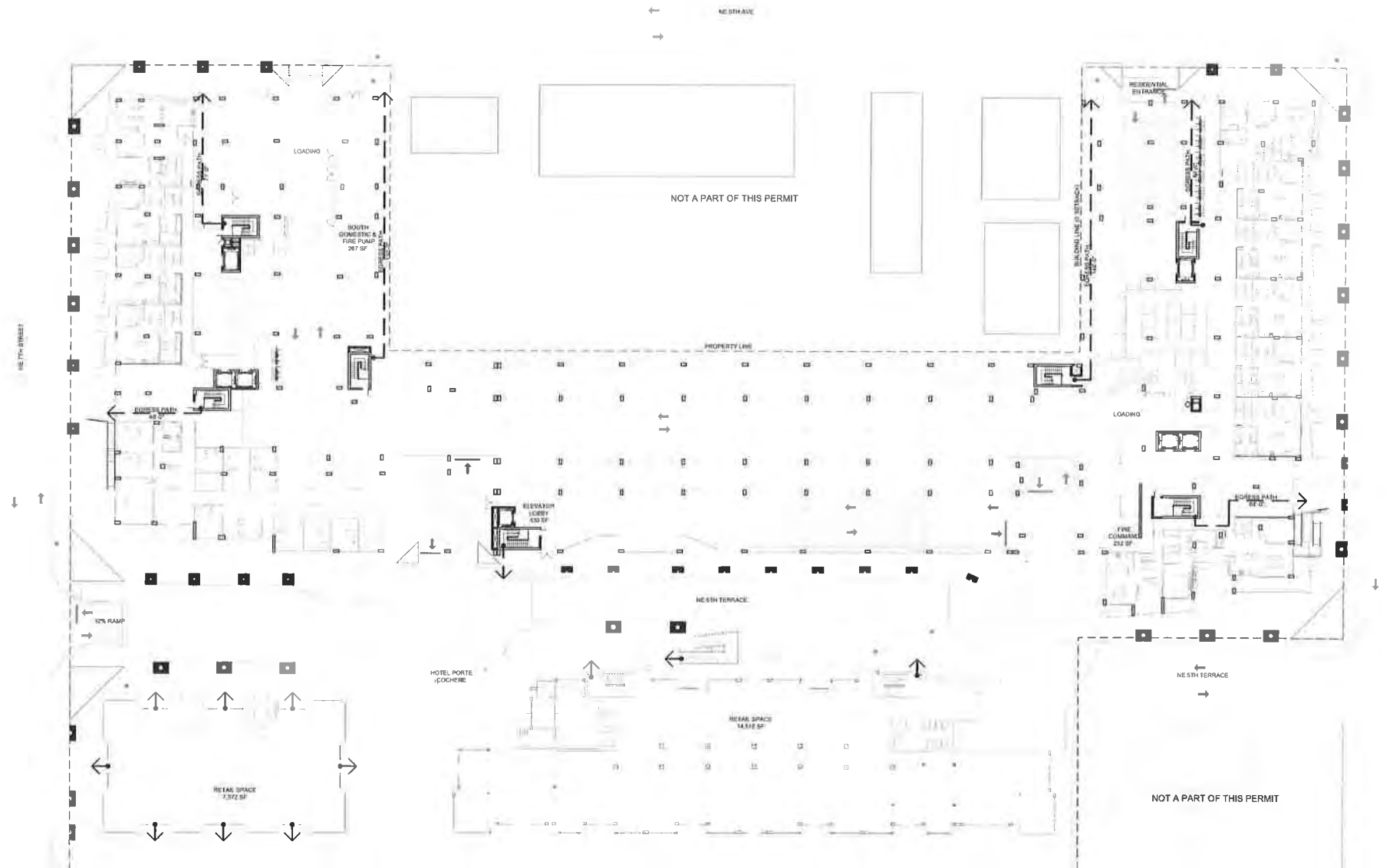
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Scale: 1"=128'

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1 GROUND FLOOR LIFE SAFETY PLAN



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LIFE SAFETY PLAN
GROUND LEVEL

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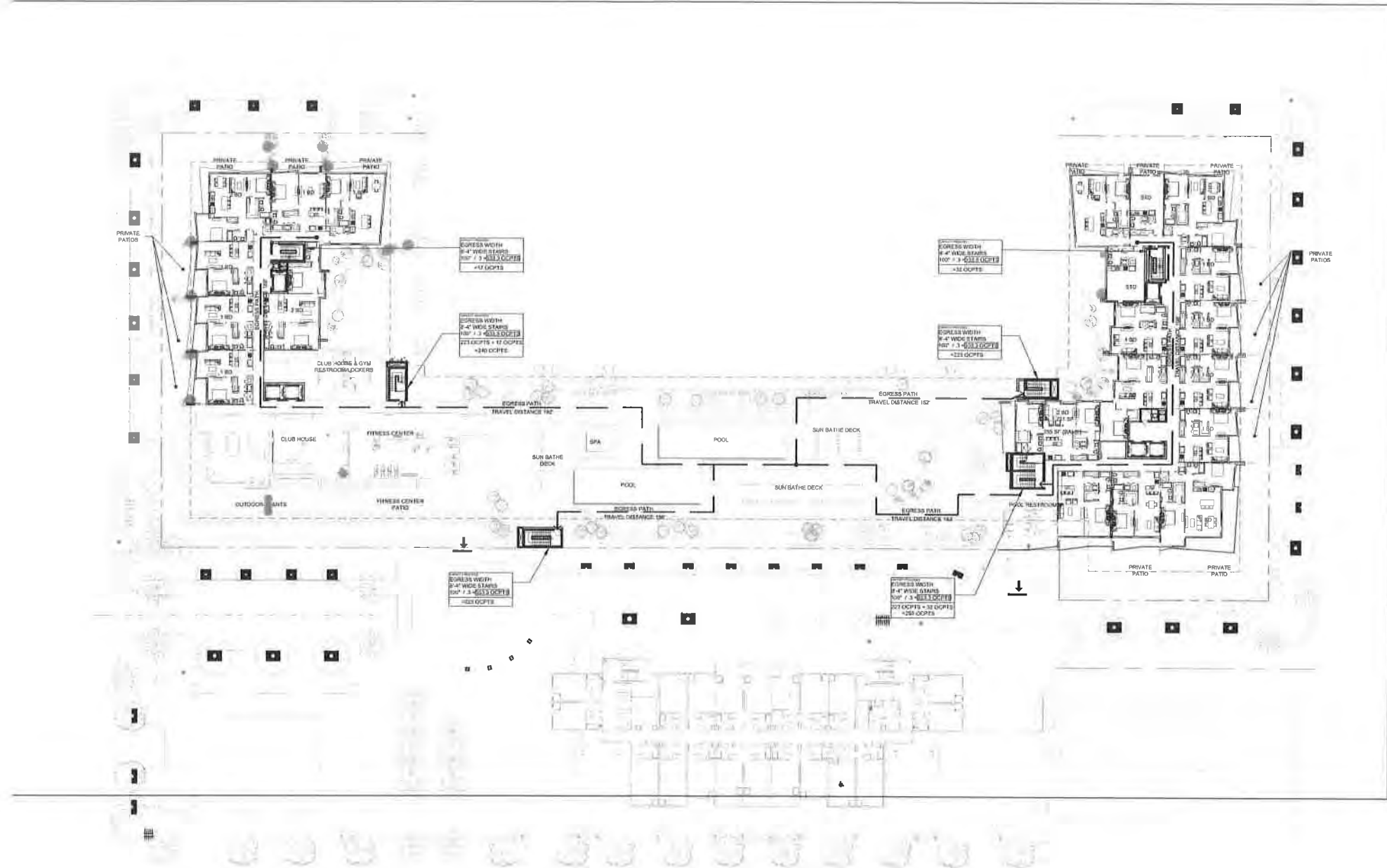
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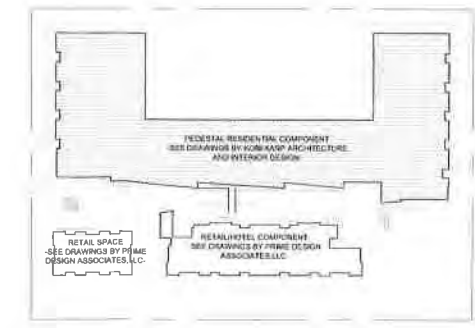
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LEVEL 6 AMENITY-LIFE SAFETY PLAN

Scale: 1/32"=1'-0"



KEYPLAN

Scale: 1"=128'

AMENITIES OCCUPANCY LOAD		
USE	AREA	LOAD
POOL(1:50)	2,200 SF.	44OCPTS
DECK (1:30)	13,360 SF.	445 OCPTS
GYM(1:50)	3,000 SF.	60 OCPTS
CLUB HOUSE(1:15)	5,200 SF.	346 OCPTS
TOTAL OCCUPANT LOAD		895 OCPTS

AMENITIES PLUMBING FIXTURE COUNT		
USE	MALE	FEMALE
POOL (M-1:75; F-1:40)	1	1
POOL DECK (M-1:75; F-1:40)	3	5
GYM (M-1:125; F-1:65)	1	1
CLUB HOUSE(M-1:40;F-1:40)	5	5
TOTAL	10	12

AREA CALCULATION	
USE	AREA
RESIDENTIAL	22,407 SF.
AMENITIES	42,993SF.
POOL & POOL DECK	15,560 SF.
TOTAL GROSS AREA	80,900 SF.

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LIFE SAFETY PLAN
AMENITY LEVEL 6

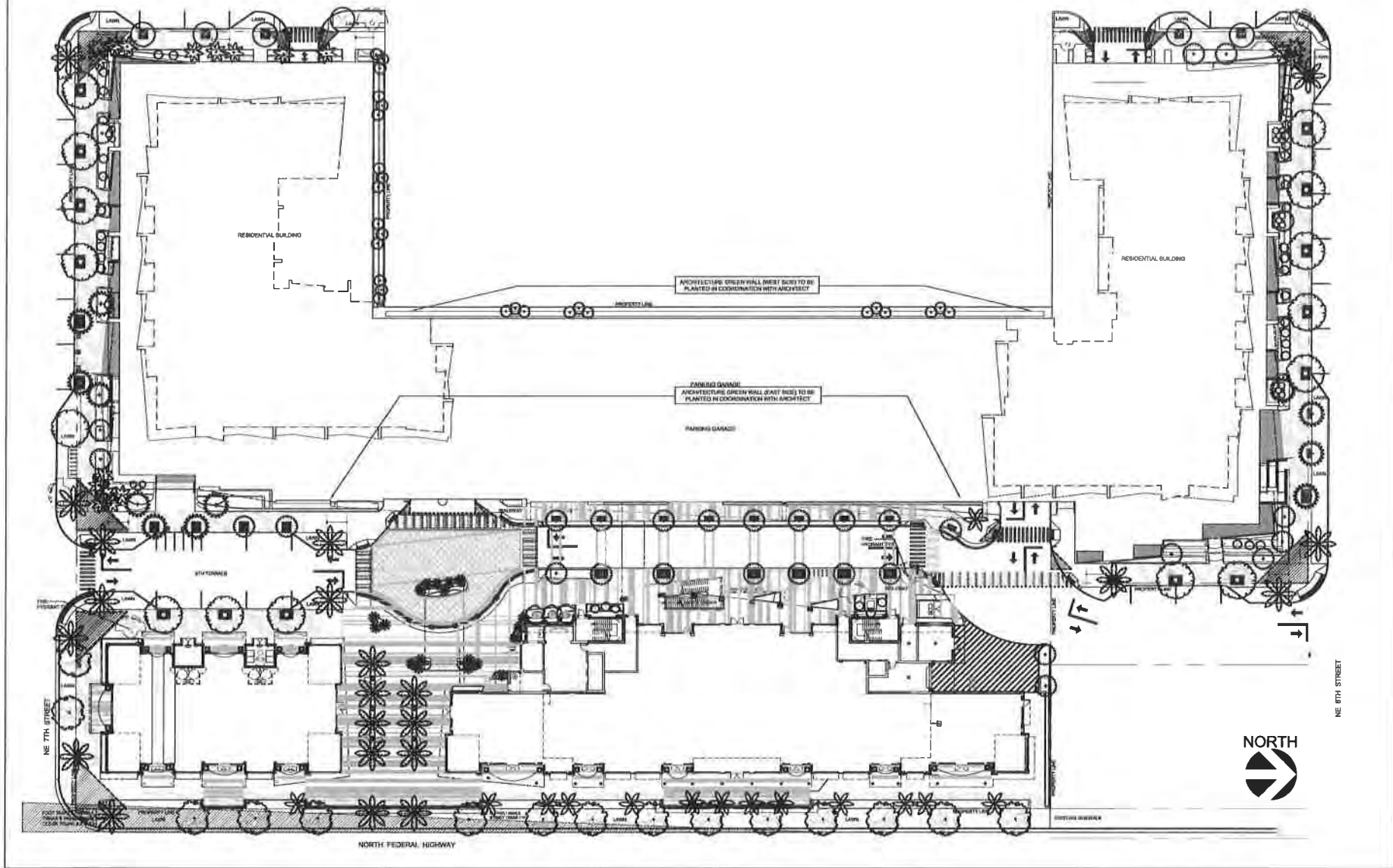
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- TD-1

TREE DISPOSITION PLAN
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OVERALL IRRIGATION PLAN
- IR-2

IRRIGATION PLAN
- IR-3

2ND AND 9TH FLOOR IRRIGATION PLAN
- IR-4

IRRIGATION DETAILS

LANDSCAPE LEGEND			
ZONE DISTRICT: RAC - UV			
Gross Land: 150,426(s.f.)		Net Land: 39,072(s.f.)	Water Bodies: 0
	REQ.	PROV.	MITIGATION
Lot Tree Requirement - N/A	0	61	
Lot Shrub Requirement - N/A	0	793	
VUA Requirements: (VUA 0 sq ft) 20% of total VUA to be landscape area	(0)	(0)	Calculation based on Palm quantity above required & Tree cal. above required 3" cal.
Street trees (30' O.C.): Federal Hwy. = 447 lineal feet	15	3 Palms & 13 Trees	1 Palm & +13 Trees x 3"=30"
Street trees (30' O.C.): NE 7th St. = 284 lineal feet	10	4 Palms & 8 Trees	3 Add. Trees x 6"=18" & 6 x 3"=18"
Street trees (30' O.C.): NE 8th St. = 229 lineal feet	8	2 Palms & 8 Trees	2 Add. Trees x 6"=12" & 6 x 3"=18"
Street trees (30' O.C.): NE 5th Ave. = 184 lineal feet	6	8 Trees & 0 Palms	
Street trees (30' O.C.): NE 5th Terr. (Ends) = 308 lineal feet	10	10 Trees & 5 Palms	5 Palms
Street Palm trees (22' O.C.) NE 5th Terr. (Center) = 400 lineal feet	18	17 Palms*	
TOTAL NUMBER OF SHRUBS	0	1728	Total Mitigation from Streetscape = 6 Palms = 105" Caliper
TOTAL NUMBER OF TREES & PALMS @ CORNERS	67	77	
60% Shrubs/hedge shall be native species	0(60%)	405	
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	90 (50%)	82	
* Architecture conflict precludes (1) required Palm Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery			

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	TYPE	MITIGATION
	12	Bulnesia arborea VERAWOOD	14' HT. X 6" SPR. 6" CAL. F.G., F.F.	FLOWERING TREE ACCENT	6 x 6" = 36"
	31	"Coccoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 3" & 5" CAL. (2) STREET TREES @ 5" CAL.	ORNAMENTAL TREE STREET TREE	13 x 3" = 39" 2 x 2" = 4"
	6	"Conocarpus erectus sericeus SILVER BUTTONWOOD	14' HT. X 6" SPR. 3" CAL. 6" C.T., F. G.	STREET TREE UNDER POWERLINES	
	19	Hyophorbe verschaffeltii SPINDLE PALM	5 @ 4' - 10 @ 6' & 4 @ 8" C.T.	ORNAMENTAL PALM	4 Palms
	3	Ligustrum japonicum JAPANESE PRIVET	14' HT. X 10" SPR. MULTI 7" C.T.	ORNAMENTAL TREE	
	22	Phoenix sylvestris SILVER DATE PALM	10' C.T. F.G. MATCHED	STREET CORNER TREE URBAN COURT TREE	11 Palms
	37	"Polyalthia longifolia 'Pendula' ASOKA (MAST) TREE	12' HT. X 2.5" SPR. 2" CAL.	ACCENT TREE	37 x 2" = 74"
	16	"Quercus virginiana LIVE OAK	20'-22' HT. X 6" SPR. 6" CAL. 6" C.T. & F.G.	STREET TREE	5 x 6" = 30" 12 x 3" = 36"
	15	"Quercus virginiana 'High Rise' HIGH RISE LIVE OAK	20'-22' HT. X 6" SPR. 6" CAL. 6'-8" C.T. & F.G.	STREET TREE	
	18	Veitchia montgomeryana MONTGOMERY PALM	18'-24" O.A. HT. MIN. 10" G.W. F.G., VARY HTS. IN GROUPS	PALM ORNAMENTAL PALM	18 Palms
	27	"Thrinax radiata FLORIDA THATCH PALM	9 @ 8' / 9 @ 7' & 9 @ 8" C.T. F.G.	ORNAMENTAL PALM	9 Palms
	14	Wodyetia bifurcata FOXTAIL PALM	20' O.A. HT. MIN. 8" G.W. F.G., MATCHED HTS.	PALM FEDERAL SIDEWALK	13 Palms =57 PALMS = 218"

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AN	100	Annuals "Seasonal Color Groundcover" Winter: Cleome / Summer: Pentas	12' HT. X 12" SPR. / 12" O.C. 1 GAL.
CA	24	"Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
CG	81	Clusia guilfoya SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CGN	111	Clusia guilfoya 'nana' SMALL LEAF DWARF PITCH APPLE	18" HT. X 20" SPR. / 24" O.C. 3 GAL.
CI	351	"Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 18" SPR. / 24" O.C. 3 GAL.
EF1	12	"Eugenia foetida 'TOPIARY CONE' SPANISH STOPPER	7' O.A. HT. TOPIARY CONE 10 GAL. FULL TO BASE
EF2	10	"Eugenia foetida 'SPIRAL CONE' SPANISH STOPPER	7' O.A. HT. TOPIARY SPIRAL 10 GAL., 5 POM POM MIN.
EF3	4	"Eugenia foetida 'POM POM' SPANISH STOPPER	7' O.A. HT. TOPIARY POMPOM 10 GAL. FULL TO BASE
FM	540	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 18" O.C. 3 GAL.
IN	208	Ixora 'Nova Grant' IXORA	18" HT. X 24" SPR. / 24" O.C. 3 GAL.
NE	145	"Nephrolepis exaltata BOSTON FERN	15" HT. X 15" SPR. / 18" O.C. 3 GAL.
PB	86	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PM	439	Podocarpus macrophyllus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PV	565	Pittosporum tobira 'Variegata' PITTOSPORUM VARIEGATA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PX	765	Philodendron xanadu DWARF PHILODENDRON	15" HT. X 15" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritan' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

WITKIN HULTS
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QUANTUM @ FLAGLER VILLAGE

FORT LAUDERALE, FLORIDA

INDEX

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Revisions:
CD Progress Post Permit Submittal 09/11/2015

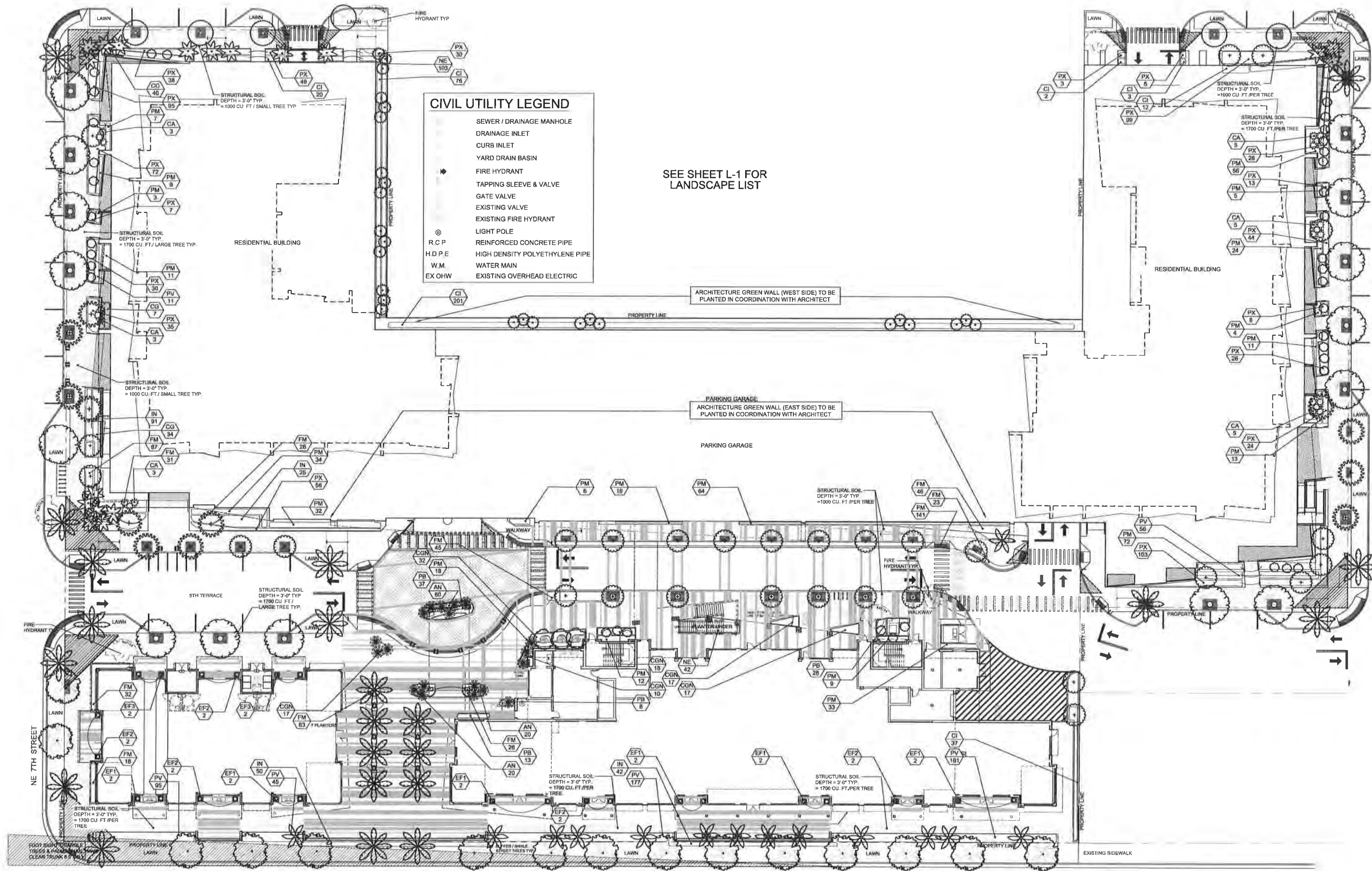
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Drawing: Index Sheet
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Sheet No.:
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Cad Id: 2014-081

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CIVIL UTILITY LEGEND

- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- LIGHT POLE
- R C P
- H D P E
- W M
- EX OHW
- REINFORCED CONCRETE PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- WATER MAIN
- EXISTING OVERHEAD ELECTRIC

SEE SHEET L-1 FOR
LANDSCAPE LIST

ARCHITECTURE GREEN WALL (WEST SIDE) TO BE
PLANTED IN COORDINATION WITH ARCHITECT

PARKING GARAGE
ARCHITECTURE GREEN WALL (EAST SIDE) TO BE
PLANTED IN COORDINATION WITH ARCHITECT

LANDSCAPE PLAN

Scale: 1"=20'-0"



QUANTUM @ FLAGLER VILLAGE FORT LAUDERDALE, FLORIDA OVERALL SITE LANDSCAPE PLAN

Project:

Revisions:
CD Progress Final Permit Submittal 09/14/2014

FOR CONSTRUCTION
09-14-15

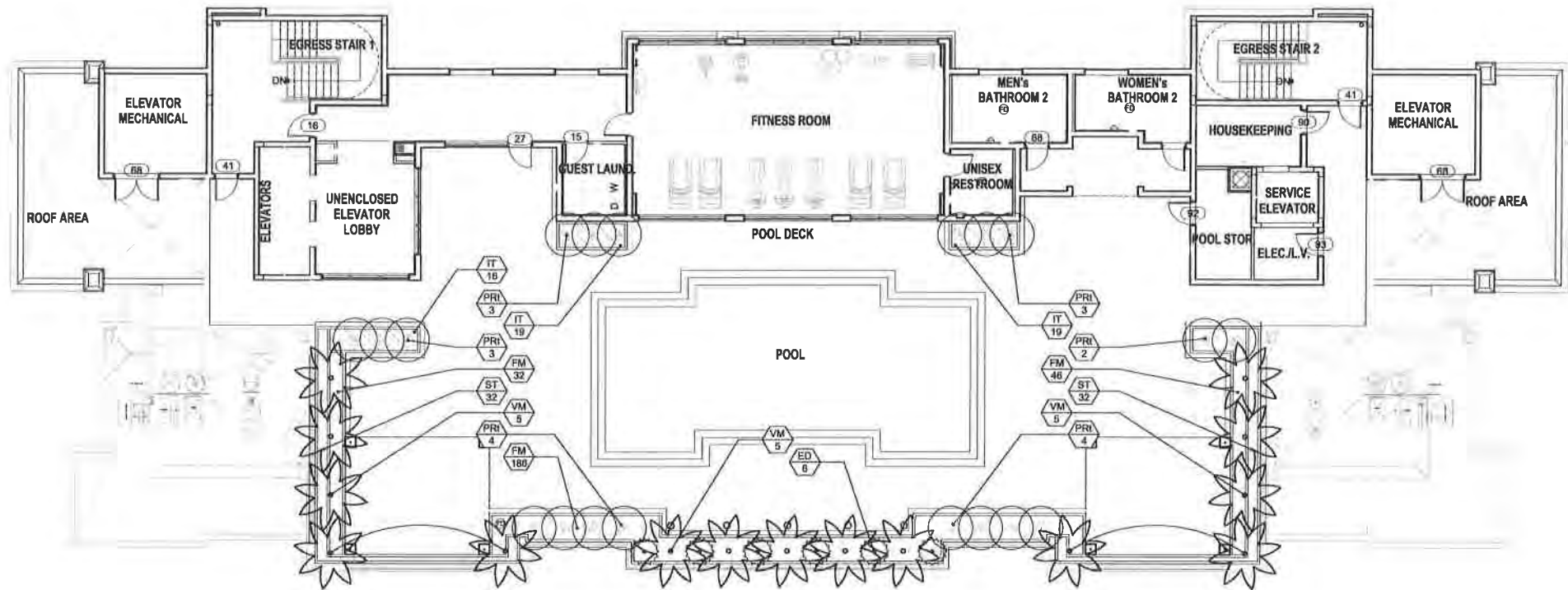
Seal:

Lic # LA0000889
Member, A.S.L.A.

Drawing: LANDSCAPE PLAN
Date: 6/29/2015
Scale: 1"=20'-0"
Drawn by: SCH
Sheet No.:

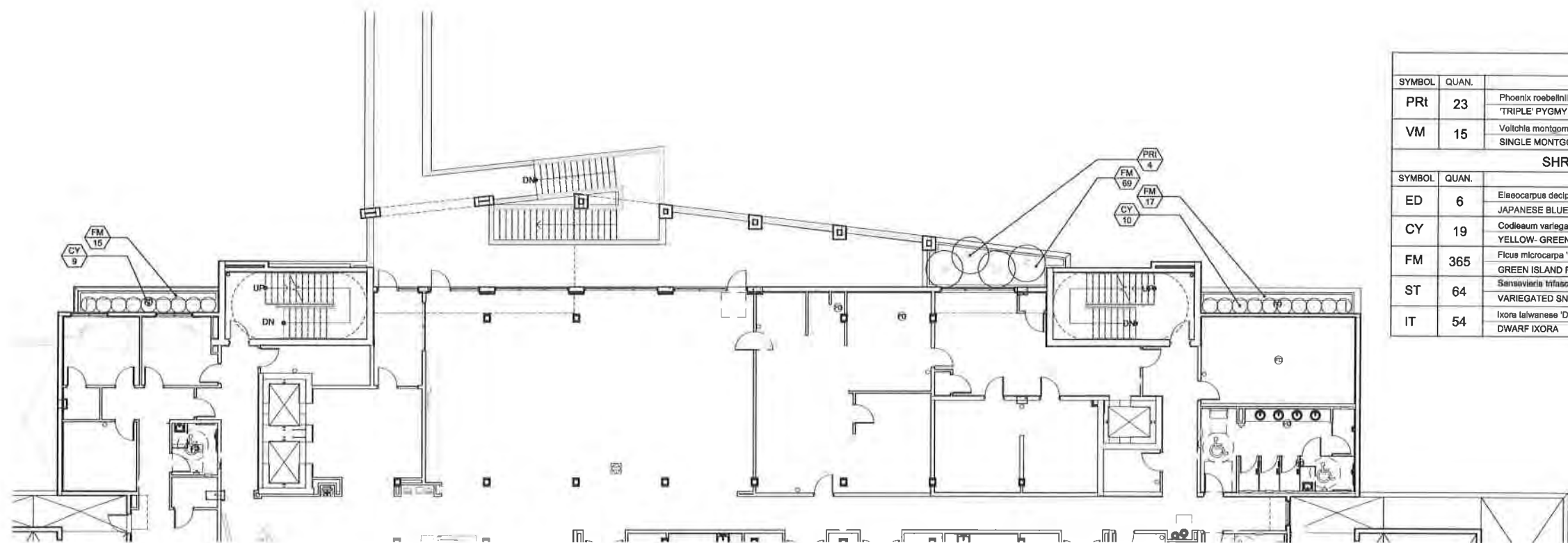
FOR PERMIT
Cad Id: 2014-081

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Fort Lauderdale, Florida 33311
Phone: 954.923.8811 Fax: 954.923.9999
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LEVEL 9 LANDSCAPE PLAN

Scale: 1" = 10'-0"

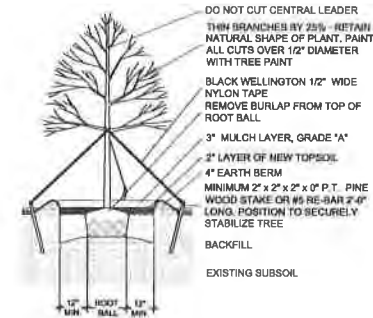


LEVEL 2 LANDSCAPE PLAN

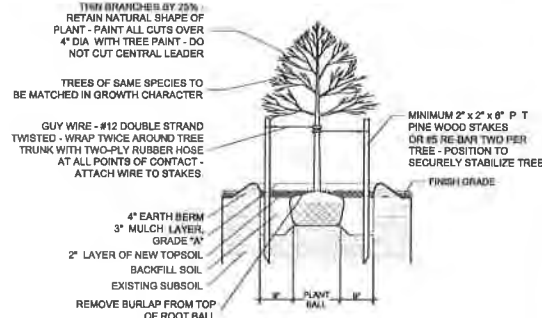
Scale: 1" = 10'-0"

LANDSCAPE LIST			
TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
PRI	23	Phoenix roebellii 'triple'	5' O.A. HT.
		'TRIPLE' PYGMY DATE PALM	F.G., TRIPLE TRUNK
VM	15	Vallethia montgomeryana 'single'	22' O.A. HT.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
ED	6	Elaeocarpus decipiens	6-7' O.A. HT. CONE
		JAPANESE BLUEBERRY TREE	25 GAL., STANDARD
CY	19	Codiaeum variegatum 'Sloppy Painter'	30" HT. X 30" SPR / 30" O.C.
		YELLOW-GREEN CROTON	7 GAL.
FM	365	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
ST	64	Sansevieria trifasciata 'Black Gold'	24" HT. X 18" SPR / 18" O.C.
		VARIEGATED SNAKE PLANT	3 GAL.
IT	54	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR / 18" O.C.
		DWARF IXORA	3 GAL.

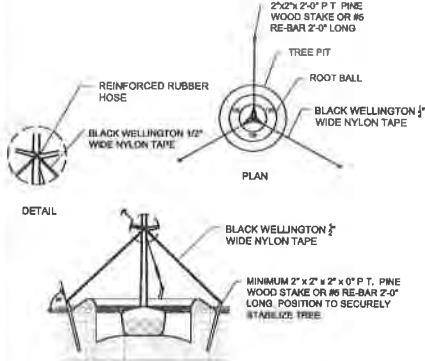




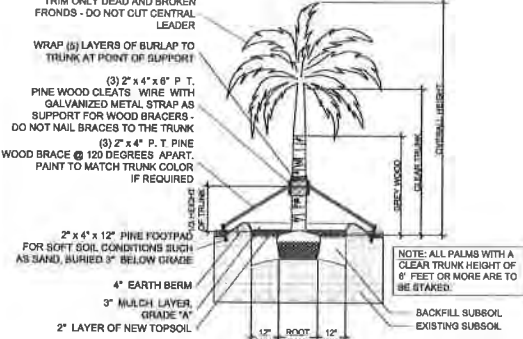
LARGE TREE PLANTING DETAIL



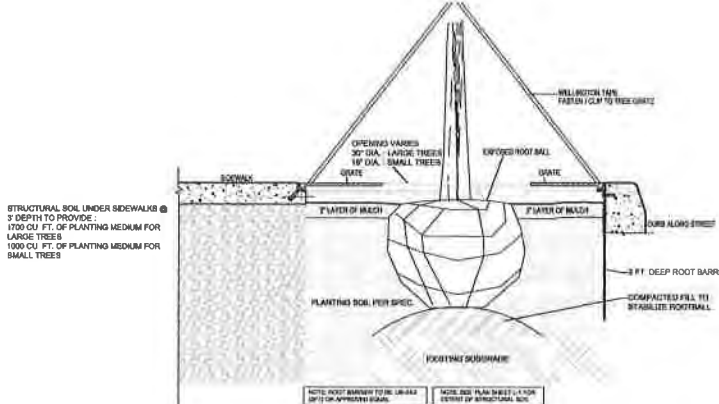
SMALL TREE PLANTING DETAIL



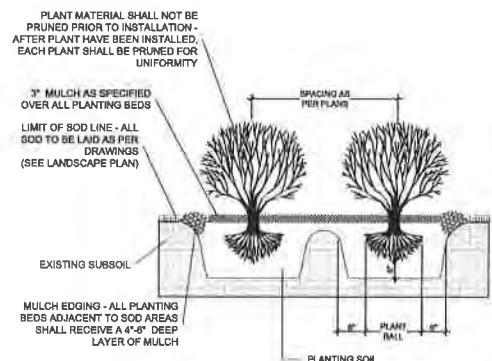
TYPICAL TREE GUYING DETAIL



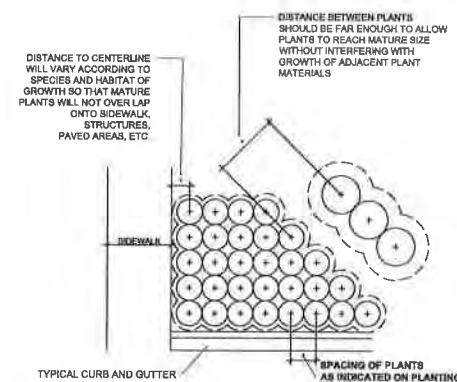
STRAIGHT TRUNK PALM PLANTING DETAIL



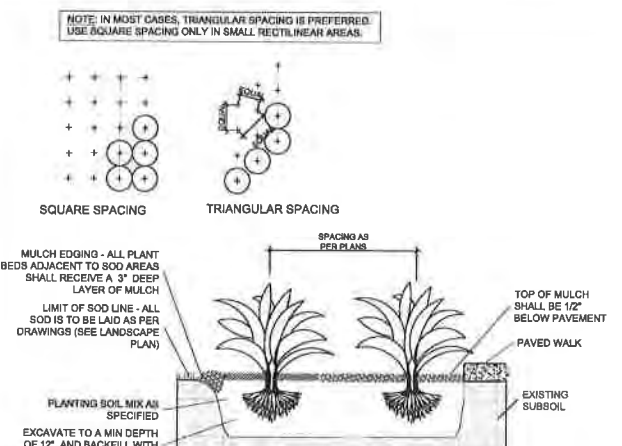
TREE GRATE & STRUCTURAL SOIL / SIDEWALK DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

Project:

Revisions:
CD Progress Post Permit Submitted 09/11/2015

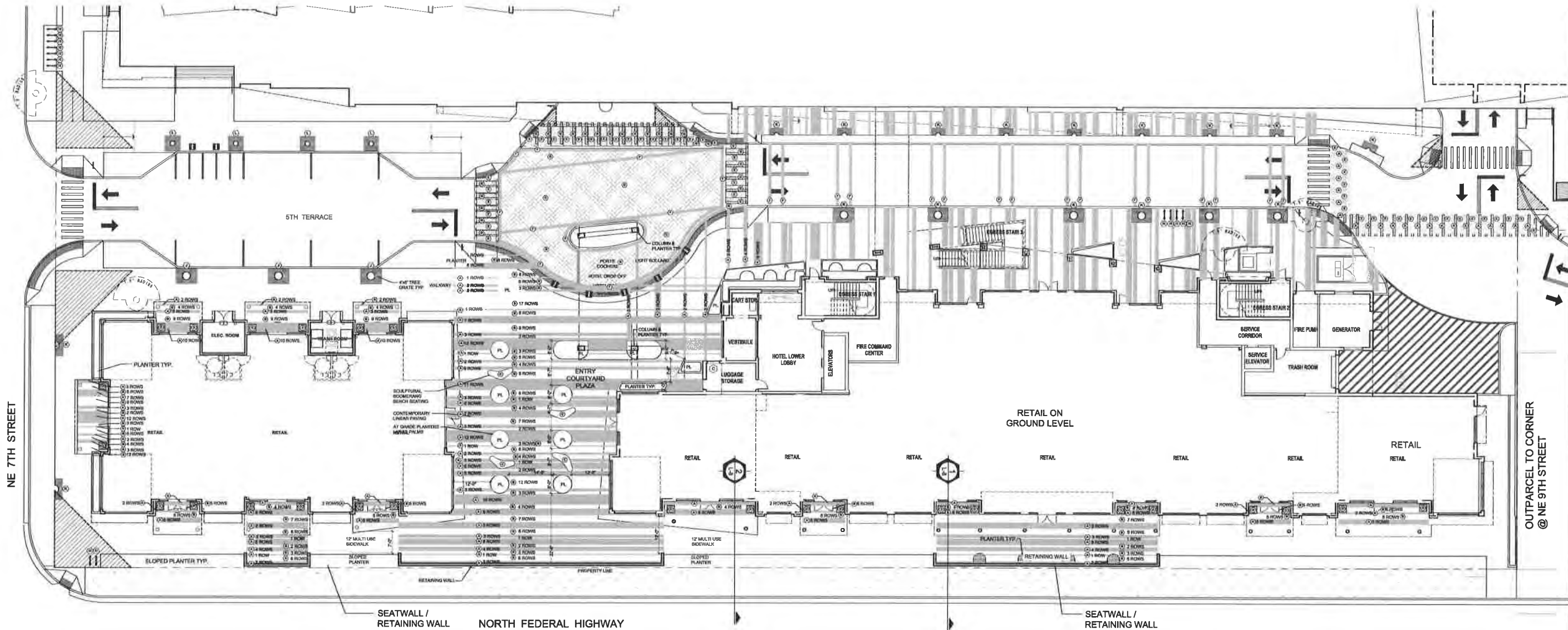
FOR CONSTRUCTION
09-14-15

Seal:

Lic # LA0000889
Member: A.S.L.A.

Drawing: LANDSCAPE DETAILS
Date: 08/21/2015
Scale: See Left
Drawn by: SCH
Sheet No.:

FOR PERMIT



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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
HOTEL HARDSCAPE PLAN

Project:

Revisions:
CD Program Post Permit Submittal 06/11/2015

FOR CONSTRUCTION
09-14-15

Seal:

Lo: # LA0000889
Member: A.S.L.A.

Drawing: HARDSCAPE PLAN
Date: 06/21/2016
Scale: See Left
Drawn by: SCH
Sheet No: L-6
Cad Id.: 2014-061

HARDSCAPE PLAN

NORTH

Scale: 1/16"=1'-0"

NOTE: ALL IMAGES ARE FOR REFERENCE ONLY



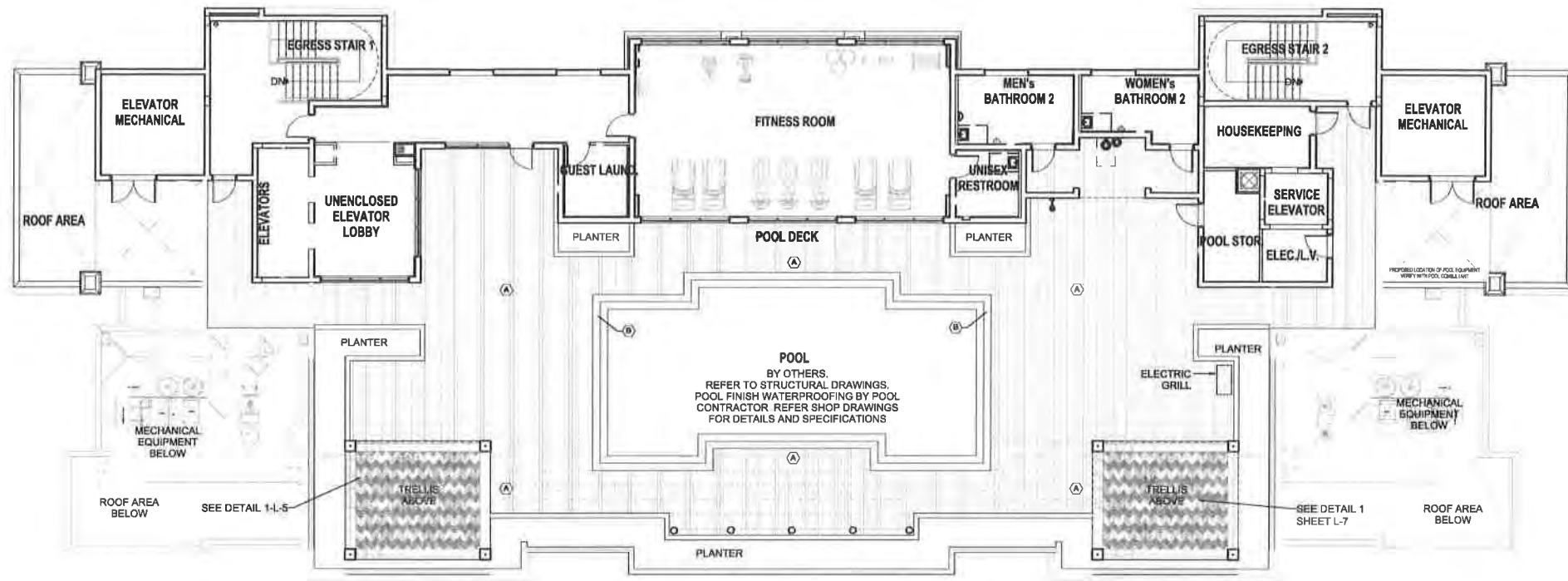
BOOMERANG SEATING



CONTEMPORARY LINEAR PAVING

SITE FINISHES/ AMENITIES LEGEND

A DARK PAVER STRIPING MAINFIELD MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: CHARCOAL SIZE: 4" X 8" X 2" PATTERN: RUNNING BOND	E PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: DOT REFLECTIVE WHITE SIZE: 4" X 8" X 3 1/4" PATTERN: RUNNING BOND	J RECTANGULAR TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 4'X8' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
B LIGHT PAVER STRIPING MAINFIELD MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: WHITE SIZE: 4" X 8" X 2" PATTERN: RUNNING BOND	F DARK PAVER STRIPING FOR ROADWAY MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: CHARCOAL SIZE: 4" X 8" X 3 1/4" PATTERN: RUNNING BOND	K HALF-SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 2'X8' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
C BOOMERANG BENCH SEATING MANUFACTURER: TECTURA DESIGNS MATERIAL: CONCRETE WITH WOOD ITEM NUMBER: DF5330 SIZE: 99 1/2" X 40 1/2" X 18" QUANTITY: 4 CONTACT: TROY DAHLKE 813 334 0016	G PAVER STRIPING FOR CROSSWALK MANUFACTURER: BELGARD PAVERS STYLE: HOLLAND STONE COLOR: SLATE SIZE: 4" X 8" X 3 1/4" PATTERN: HERRINGBONE	L SQUARE TREE GRATE MANUFACTURER: IRONSMITH STYLE: MARKET COLOR: TBD SIZE: 6'X6' WELL LIGHTS: YES CONTACT: JOANNE GULLIKSEN 786.897.0138
D SOHO TALL GALVANIZED STEEL SQUARE PLANTER MANUFACTURER: AXIS MATERIAL: STEEL SIZE: 16"X15"X40" QUANTITY: 28 CONTACT: 954.588.4114	H BIKE RACK MANUFACTURER: BENSON OUTDOORS STYLE: ORION / 2 BIKES MODEL #: ORNS-2-SF-ES COLOR: STEEL FINISH QUANTITY: 17	M PRE-CAST CONCRETE CAP STYLE: KEYSTONE COLOR: WHITE SIZE: 14" WIDE BY 2" THICK SEE WALL DETAIL ON SHEET L-8



SITE FINISHES/ AMENITIES LEGEND FOR POOL DECK

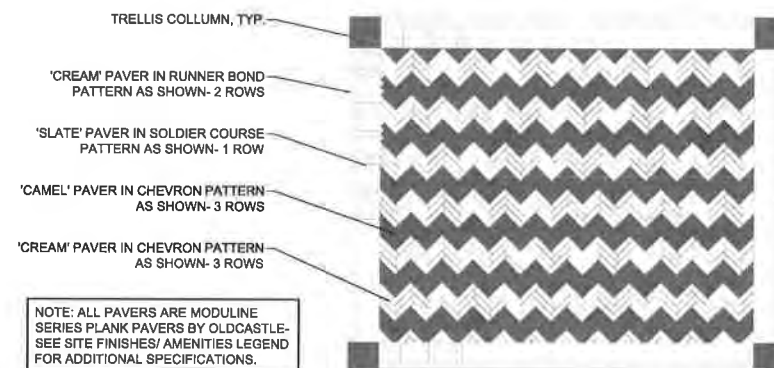
POOL DECK PLANK PAVER	PATTERN	COLORS
MANUFACTURER: OLDCASTLE PAVERS STYLE: MODULINE SERIES- PLANK PAVER COLORS: SLATE, CAMEL, & CREAM SIZE: 3' X 12' X 2" PATTERN: RUNNING BOND IN DIRECTION AS SHOWN (NO PERIM. BANDING) * USE 1/3 OF EACH COLOR SPECIFIED TO CREATE RANDOM PATTERN AS SHOWN		
POOL COPING PAVER	PATTERN	COLORS
MANUFACTURER: OLDCASTLE PAVERS STYLE: MODULINE SERIES- PLANK PAVER COLORS: CREAM SIZE: 3' X 12' X 2" (BULLNOSE) PATTERN: SOLDIER COURSE		

LEVEL 9 HARDSCAPE PLAN

Scale: 1" = 10'-0"

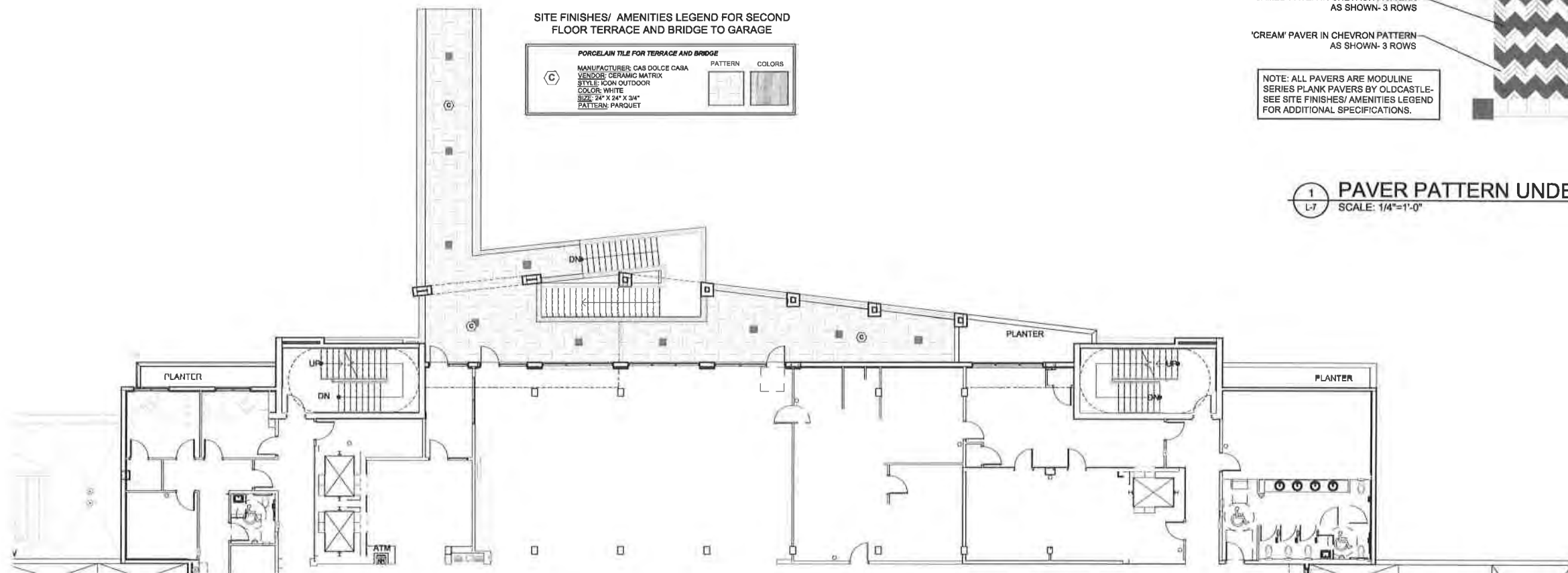
SITE FINISHES/ AMENITIES LEGEND FOR SECOND FLOOR TERRACE AND BRIDGE TO GARAGE

PORCELAIN TILE FOR TERRACE AND BRIDGE	PATTERN	COLORS
MANUFACTURER: CAS DOLCE CASA VENUE: CERAMIC MATRIX STYLE: ICON OUTDOOR COLOR: WHITE SIZE: 24" X 24" X 3/4" PATTERN: PARQUET		



1 PAVER PATTERN UNDER TRELLIS DETAIL

SCALE: 1/4"=1'-0"



LEVEL 2 HARDSCAPE PLAN

Scale: 1" = 10'-0"

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
LEVEL 2 AND LEVEL 9 HARDSCAPE PLAN

Project:

Revisions:
CD Progress (Post Permit) (Submittal 09/11/2015)

Seal:

Lic. # LA0000889
Member: A.S.L.A.

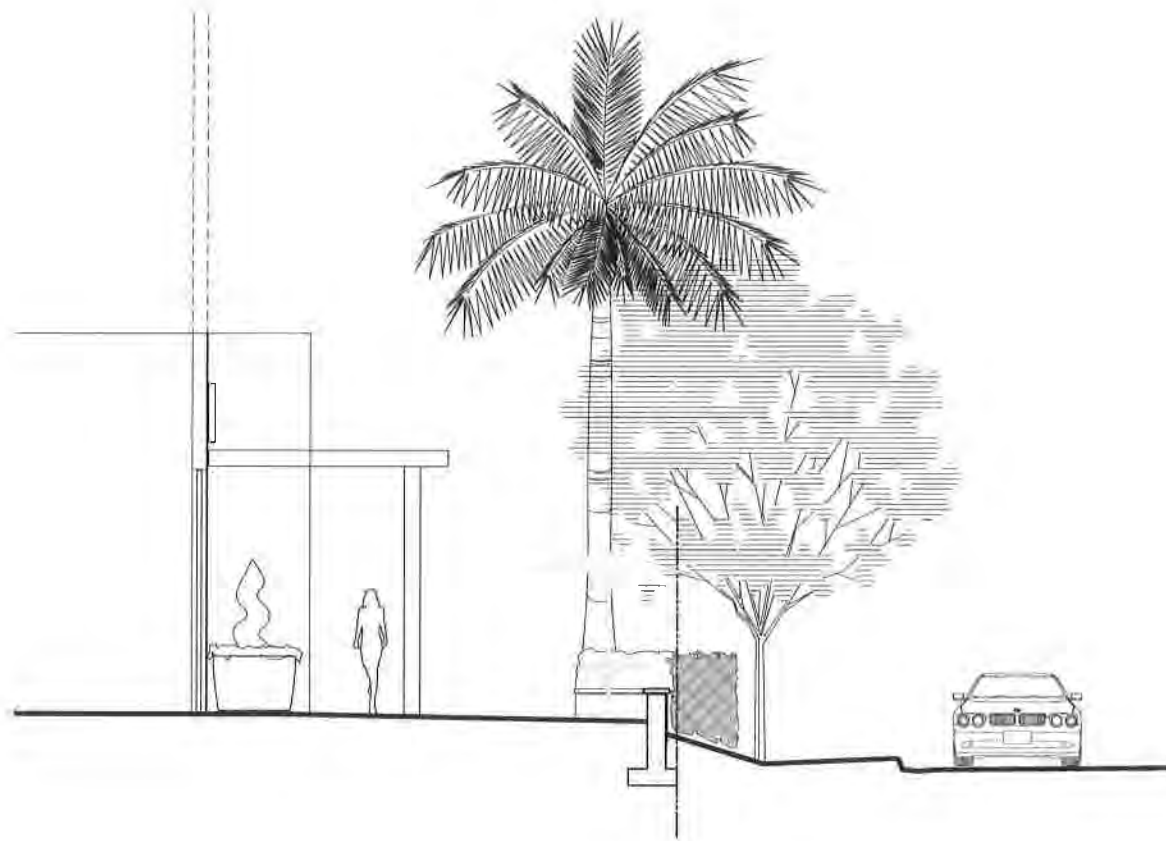
Drawing: Level 2 & 9 Hardscape Plan
Date: 09/09/2015
Scale: See Left
Drawn by: CE
Sheet No.:

Cad Id.: 2014-081

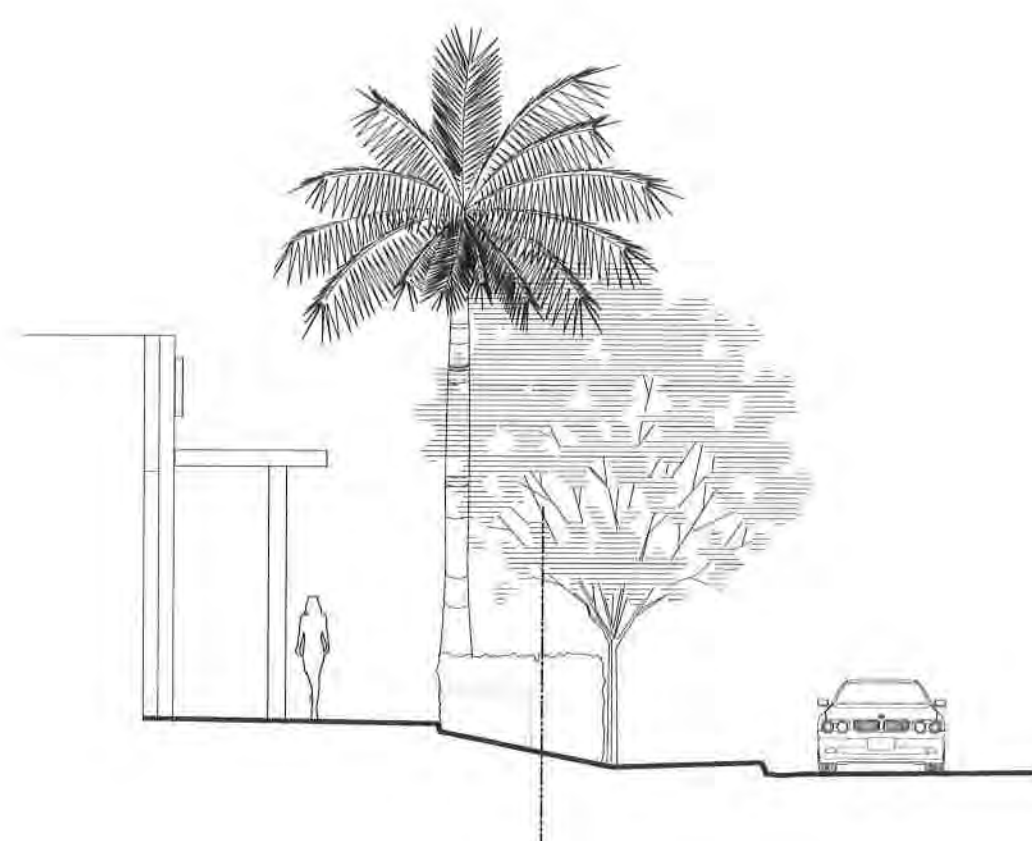


L-7

WITKIN HULTS
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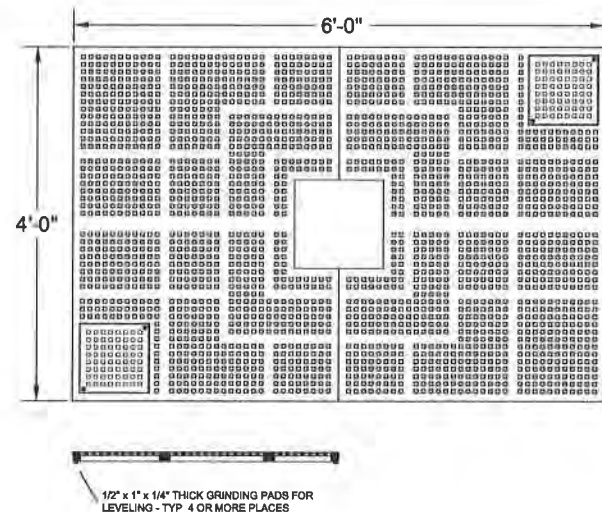
1 RETAIL FRONTAGE : SEATING
L-6 SCALE: 1/4"=1'-0"



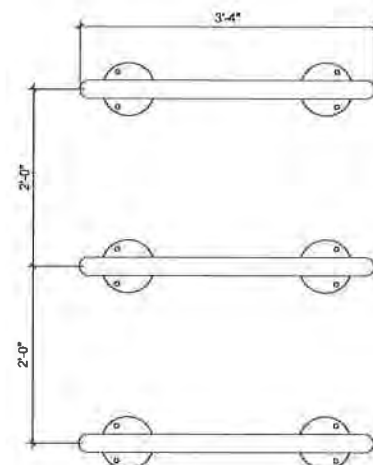
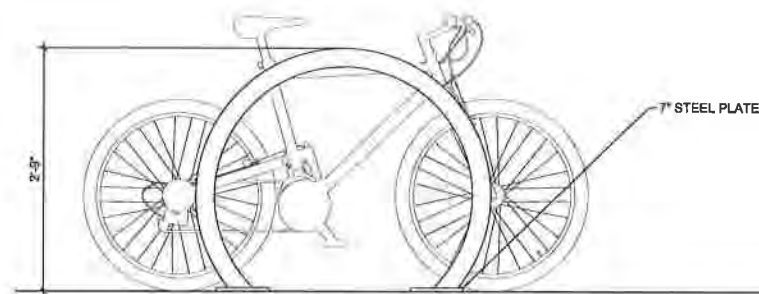
2 RETAIL FRONTAGE : WALKWAY
L-6 SCALE: 1/4"=1'-0"

TREE GRATE 7248
STYLE: MARKET STREET

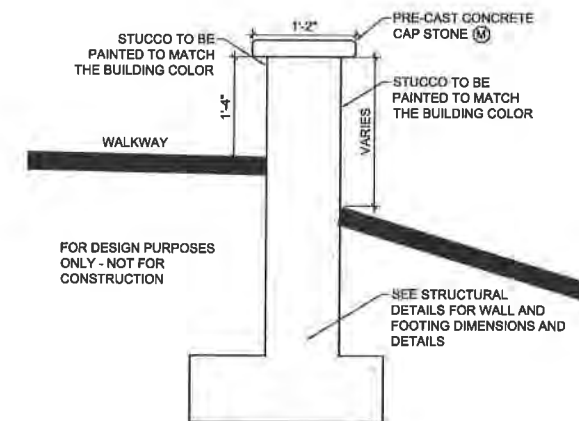
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PALM DESERT, CA 92260
(800) 338-4766
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SLOT WIDTH IS 1/2" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM IRON
TREE OPENING SIZE: 18"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL 48X72F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE.



H BIKE RACK
L-6 SCALE: 1"=1'-0"



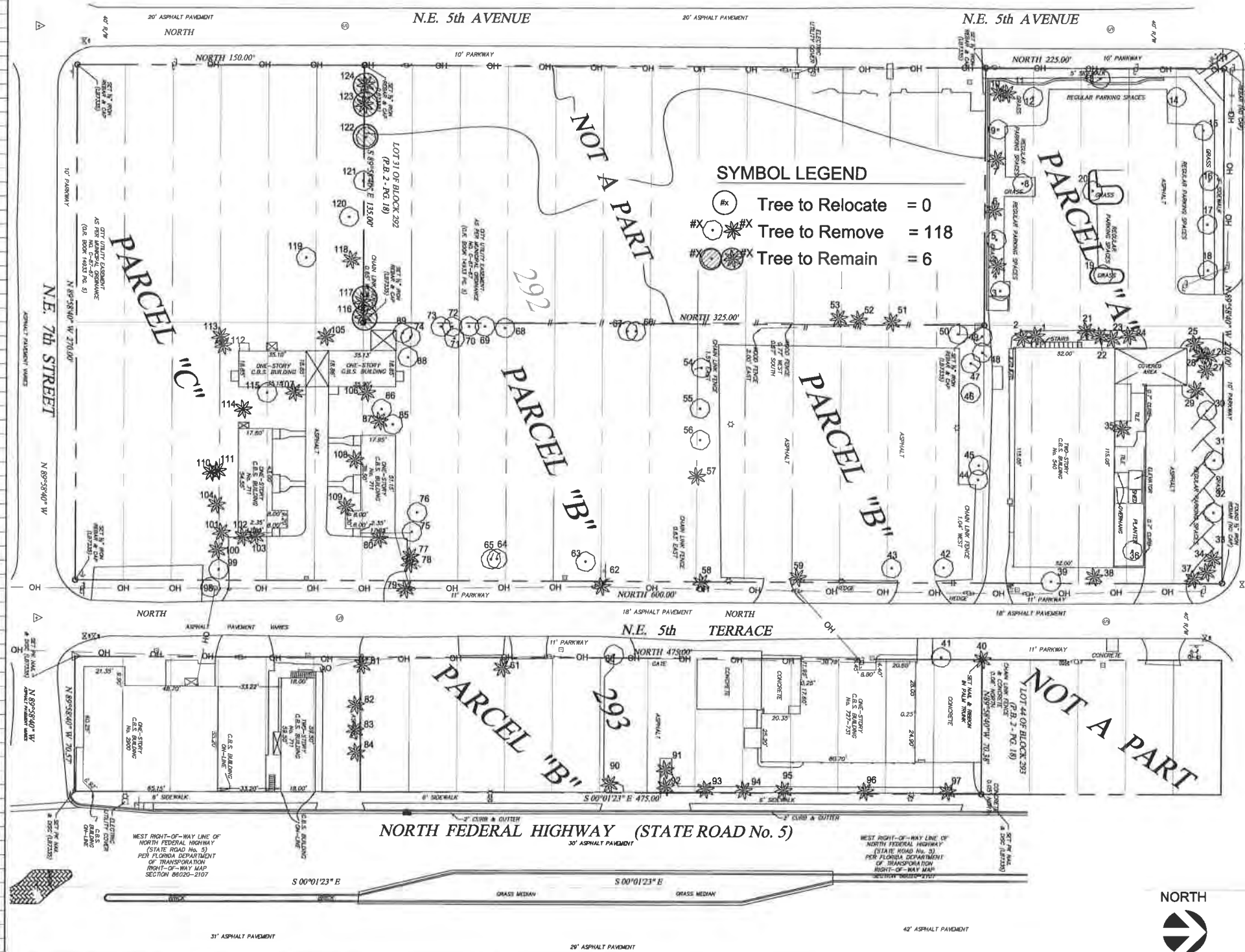
3 SEATING WALL
L-6 SCALE: 1"=1'-0"

EXISTING TREE SCHEDULE & MITIGATION

TREE #	COMMON NAME	BOTANICAL NAME	TREE CLASS	HEIGHT FEET	WIDTH FEET	CLEAR TRUNK FT	DBH INCHES	COND #	DISPOSITION	MITIGATION \$ OR T/ PALM REPLACEMENT CALCULATION	MITIGATION INCHES
1	Sabal Palm	Sabal palmetto	N/A	30	10	20	11	80	REMOVE	8' MN C.T. PALM	
2	Sabal Palm	Sabal palmetto	N/A	28	10	14	9	75	REMOVE	8' MN C.T. PALM	
3	Live Oak	Quercus virginiana	A=100%	35	40		26	70	REMOVE	1 x 26" x 7	18.2
4	Coconut Palm	Cocos nucifera	N/A	30	15	22	10	65	REMOVE	8' MN C.T. PALM	
5	Live Oak	Quercus virginiana	A=100%	26	20		9	45	REMOVE	1 x 9" x 45	4.05
6	Coconut Palm	Cocos nucifera	N/A	35	20	24	9	75	REMOVE	8' MN C.T. PALM	
7	Coconut Palm	Cocos nucifera	N/A	35	20	24	10	70	REMOVE	8' MN C.T. PALM	
8	Live Oak	Quercus virginiana	A=100%	35	40		25	70	REMOVE	490 87" x \$25=\$12,272	
9	Live Oak	Quercus virginiana	A=100%	30	15		14	50	REMOVE	1 x 9" x 5	4.5
10	Canary Island Palm	Phoenix canariensis	N/A	5	5	0	10	60	REMOVE	8' MN C.T. PALM	
11	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
12	Live Oak	Quercus virginiana	A=100%	35	35		17	70	REMOVE	1 x 17" x 7	11.9
13	Black Olive	Bucida buceras	C=60%	30	40		20	50	REMOVE	6 x 20" x 5	6
14	Live Oak	Quercus virginiana	A=100%	25	15		11	50	REMOVE	1 x 11" x 5	5.5
15	Live Oak	Quercus virginiana	A=100%	30	30		17	70	REMOVE	1 x 17" x 7	11.9
16	Live Oak	Quercus virginiana	A=100%	30	30		17	70	REMOVE	1 x 17" x 7	11.9
17	Live Oak	Quercus virginiana	A=100%	20	20		10	40	REMOVE	1 x 10" x 4	4
18	Live Oak	Quercus virginiana	A=100%	25	25		13	45	REMOVE	1 x 13" x 45	5.85
19	Live Oak	Quercus virginiana	A=100%	25	35		21	40	REMOVE	1 x 21" x 4	8.4
20	Mahogany	Swietenia mahagoni	A=100%	25	30		21	30	REMOVE	1 x 21" x 3	6.3
21	NOT FOUND		N/A						REMOVE	N/A	
22	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MN C.T. PALM	
23	Sabal Palm	Sabal palmetto	N/A	32	10	24	10	75	REMOVE	8' MN C.T. PALM	
24	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MN C.T. PALM	
25	Sabal Palm	Sabal palmetto	N/A	30	10	24	10	75	REMOVE	8' MN C.T. PALM	
26	Sabal Palm	Sabal palmetto	N/A	26	10	20	12	70	REMOVE	8' MN C.T. PALM	
27	Sabal Palm	Sabal palmetto	N/A	26	10	20	10	75	REMOVE	8' MN C.T. PALM	
28	Fij Fan Palm	Pritchardia pacifica	N/A	28	8	20	7	75	REMOVE	8' MN C.T. PALM	
29	Sabal Palm	Sabal palmetto	N/A	24	5	20	8	30	REMOVE	8' MN C.T. PALM	
30	Brazilian Beauty Leaf	Cakophyllum brasiliense	A=100%	30	25		24	40	REMOVE	1 x 24" x 4	9.6
31	Live Oak	Quercus virginiana	A=100%	30	30		18	70	REMOVE	254 47" x \$25=\$6362	
32	Live Oak	Quercus virginiana	A=100%	30	30		14	50	REMOVE	1 x 14" x 5	7
33	Sabal Palm	Sabal palmetto	N/A	26	10	20	9	65	REMOVE	8' MN C.T. PALM	
34	Sabal Palm	Sabal palmetto	N/A	24	8	20	8	55	REMOVE	8' MN C.T. PALM	
35	Queen Palm	Syagrus romanzoffiana	N/A	26	10	16	8	65	REMOVE	8' MN C.T. PALM	
36	Silver Buttonwood	Conocarpus erectus	C=60%	24	25		14	45	REMOVE	6 x 14" x 45	3.78
37	DEAD		N/A						REMOVE		
38	Christmas Palm	Adonidia merrillii	N/A	14	6	8	5	80	REMOVE	8' MN C.T. PALM	
39	Live Oak	Quercus virginiana	A=100%	25	25		14	40	REMOVE	1 x 14" x 4	5.8
40	Sabal Palm	Sabal palmetto	N/A	12	10	6	3	80	REMOVE	8' MN C.T. PALM	
41	Black Olive	Bucida buceras	C=60%	12	8		9	20	REMOVE	6 x 9" x 2	1.08
42	Mahogany	Swietenia mahagoni	A=100%	20	25		14	30	REMOVE	1 x 14" x 3	4.2
43	Mahogany	Swietenia mahagoni	A=100%	18	15		8	40	REMOVE	1 x 8" x 4	3.2
44	Carrotwood	Cupaniopsis	N/A						REMOVE	N/A	
45	Mahogany	Swietenia mahagoni	A=100%	20	20		8	50	REMOVE	1 x 8" x 5	3
46	Silver Trumpet	Tabebuia caraba	D=40%	14	15		8	50	REMOVE	4 x 8" x 5	1.8
47	Silver Trumpet	Tabebuia caraba	D=40%	10	10		7	35	REMOVE	4 x 7" x 35	0.98
48	Weeping Fig	Ficus benjamina	C=60%	20	15		11	25	REMOVE	6 x 25" x 25	3.75
49	DEAD								REMOVE	N/A	
50	Gumbo Limbo	Bursera simaruba	A=100%	20	20		10	45	REMOVE	1 x 10" x 45	4.5
51	Sabal Palm	Sabal palmetto	N/A	18	10	12	14	80	REMAIN		
52	Queen Palm	Syagrus romanzoffiana	N/A	14	10	8	6	60	REMAIN		
53	Coconut Palm	Cocos nucifera	N/A	45	20	30	12	75	REMAIN		
54	Strangler Fig	Ficus aurea	C=60%	30	35		28	50	REMAIN		
55	Strangler Fig	Ficus aurea	C=60%	30	25		16	30	REMOVE	6 x 16" x 3	2.88
56	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
57	Sabal Palm	Sabal palmetto	N/A	24	12	12	14	80	REMOVE	8' MN C.T. PALM	
58	Sabal Palm	Sabal palmetto	N/A	5	2	0	6	60	REMOVE	8' MN C.T. PALM	
59	Sabal Palm	Sabal palmetto	N/A	7	5	2	12	70	REMOVE	8' MN C.T. PALM	
60	Brazilian Pepper	Schinus terebinthifolius	N/A						REMOVE	N/A	
61	Sabal Palm	Sabal palmetto	N/A	14	10	8	12	80	REMOVE	8' MN C.T. PALM	
62	Sabal Palm	Sabal palmetto	N/A	14	10	10	14	80	REMOVE	8' MN C.T. PALM	
63	Laurel Fig	Ficus microcarpa	C=60%	20	20		30	20	REMOVE	6 x 30" x 2	3.6
64	Slash Pine	Pinus elliotii	C=60%	40	30		15	50	REMOVE	6 x 15" x 5	4.5
65	Slash Pine	Pinus elliotii	C=60%	35	20		12	40	REMOVE	6 x 12" x 4	2.88
66	Gumbo Limbo	Bursera simaruba	A=100%	35	30		23	70	REMOVE	415 47" x \$25=\$10387	
67	Royal Poinciana	Debonix regia	B=60%	45	30		27	45	REMOVE	8 x 27" x 45	9.72
68	Summit Cherry	Eugenia uniflora	D=40%	14	15		9	50	REMOVE	4 x 9" x 5	1.8
69	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
70	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
71	African Tulip Tree	Spathodea campanulata	C=60%	16	8		5	45	REMOVE	4 x 5" x 45	0.9
72	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
73	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
74	Slash Pine	Pinus elliotii	C=60%	50	30		22	70	REMOVE	360 13" x 5" =	
75	Paperbark Tree	Melaleuca quinquenervia	N/A						REMOVE	N/A	
76	Mahogany	Swietenia mahagoni	A=100%	40	45		29	45	REMOVE	1 x 29" x 45	13.05
77	Sabal Palm	Sabal palmetto	N/A	24	10	16	12	70	REMOVE	8' MN C.T. PALM	
78	Sabal Palm	Sabal palmetto	N/A	14	10	6	12	60	REMOVE	8' MN C.T. PALM	
79	Sabal Palm	Sabal palmetto	N/A	24	8	18	12	65	REMOVE	8' MN C.T. PALM	
80	Sabal Palm	Sabal palmetto	N/A	16	10	12	12	70	REMOVE	8' MN C.T. PALM	
81	Sabal Palm	Sabal palmetto	N/A	16	10	6	12	75	REMOVE	8' MN C.T. PALM	
82	Sabal Palm	Sabal palmetto	N/A	30	10	24	10	60	REMOVE	8' MN C.T. PALM	
83	Sabal Palm	Sabal palmetto	N/A	30	10	24	12	70	REMOVE	8' MN C.T. PALM	
84	Sabal Palm	Sabal palmetto	N/A	28	10	20	12	75	REMOVE	8' MN C.T. PALM	
85	Slash Pine	Pinus elliotii	C=60%	30	30		18	50	REMOVE	6 x 18" x 5	5.4
86	White Bird of Paradise	Strelitzia nicotai	N/A	14	20	8	10	85	REMOVE	N/A	
87	Alexander Palm	Ptychosperma elegans	N/A	24	8	20	4	85	REMOVE	8' MN C.T. PALM	
88	African Tulip Tree	Spathodea campanulata	D=40%	25	20		15	20	REMOVE	4 x 15" x 2	1.2
89	African Tulip Tree	Spathodea campanulata	D=40%	30	20		20	45	REMOVE	4 x 20" x 45	3.6

90	Foxtail Palm	Wodyetia bifurcata	N/A	10	6	6	4	85	REMOVE	8' MN C.T. PALM	
91	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	30	REMOVE	8' MN C.T. PALM	
92	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	35	REMOVE	8' MN C.T. PALM	
93	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MN C.T. PALM	
94	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MN C.T. PALM	
95	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MN C.T. PALM	
96	Queen Palm	Syagrus romanzoffiana	N/A	18	8	14	7	40	REMOVE	8' MN C.T. PALM	
97	Queen Palm	Syagrus romanzoffiana	N/A	18	10	14	7	50	REMOVE	8' MN C.T. PALM	
98	Gumbo Limbo	Bursera simaruba	A=100%	20	20		12	55	REMOVE	1 x 12" x 55	6.6
99	Strangler Fig	Ficus aurea	C=60%	20	25		9	50	REMOVE	6 x 9" x 5	2.97
100	Sabal Palm	Sabal palmetto	N/A	20	10	12	14	85	REMOVE	8' MN C.T. PALM	
101	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	8' MN C.T. PALM	
102	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	85	REMOVE	8' MN C.T. PALM	
103	Sabal Palm	Sabal palmetto	N/A	20	10	12	14	80	REMOVE	8' MN C.T. PALM	
104	Sabal Palm	Sabal palmetto	N/A	20	10	12	12	75	REMOVE	8' MN C.T. PALM	
105	Queen Palm	Syagrus romanzoffiana	N/A	16	8	10	6	45	REMOVE	8' MN C.T. PALM	
106	Sabal Palm	Sabal palmetto	N/A	24	10	16	14	85	REMOVE	8' MN C.T. PALM	
107	Sabal Palm	Sabal palmetto	N/A	24	10	16	12	80	REMOVE	8' MN C.T. PALM	
108	Areca Palm	Dyopsis lutescens	N/A	14	10	10	M	80	REMOVE	8' MN C.T. PALM	
109	Areca Palm	Dyopsis lutescens	N/A	14	8	10	M	70	REMOVE	8' MN C.T. PALM	

110	Sabal Palm	Sabal palmetto	N/A	7	8	0	0	70	REMOVE	8' MN C.T. PALM	
111	Sabal Palm	Sabal palmetto	N/A	22	10	16	14	75	REMOVE	8' MN C.T. PALM	
112	Sabal Palm	Sabal palmetto	N/A	12	10	5	16	85	REMOVE	8' MN C.T. PALM	
113	Sabal Palm	Sabal palmetto	N/A	10	10	2	12	80	REMOVE	8' MN C.T. PALM	
114	Areca Palm	Dyopsis lutescens	N/A	16	4	12	3	40	REMOVE	8' MN C.T. PALM	
115	White Bird of Paradise	Strelitzia nicotai	N/A	8	10	4	M	80	REMOVE	N/A	
116	Royal Palm	Roystonea elata	N/A	18	15	10	7	60	REMOVE	10' x \$30 = \$300	
117	Royal Palm	Roystonea elata	N/A	5	4	2	4	30	REMOVE	2' x \$30 = \$60	
118	Sabal Palm	Sabal palmetto	N/A	18	10	10	12	80	REMOVE	8' MN C.T. PALM	
119	Slash Pine	Pinus elliotii	C=60%	30	25		17	40	REMOVE	6 x 17" x 4	4.08
120	Powderpuff Tree	Calliandra haematocephala	N/A	8	8		2	45	REMOVE	N/A	
121	Yellow Elder	Tecoma stans	N/A	7	5		2	40	REMAIN	N/A	
122	Yellow Elder	Tecoma stans	N/A	7	5		2	45	REMAIN	N/A	
123	Sabal Palm	Sabal palmetto	N/A	18	10	12	12	70	REMAIN		
124	Sabal Palm	Sabal palmetto	N/A	14	10	8	10	75	REMAIN		
TOTAL \$ = \$29,381 + #74 PINUS											
TOTALS = 8' MN C.T. PALM = 57										209.97	



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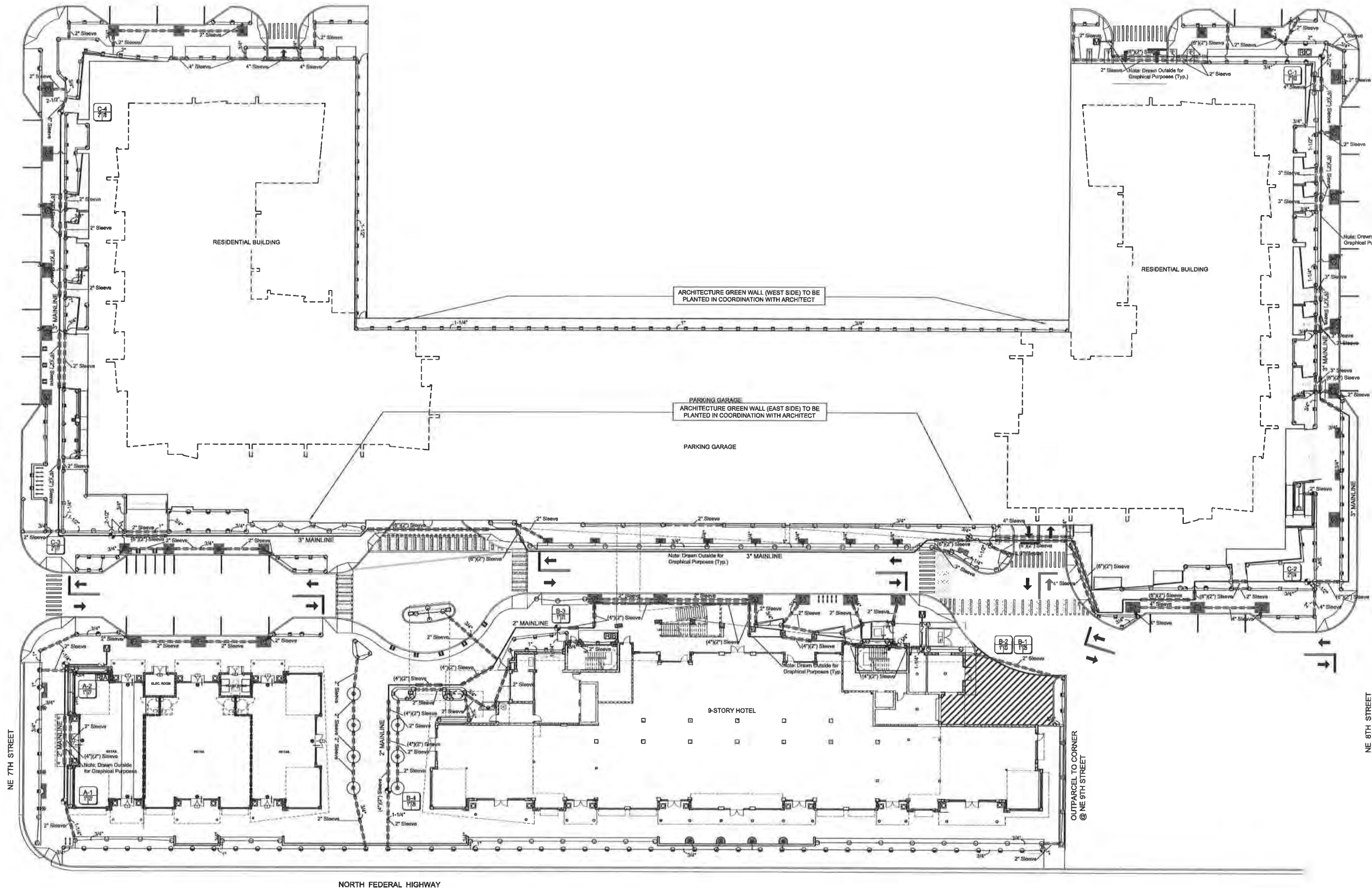
QUANTUM @ FLAGLER VILLAGE
FORT LAUDERDALE, FLORIDA

EXISTING TREE DISPOSITION PLAN & SCHEDULE

Project: FOR CONSTRUCTION 09-14-15

Revisions:

Lo: # LA0000889
Member: A.S.L.A.





**WITKIN HULTS
DESIGN GROUP**
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QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
SITE - IRRIGATION PLAN

Project:

Revisions:
1. 01 Progress Post Permit Submittal 08/11/2015

FOR CONSTRUCTION
09-14-15

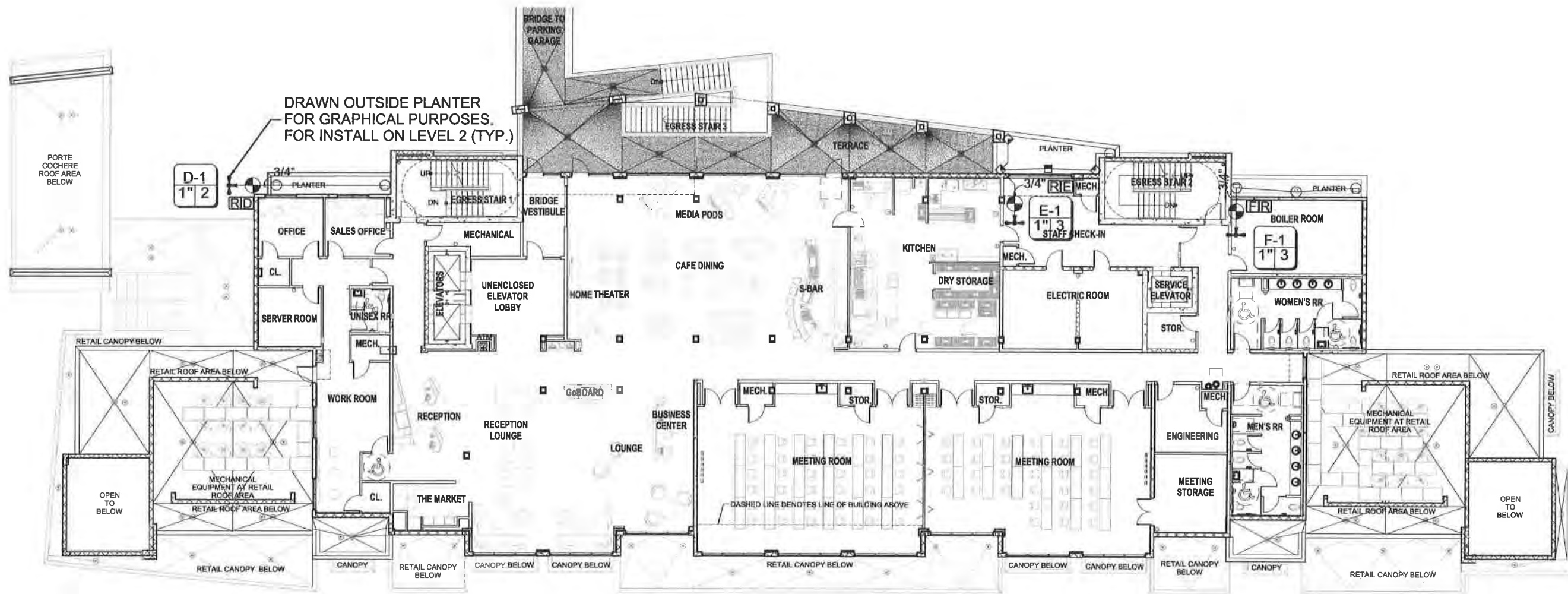
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Site Plan Permit
Date: 6 / 25 / 2015
Scale: 1" = 20'-0"
Drawn by: EH
Sheet No:

IR-1

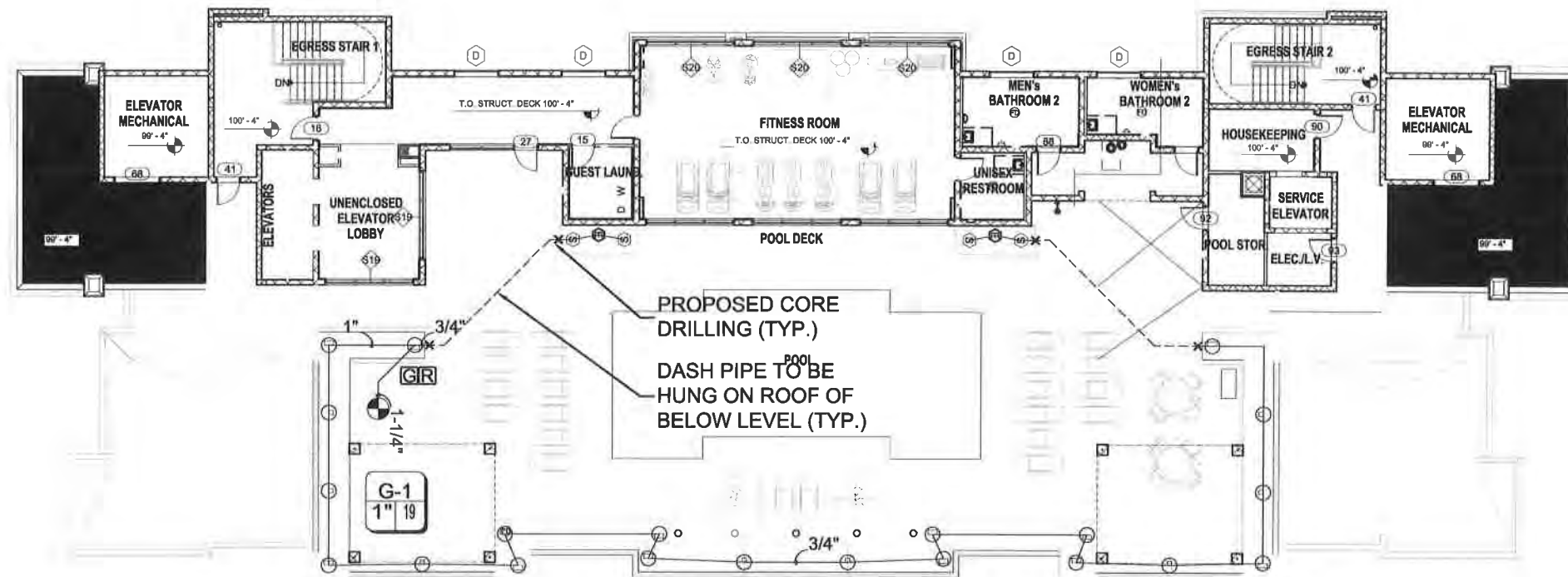
Cad Id: 2013-000



HOTEL LEVEL 2 IRRIGATION PLAN

Scale: 1" = 10'-0"





HOTEL AMENITY LEVEL 9 IRRIGATION PLAN

Scale: 1" = 10'-0"



QUANTUM @ FLAGLER VILLAGE FORT LAUDERDALE, FLORIDA HOTEL AMENITY LEVEL 9 IRRIGATION PLAN

Project:

Revisions:
CD Progress Post Permit Submittal 08/11/2015

FOR CONSTRUCTION
09-14-15

See:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Hotel Level 9 Irrigation Plan
Date: 08/17/2015
Scale: See Left
Drawn by: EH
Sheet No.:

Cad Id.: 2014-081

IR-3

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

- *SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
- *INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILTILY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

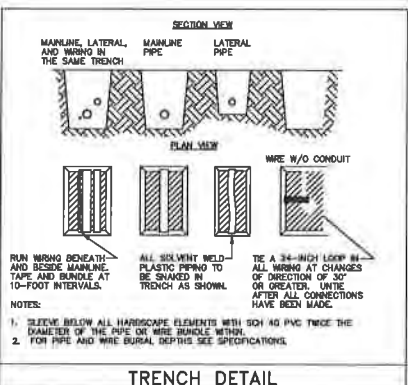
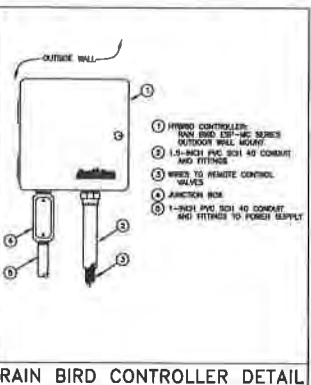
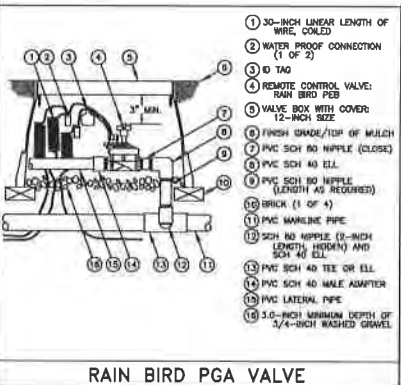
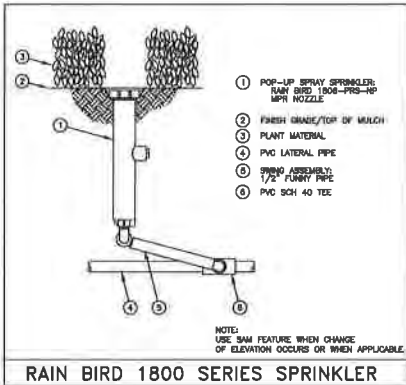
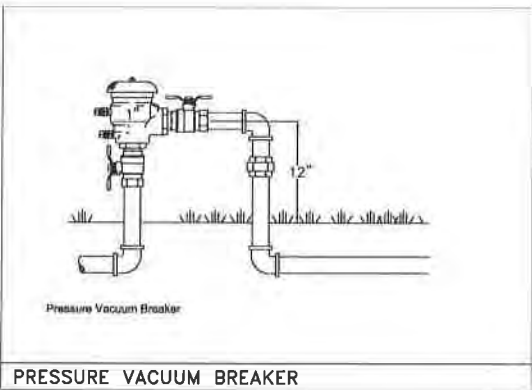
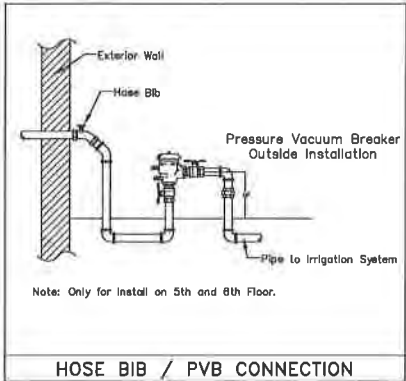
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARISE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTURCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY. LACEMENT OF THE EXISTING IRRIGATION CONTROLLER IS SUGGESTED.

EQUIPMENT TABLE

Backflow Preventers	
Symbol	Description
	Pressure Vacuum Breaker
Controllers	
Symbol	Description
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rainbird ESP-Me
	Rain Sensor
Irrigation Heads	
Symbol	Description
	RAINBIRD 1300A-F 1300 A-F Bubbler 380°
	RAINBIRD 1800 SERIES 8 Series 6° above finish grade trajectory 5 deg 90°
	RAINBIRD 1800 SERIES 8 Series 6° above finish grade trajectory 5 deg 120°
	RAINBIRD 1800 SERIES 8 Series 6° above finish grade trajectory 5 deg 180°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 90°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 120°
	RAINBIRD 1800 SERIES 10 Series trajectory 15 deg 180°
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 90°
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 120°
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 180°
	RAINBIRD 1800 SERIES 12 Series trajectory 30 deg 270°
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 80°
	RAINBIRD 1800 SERIES 15 Series trajectory 30 deg 180°
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST°
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST°
	RAINBIRD SQ Nozzles 4 Foot Throw SST°
	RAINBIRD SQ Nozzles 8 Foot Half EST°
Pipe (Lateral)	
Symbol	Description
	Class 160 PVC (Lateral)
Pipe (Mainline)	
Symbol	Description
	Schedule 40 PVC Pipe
Pipe (Sleeve)	
Symbol	Description
	Schedule 40 PVC Pipe
Valves	
Symbol	Description
	Rainbird PGA Valve
	HOSE BIB with PVB
Water Meters	
Symbol	Description
	Proposed 2" Water Meter



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www.witkindesign.com

QUANTUM @ FLAGLER VILLAGE
FORT LAUDERALE, FLORIDA
IRRIGATION SCHEDULE DETAILS

Revisions:
CD Progress (Post Permit Submittal 03/11/2015)

FOR CONSTRUCTION
09-14-15

Seal:

Lic. # LA0000689
Member: A.S.L.A.

Drawing: Hotel Irrigation Details
Date: 08/17/2015
Scale: See Left
Drawn by: EH
Sheet No.:

IR-4

Cad Id.: 2014-081

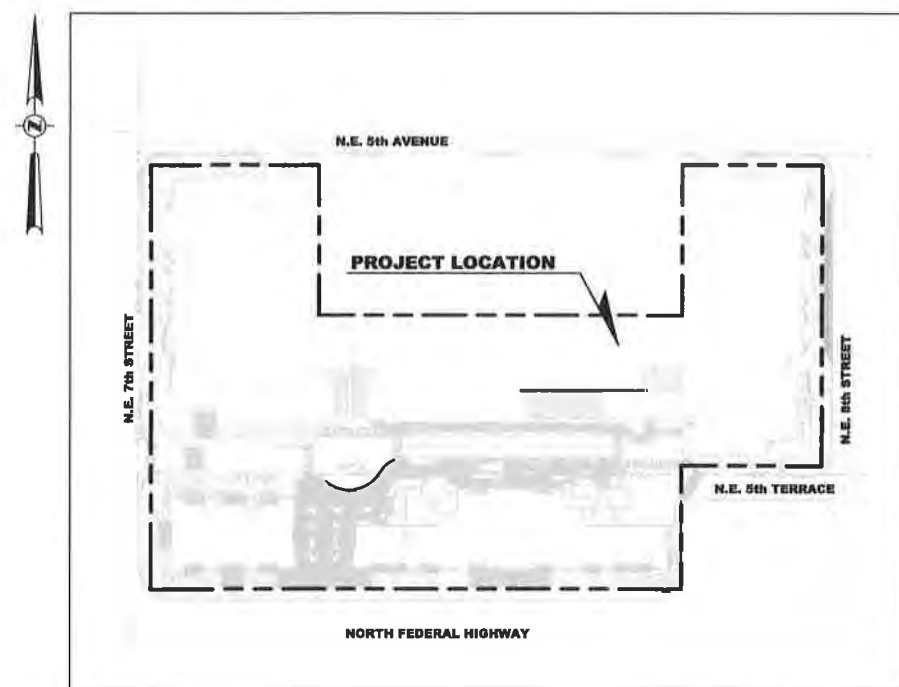
QUANTUM AT FLAGGLER VILLAGE

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PRIME MANAGEMENT GROUP, LLC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
PH-1	PHOTOMETRICS PLAN
DM-1	DEMOLITION PLAN
PD-1	PAVING AND DRAINAGE PLAN
PD-2	PAVING AND DRAINAGE DETAILS
PD-3	PAVING AND DRAINAGE DETAILS
PMS-1	PAVEMENT MARKING AND SIGNAGE PLAN
WS-1	WATER AND SEWER PLAN
WS-2	WATER AND SEWER DETAILS
WS-3	WATER AND SEWER DETAILS
FT-1	FIRE TRUCK PLAN
SWPP-1	STORM WATER POLLUTION PREVENTION PLAN
SWPP-2	EROSION CONTROL DETAILS
SWPP-3	N.P.D.E.S. NOTES
SS-1	STAGE STORAGE PLAN
MA-1	MAINTENANCE AREA EXHIBIT



LOCATION MAP

SCALE: N.T.S.

APPLICANT:

PRIME MANAGEMENT GROUP, LLC
4651 SHERIDAN STREET
SUITE 460
HOLLYWOOD, FL 33021
(954) 392-8788

LANDSCAPE ARCHITECT:

WITKIN HULTS DESIGN GROUP
307 S. 21ST. AVENUE
HOLLYWOOD, FL 33020
(954) 923 9681

ARCHITECT:

KOBI KARPARCHITECTURE
AND INTERIOR DESIGN
2915 BISCAYNE BOULEVARD
SUITE 200
MIAMI, FLORIDA 33137
(305) 573-1818

CIVIL ENGINEER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

HOTEL/RETAIL ARCHITECT:

PRIME DESIGN & ASSOCIATES, LLC
4651 SHERIDAN STREET
SUITE 460
HOLLYWOOD, FL 33021
(954) 392-8788

SURVEYOR:

P(3)SM, L.L.C.
3900 N.W. 79TH AVENUE
SUITE 235
DORAL, FLORIDA 33166
(305) 463-0912

CIVIL PLANS

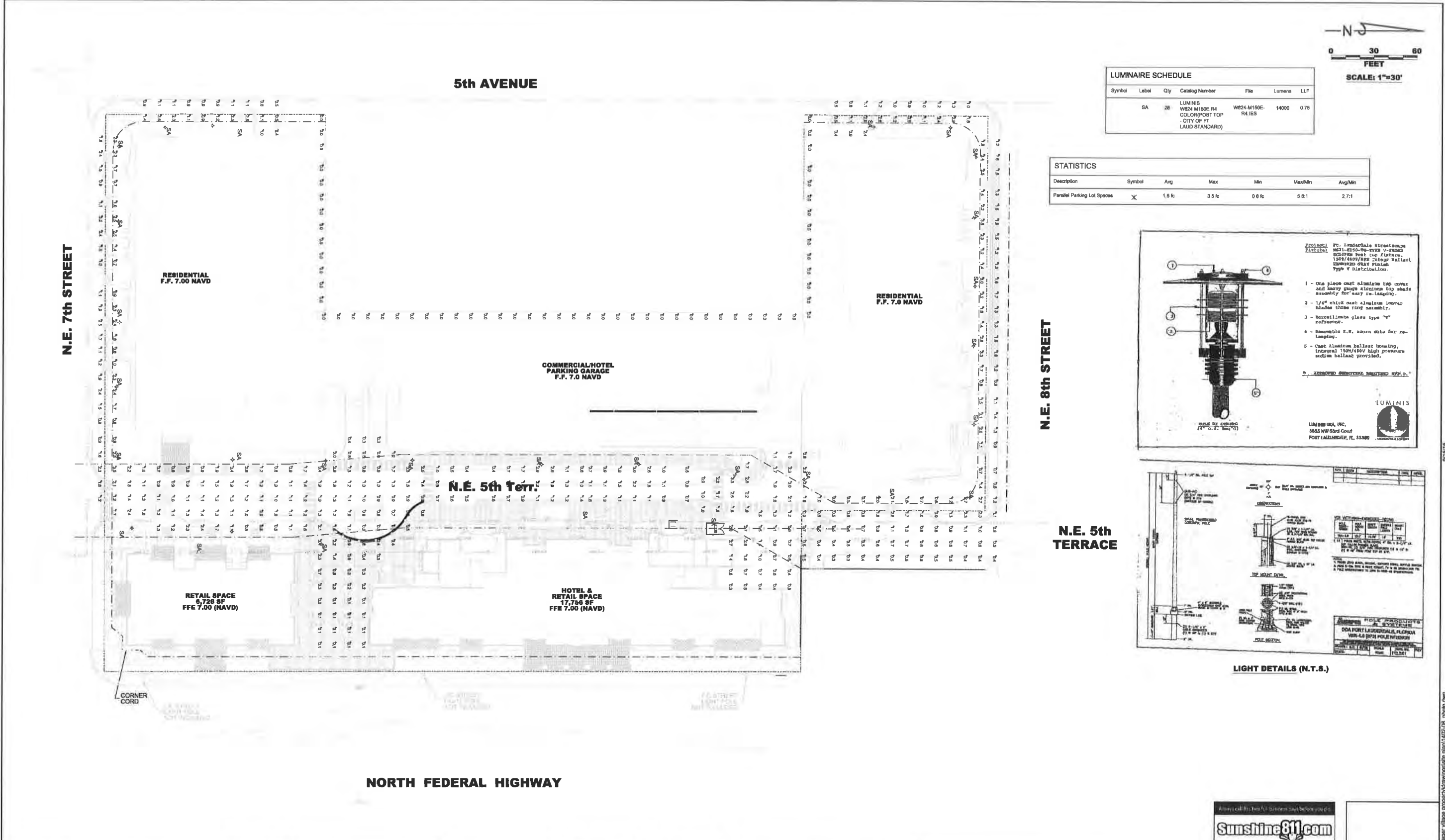


HSQ GROUP, INC.

Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

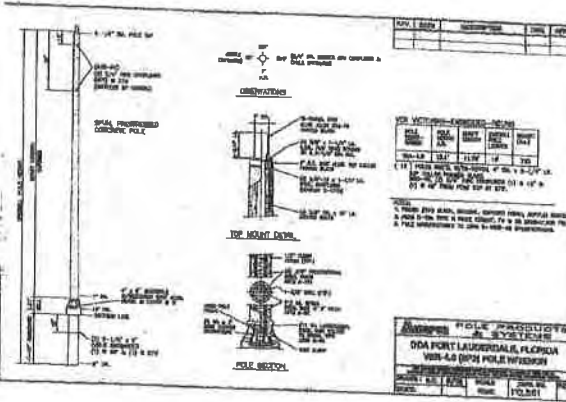
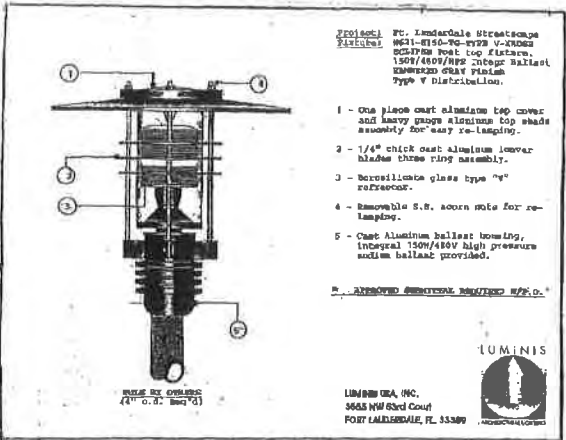


Date: 9/15/15	Seal
Approved by: JAY HUEBNER	
Registered Engineer Number: 54615	
State of Florida	



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	Lumens	LLF
SA	28	LUMINIS WB24 M150E R4 COLORPOST TOP - CITY OF FT LAUD STANDARD)	WB24-M150E- R4 IES		14000	0.75

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parallel Parking Lot Spaces	X	1.6 fc	3.5 fc	0.6 fc	5.8:1	2.7:1



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14



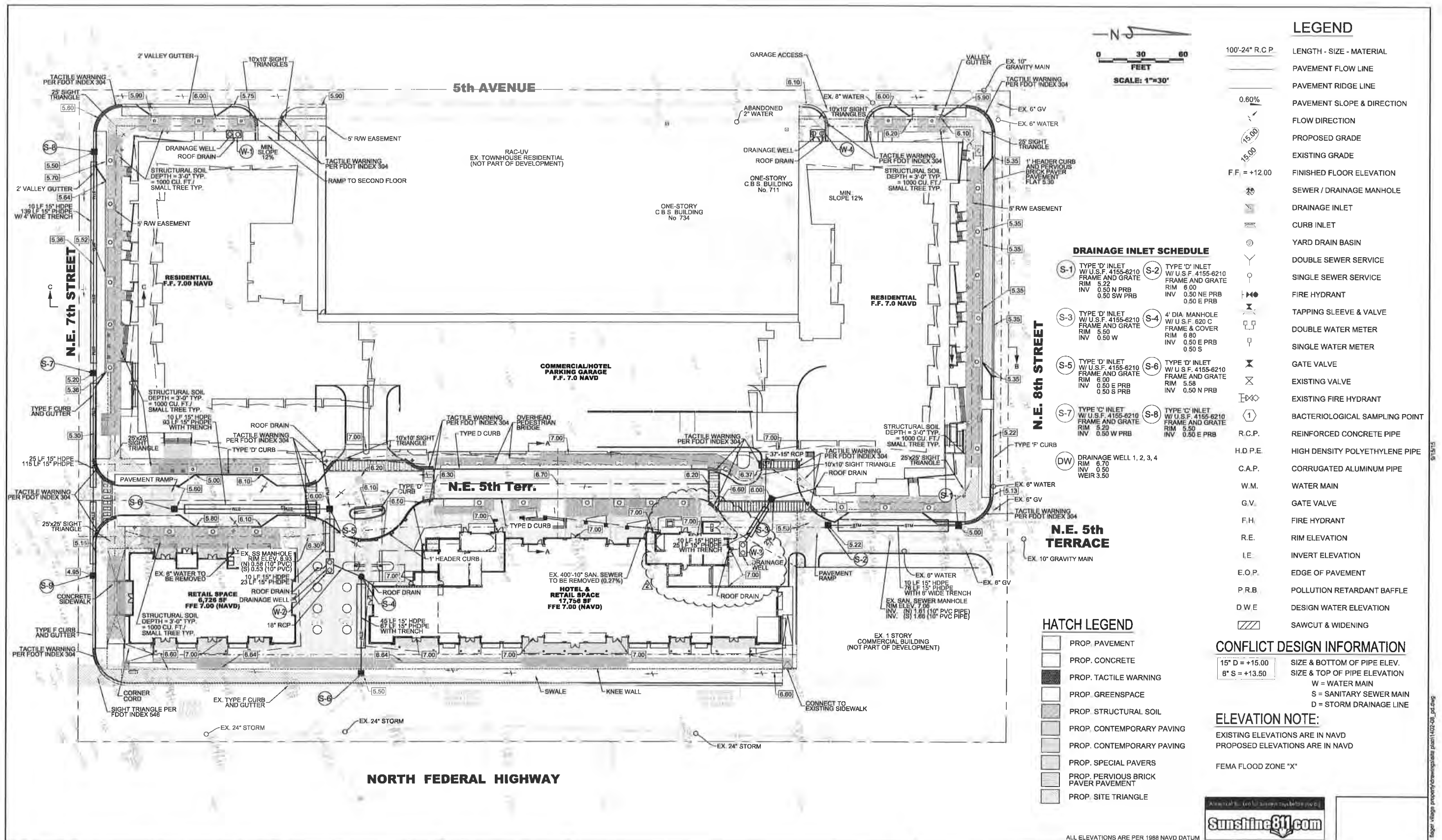
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Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

QUANTUM AT FLAGLER VILLAGE
PHOTOMETRICS PLAN



SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
PH-1

Date: 8/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 64615
State of Florida



LEGEND

- 100'-24" R.C.P.
- 0.60%
- F.F. = +12.00
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P.
- H.D.P.E.
- C.A.P.
- W.M.
- G.V.
- F.H.
- R.E.
- I.E.
- E.O.P.
- P.R.B.
- D.W.E.
- SAWCUT & WIDENING
- LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- FINISHED FLOOR ELEVATION
- SIZE & BOTTOM OF PIPE ELEV.
- SIZE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- D = STORM DRAINAGE LINE

DRAINAGE INLET SCHEDULE

- S-1 TYPE 'D' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 5.22
INV 0.50 N PRB
0.50 SW PRB
- S-2 TYPE 'D' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 6.00
INV 0.50 NE PRB
0.50 E PRB
- S-3 TYPE 'D' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 5.50
INV 0.50 W
- S-4 4' DIA. MANHOLE
W/ U.S.F. 620 C
FRAME & COVER
RIM 6.80
INV 0.50 E PRB
0.50 S
- S-5 TYPE 'D' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 6.00
INV 0.50 E PRB
0.50 S PRB
- S-6 TYPE 'D' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 5.58
INV 0.50 N PRB
- S-7 TYPE 'C' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 5.20
INV 0.50 W PRB
- S-8 TYPE 'C' INLET
W/ U.S.F. 4155-6210
FRAME AND GRATE
RIM 5.50
INV 0.50 E PRB
- DW DRAINAGE WELL 1, 2, 3, 4
RIM 6.70
INV 0.50
WEIR 3.50

HATCH LEGEND

- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. TACTILE WARNING
- PROP. GREENSPACE
- PROP. STRUCTURAL SOIL
- PROP. CONTEMPORARY PAVING
- PROP. CONTEMPORARY PAVING
- PROP. SPECIAL PAVERS
- PROP. PERVIOUS BRICK
PAVER PAVEMENT
- PROP. SITE TRIANGLE

CONFLICT DESIGN INFORMATION

- 15" D = +15.00
- 8" S = +13.50
- EXISTING ELEVATIONS ARE IN NAVD
- PROPOSED ELEVATIONS ARE IN NAVD
- FEMA FLOOD ZONE "X"

ELEVATION NOTE:

- EXISTING ELEVATIONS ARE IN NAVD
- PROPOSED ELEVATIONS ARE IN NAVD

FEMA FLOOD ZONE "X"

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
2	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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Boca Raton, Florida 33486 561.392.0221
C26258 · LB7924

QUANTUM AT FLAGLER VILLAGE
PAVING AND DRAINAGE PLAN

SCALE:
1" = 30'

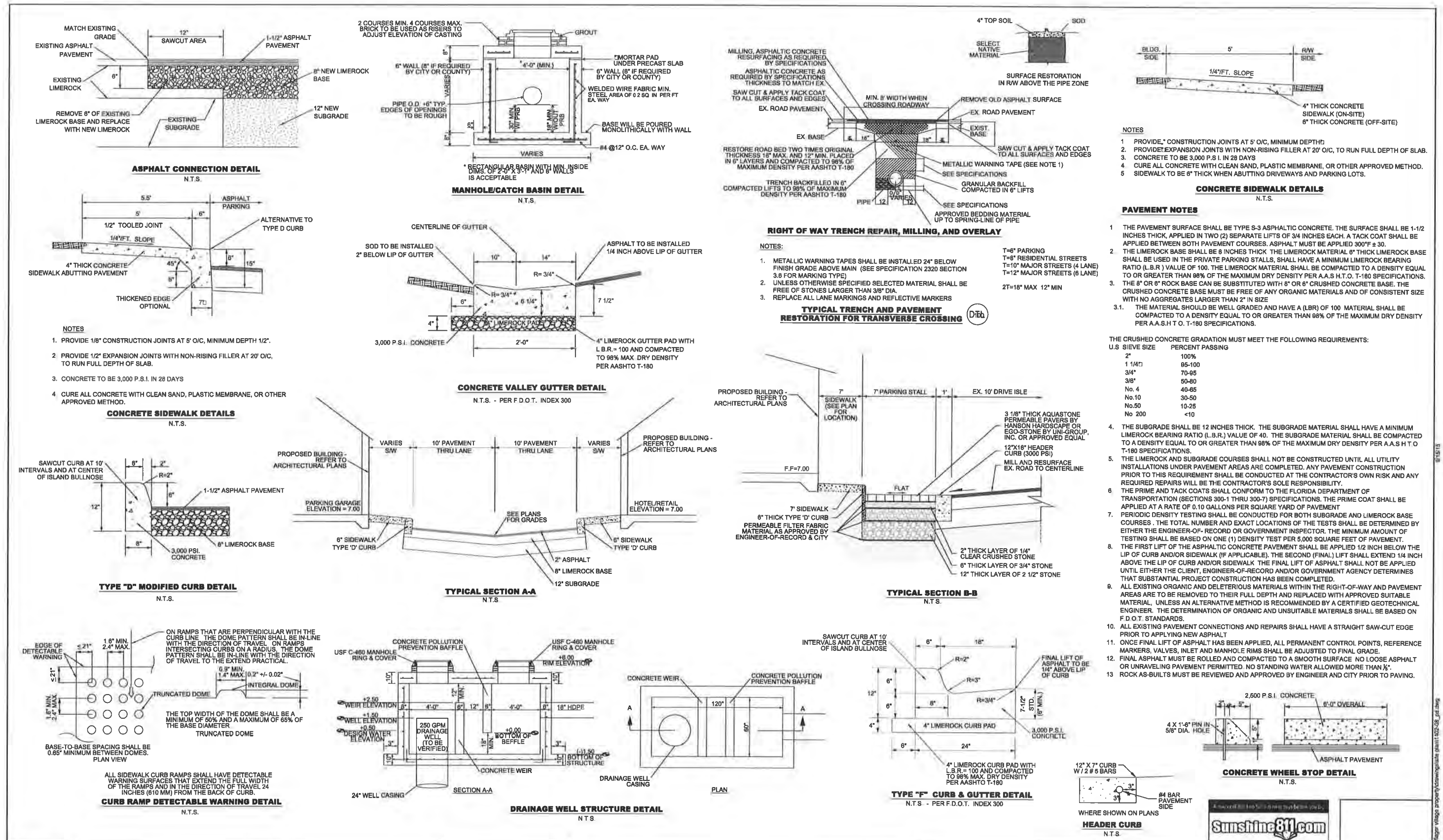
PROJECT NUMBER:
1402-08

SHEET NUMBER:
PD-1

Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

ALL ELEVATIONS ARE PER 1988 NAVD DATUM





NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14

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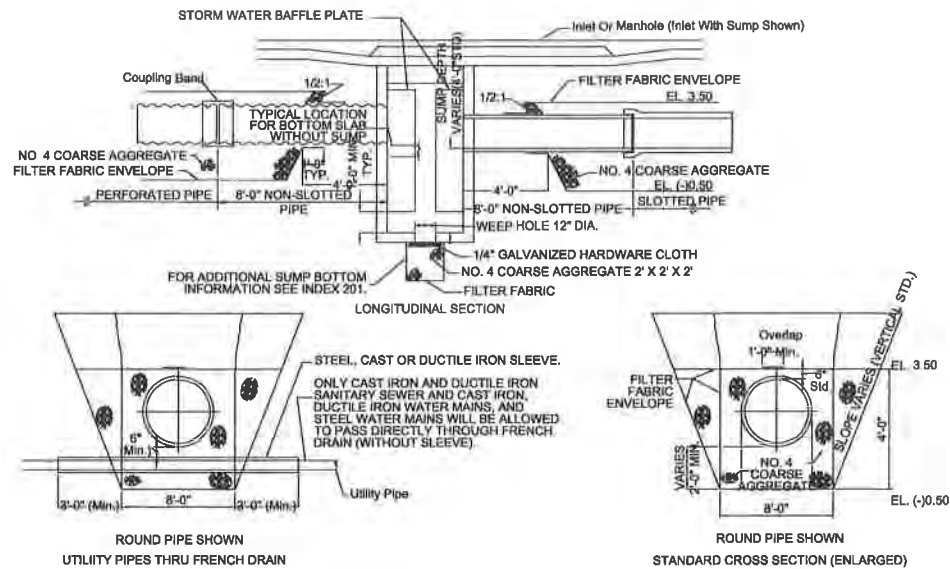
QUANTUM AT FLAGLER VILLAGE
PAVING AND DRAINAGE DETAILS

SCALE:
N.T.S.

PROJECT NUMBER:
1402-08

SHEET NUMBER:
PD-2

City: 10/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54610
State of Florida

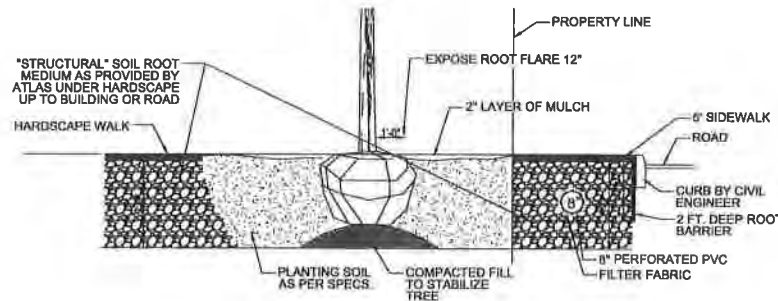


GENERAL NOTES:

- PIPE SHALL BE ANY OF THE OPTIONAL TYPES PERMITTED IN SECTION 443 OF THE SPECIFICATIONS UNLESS OTHERWISE RESTRICTED IN THE PLANS. DISSIMILAR TYPES OF PIPE WILL NOT BE PERMITTED IN A CONTINUOUS RUN OF PIPE.
- CONCRETE PIPE SHALL BE PLACED WITH THE SLOTS POSITIONED ON SIDES.
- THE CONTRACTOR MAY SUBMIT OTHER METHODS OF PROVIDING SLOTS HAVING EQUAL OR GREATER AREA OF OPENING, FOR APPROVAL BY THE ENGINEER.
- FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE MEETING THE REQUIREMENTS OF SECTION 095. ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF ONE (1) FOOT.
- THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTION(S) DESCRIBED OR DETAILED IN THE PLANS.
- FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 280.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
- THE 12" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN IN THE PLANS.
- EXFILTRATION TRENCH FOLLOWING THE TYPICAL CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR FRENCH DRAINS, IF THE UNIT PRICE SHALL INCLUDE THE COST OF PIPE, PIPE PLUGS, PIPE FITTINGS, COARSE AGGREGATE AND FILTER FABRIC IN PLACE, AND THE COST FOR TRENCH EXCAVATION, BACKFILL AND COMPACTION. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAYMENTS FOR ITEMS PAID FOR ELSEWHERE.
- EXFILTRATION TRENCH WITH A SIGNIFICANTLY DIFFERENT CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICES FOR SEPARATE ITEMS AS FOLLOWS:
 - SLOTTED OR PERFORATED PIPE CULVERT, LF. UNIT PRICE SHALL INCLUDE COST FOR PIPE, PIPE PLUGS AND FITTINGS IN PLACE.
 - BALLAST ROCK (FRENCH DRAIN AGGREGATE), CY. UNIT PRICE SHALL INCLUDE COST FOR COARSE AGGREGATE IN PLACE, AND COST FOR TRENCH EXCAVATION, BACKFILL AND COMPACTION. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAYMENT FOR ITEMS PAID FOR ELSEWHERE.
 - PLASTIC FILTER FABRIC (SUBSURFACE), SY. UNIT PRICE SHALL BE FOR COST OF FABRIC IN PLACE. QUANTITY SHALL BE DETERMINED BY PLAN NEAT DIMENSIONS OF THE FABRIC ENVELOPE.

EXFILTRATION TRENCH

(D7L)



NOTES

- ROOT BARRIER TO BE UB-24-2 (2FT) OR APPROVED EQUAL.
- SEE LAYOUT PLAN FOR EXTENT OF STRUCTURAL SOIL AND DETAILS.

STRUCTURAL SOIL / SIDEWALK DETAIL

N.T.S.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE

PAVING AND DRAINAGE DETAILS

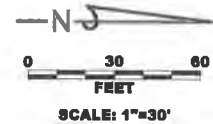
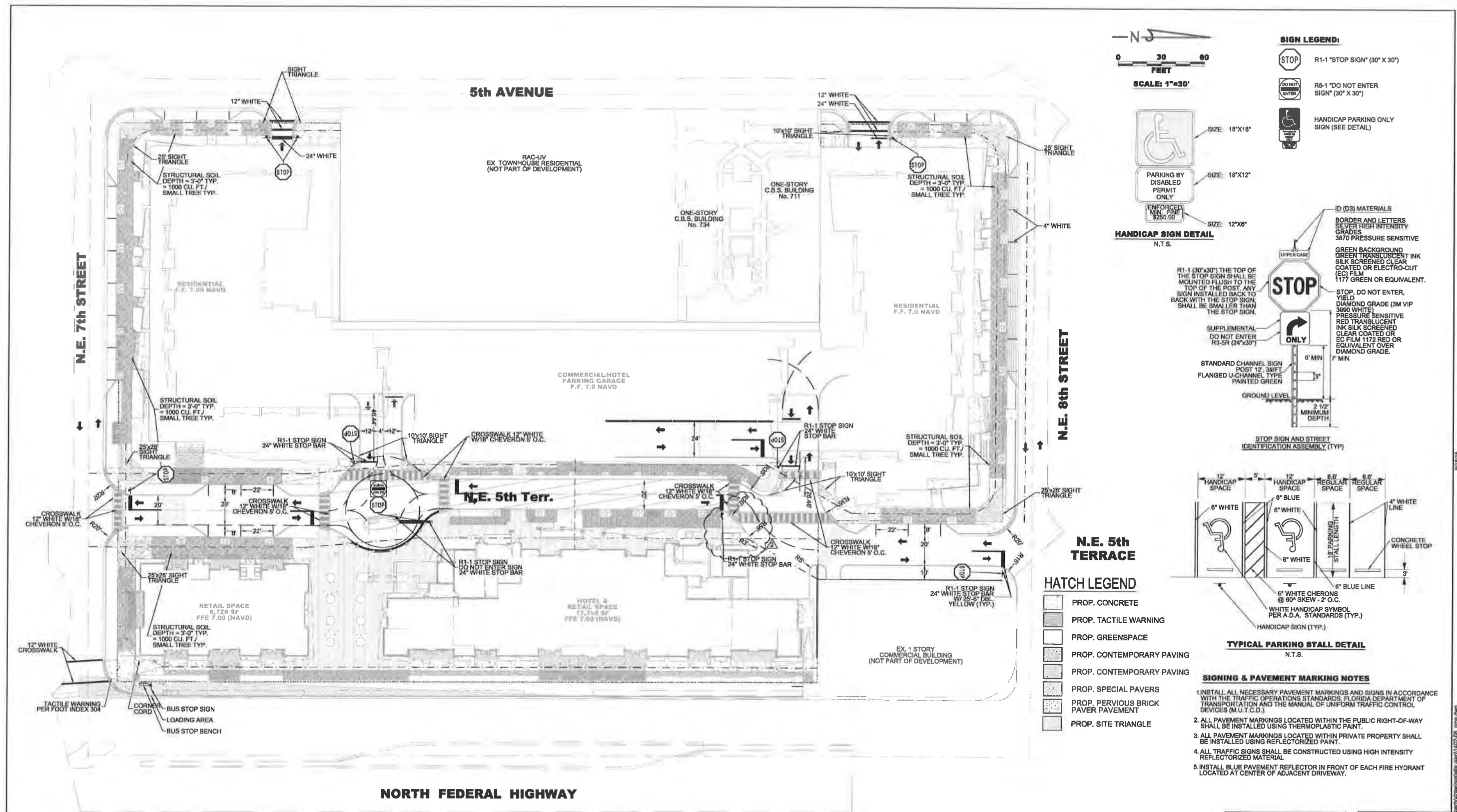
SCALE:
N.T.S.

PROJECT NUMBER:
1402-08

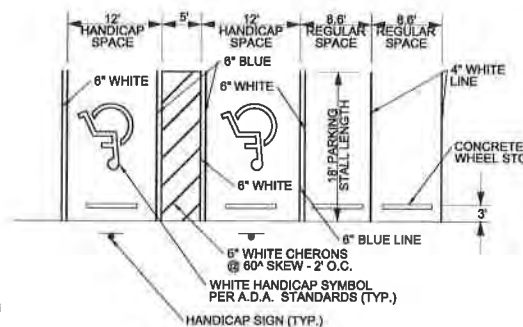
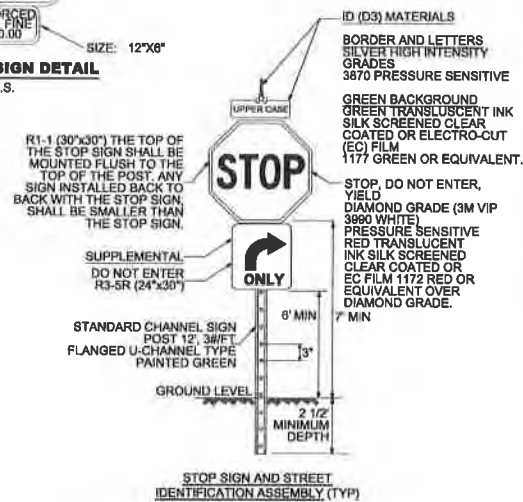
SHEET NUMBER:
PD-3

Date: 8/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No. 54616
State of Florida





- SIGN LEGEND:**
- R1-1 "STOP SIGN" (30" X 30")
 - R6-1 "DO NOT ENTER SIGN" (30" X 30")
 - HANDICAP PARKING ONLY SIGN (SEE DETAIL)



N.E. 5th TERRACE

HATCH LEGEND

- PROP. CONCRETE
- PROP. TACTILE WARNING
- PROP. GREENSPACE
- PROP. CONTEMPORARY PAVING
- PROP. CONTEMPORARY PAVING
- PROP. SPECIAL PAVERS
- PROP. PERVIOUS BRICK PAVER PAVEMENT
- PROP. SITE TRIANGLE

SIGNING & PAVEMENT MARKING NOTES

1. INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE TRAFFIC OPERATIONS STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS LOCATED WITHIN PRIVATE PROPERTY SHALL BE INSTALLED USING REFLECTORIZED PAINT.
4. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
5. INSTALL BLUE PAVEMENT REFLECTOR IN FRONT OF EACH FIRE HYDRANT LOCATED AT CENTER OF ADJACENT DRIVEWAY.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	04/13/15	JMH	REVISE PER DRG COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



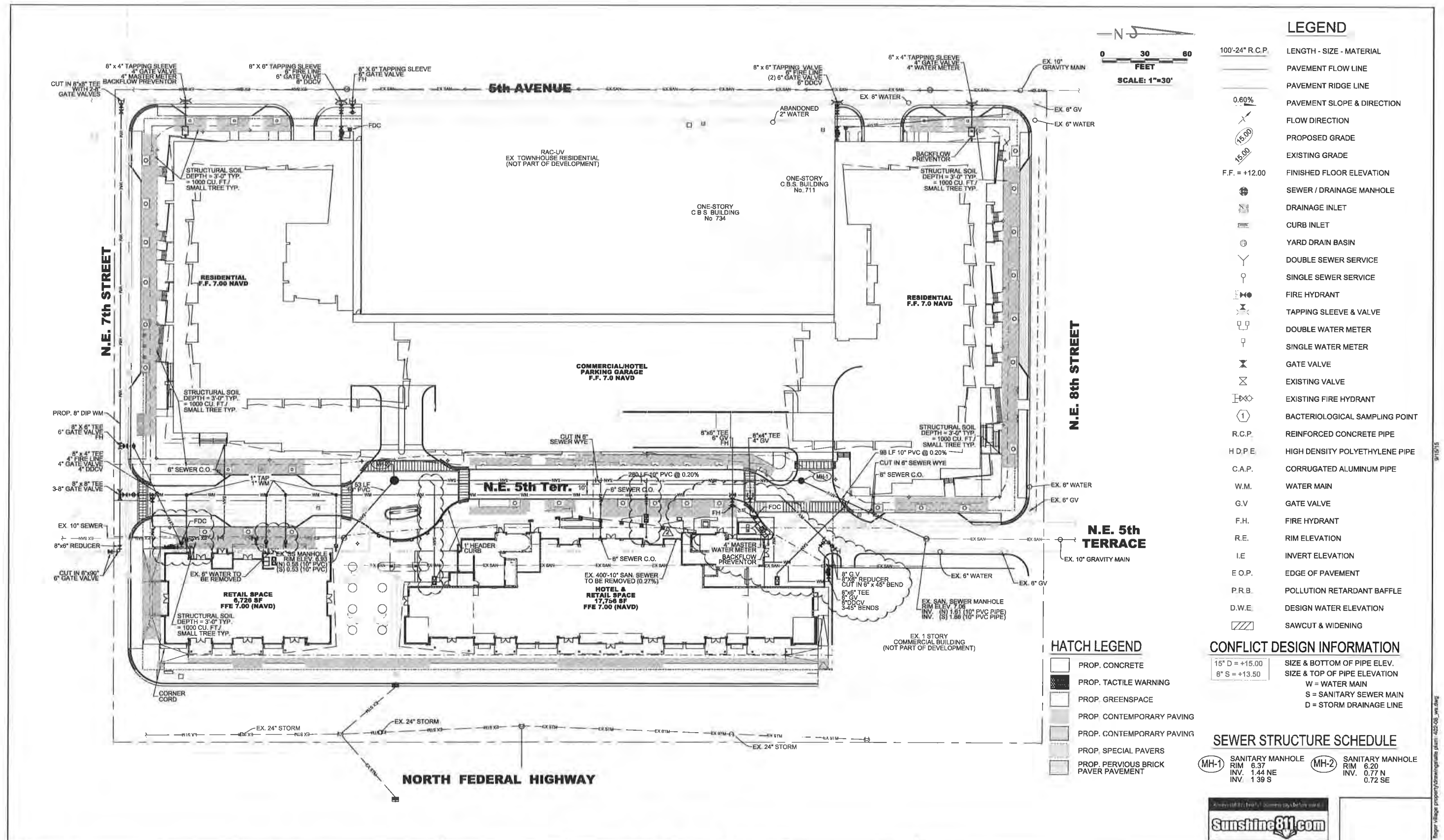
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QUANTUM AT FLAGLER VILLAGE
PAVEMENT MARKING AND SIGNAGE PLAN

SCALE:
 1" = 30'
 PROJECT NUMBER:
 1402-08
 SHEET NUMBER:
 PMS-1

Date: 10/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54916
 State of Florida





NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
2	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

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Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE
 WATER AND SEWER PLAN

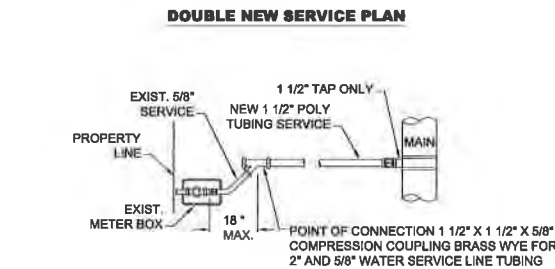
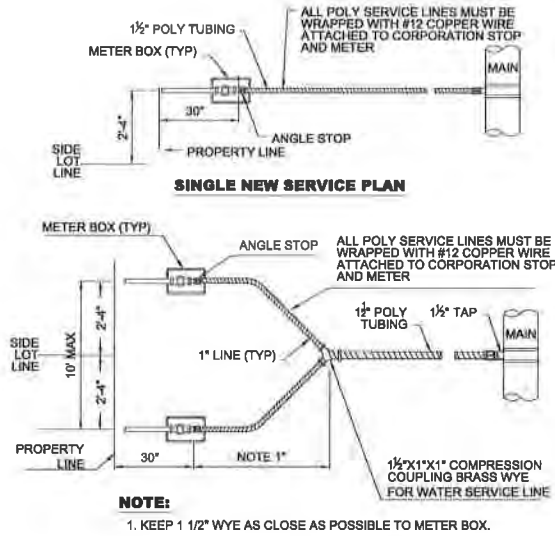
SCALE:
 1" = 30'

PROJECT NUMBER:
 1402-08

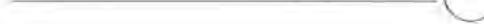
SHEET NUMBER:
 WS-1

Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No. 54615
 State of Florida

Sunshine811.com 2:\projects\2015\1402-08_Quantum at Flagler Village\Drawings\Water and Sewer\1402-08_WS-1.dwg 9/15/15



EXISTING SERVICE PLAN TYPICAL WATER SERVICE



POTABLE WATER-SANITARY SEWER-REUSE WATER SEPARATION NOTES

VERTICAL CROSSINGS
SANITARY SEWER SYSTEMS AND/OR REUSE WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWERS SYSTEMS AND/OR REUSE WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE 2)

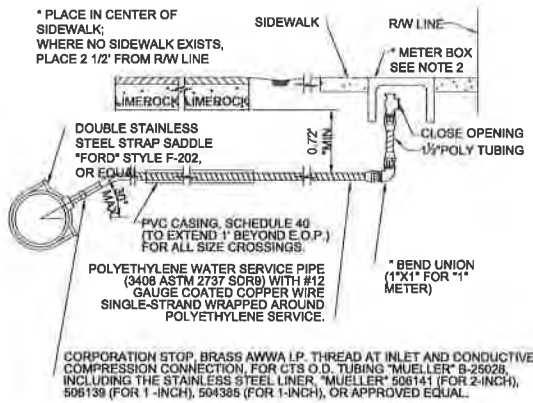
HORIZONTAL SEPARATIONS
WHEREVER IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A MINIMUM OF A 10-FOOT HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS

REUSE WATER MAINS REQUIRE A MINIMUM OF A 5 FOOT CENTER TO CENTER (ABSOLUTE MINIMUM OF 3 FOOT OUTSIDE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
A) IN A SEPARATE TRENCH;
B) ON AN UNDISTURBED EARTH SHELF;
WITH A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES PROVIDED BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE, THUS CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1),3)

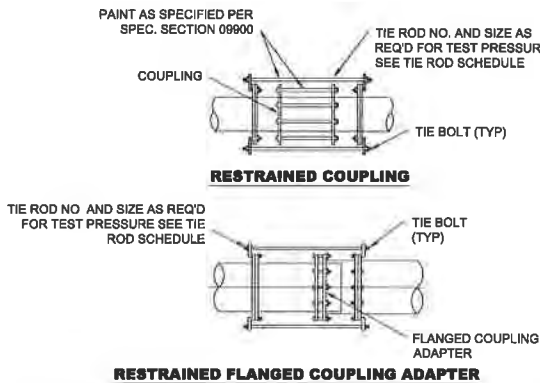
CONFLICTS
WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1) AND 2), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, ALL JOINTS ON THE POTABLE WATER MAIN, WITHIN 20 FEET OF THE CONFLICT, SHALL BE MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE



NOTES:

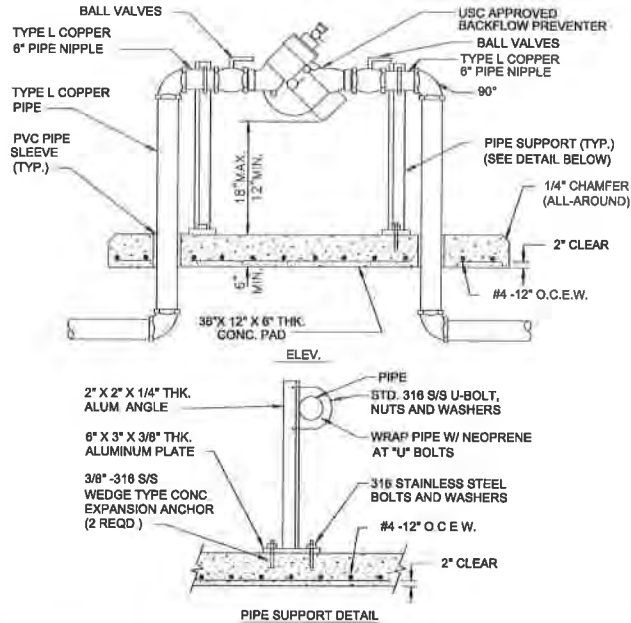
- GROUND KEY ANGLE METER STOP, CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
- METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-280282 MEDIUM BOX AND 890-40-280287 MEDIUM LID OR EQUAL.

TYPICAL WATER SERVICE INSTALLATION



		TIE ROD SCHEDULE											
TEST PRESSURE		25 PSI		50 PSI		100 PSI		150 PSI		225 PSI		375 PSI	
PIPE DIAMETER (IN.)	MINIMUM PIPE WALL THICKNESS (IN.)	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.	TIE RODS DIA. (IN.)	TIE RODS NO. REQD.
6	3/16	—	—	—	—	5/8	2	5/8	2	5/8	2	5/8	2
8	3/16	—	—	—	—	5/8	2	5/8	2	5/8	2	3/4	2
10	3/16	—	—	—	—	5/8	2	5/8	2	3/4	2	7/8	2
12	3/16	5/8	2	5/8	2	5/8	2	5/8	2	3/4	2	7/8	4

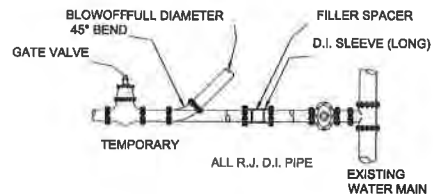
RESTRAINED COUPLING DETAILS



NOTES:

- FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
- ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
- ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
- RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.80.
- USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIRECTOR OF UTILITIES
- RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

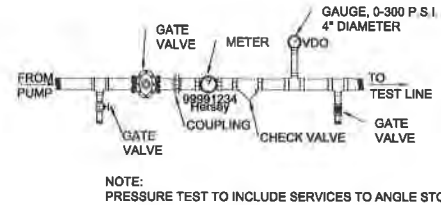
REDUCED PRESSURE ZONE BACKFLOW PREVENTER PW 10.2



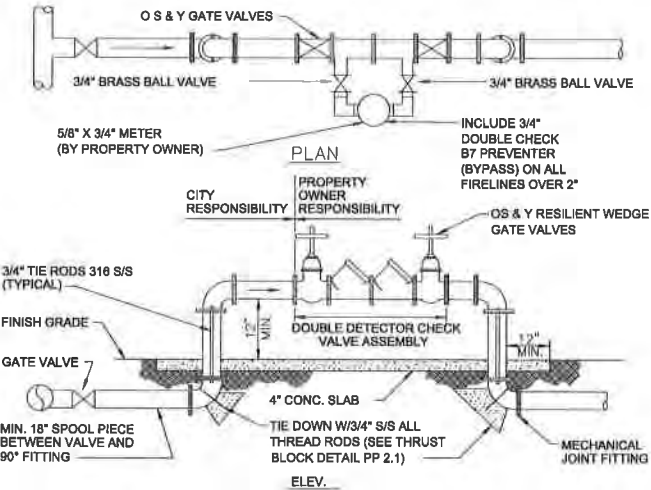
NOTES:

- UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLECT PROPERTY DAMAGE
- BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
- PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE
- NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL
- FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR
- AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED
- THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.

FLUSHING CONNECTION AND BLOW OFF DETAIL



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP



NOTES:

- FOR ALL SERVICES GREATER THAN 2" DIA.
- ALL PIPE AND FITTINGS SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
- THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA C511-88, AND APPROVAL OF ENVIRONMENTAL SERVICES DEPARTMENT.
- CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
- BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 5.2.
- ALL TWO INCH DOUBLE DETECTOR CHECK VALVE, SHALL BE BRASS OR TYPE "L" COPPER TUBING
- USE OF OTHER PIPE MATERIALS WITH APPROVAL OF WATER SEWER MANAGER.
- CITY MAINTAINS UP TO THE FIRST O S & Y VALVE.

DOUBLE DETECTOR CHECK VALVE PW 10.1

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	08/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



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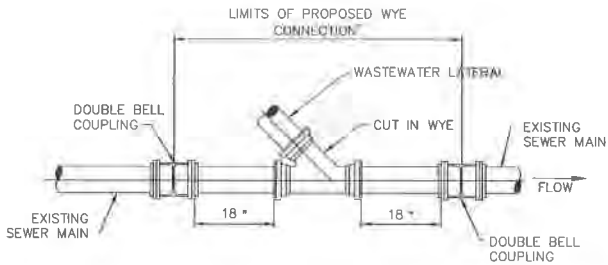
QUANTUM AT FLAGLER VILLAGE

WATER AND SEWER DETAILS

SCALE:
N.T.S.
 PROJECT NUMBER:
1402-08
 SHEET NUMBER:
WS-2

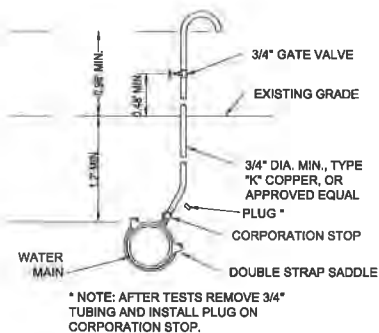
Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54519
 State of Florida





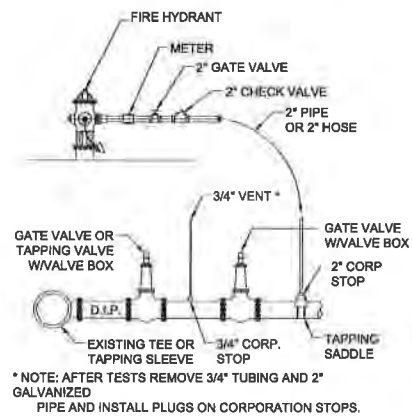
NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

210



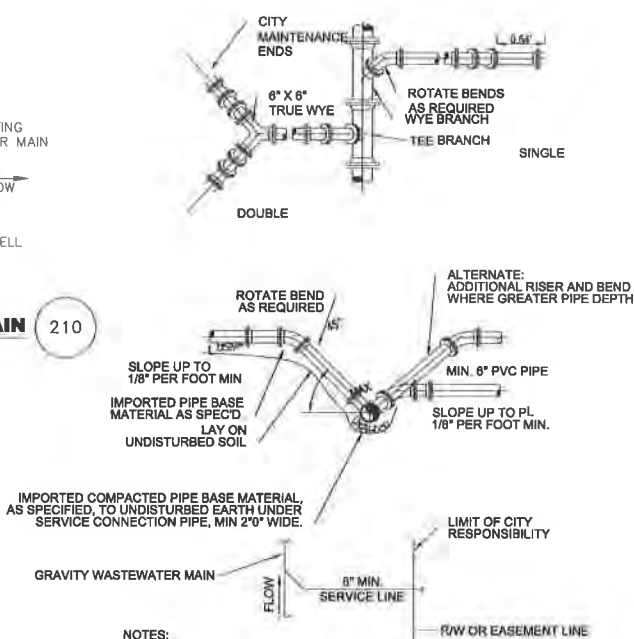
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS

206



FILLING CONNECTION

305

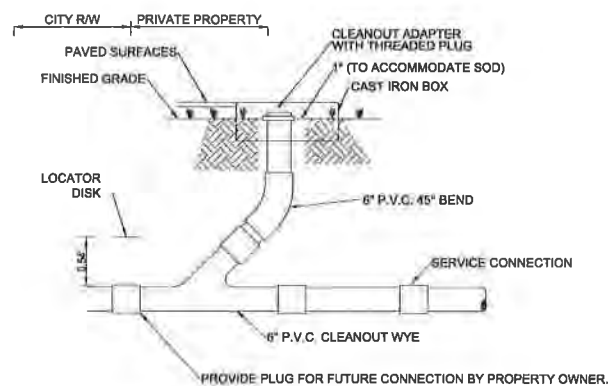


NOTES:

1. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
3. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

TYPICAL WASTEWATER SERVICE CONNECTION

208



NOTES:

1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.

TYPICAL CLEANOUT INSTALLATION

209

WATER SYSTEM NOTES:

PIPE D.I.P

1. DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C-151/A 21.51-02 AND LINED AND COATED PER A.N.S.I./A.W.W.A. C-104/A 214-03. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.
2. ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.
3. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C-600-99, OR LATEST REVISION.

PIPE P.V.C.

4. ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I./A.W.W.A. C-900-97, OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE O.D.
5. ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UN-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 82-555.320 F.A.C. (FLORIDA ADMINISTRATIVE CODE).
6. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.
7. ALL P.V.C. MAINS MUST HAVE #8 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.

FITTINGS

8. FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C153/21.00 AND SHALL BE COATED WITH 8 TO 8 MIL. THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C550-05 AND C116/A21.03.
9. RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.
10. RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-00, OR LATEST REVISION.
11. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.
12. GLANDS SHALL BE CLOW CORPORATION MODEL F-1056, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.

VALVES

13. TAPPING VALVES SHALL BE MUELLER H687 OR APPROVED EQUAL.
14. TAPPING SLEEVES SHALL BE MUELLER H815 OR APPROVED EQUAL.
15. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
16. GATE VALVES 4" OR LARGER SHALL MEET A.W.W.A. C-600-02 SPECIFICATION (LATEST REVISION). VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.
17. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.

HYDRANTS

18. FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A-423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.
19. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED GRADE.
20. DEAD-END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT

PLACEMENT

21. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.
22. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, JANUARY 1992. ROCKS OR STONES LARGER THAN 3/4" DIAMETER FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
23. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

SEPARATION

24. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
25. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6" MUST BE MAINTAINED AT ALL CROSSINGS.
26. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
27. THE PREFERRED SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 6 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS, ONE OF THE FOLLOWING CONDITIONS MUST BE MET. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 3 FEET.
 - 27.a. THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - 27.b. THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.
 - 27.c. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.
28. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
29. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
30. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

TESTING, DISINFECTION

31. PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I./A.W.W.A. SPECIFICATIONS OF C-600-05 LEAKAGE FORMULA: $Q = (50 P)^{1/3} / 133,200$
 - Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
 - D = DIAMETER OF THE PIPE TESTED, IN INCHES
 - S = TOTAL LENGTH OF PIPE TESTED, IN FEET
 - P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH
32. THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DEPARTMENT WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR, IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE ENGINEER OF RECORD. BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.
33. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END, MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.

CONNECTION

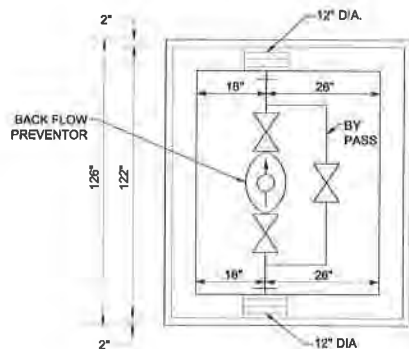
34. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE.
35. THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY THE CITY OF FORT LAUDERDALE.

SERVICE CONNECTIONS

36. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).
37. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.11-00 AND A.S.T.M. A688.
38. ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

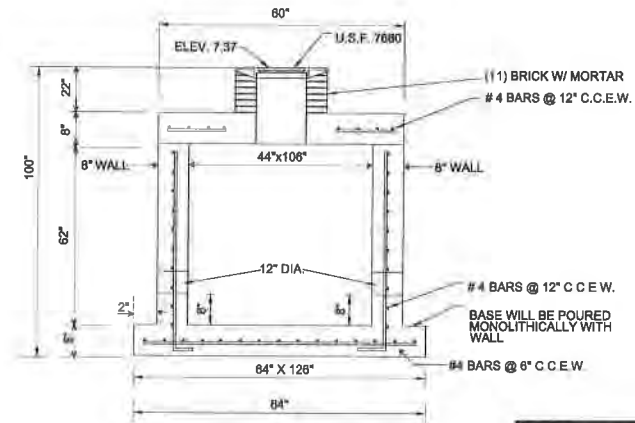
GENERAL NOTES:

- ALL EXISTING WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE.
- NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.



4" COMPOUND METER DETAIL

N.T.S.
REC'D 7-5-94



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



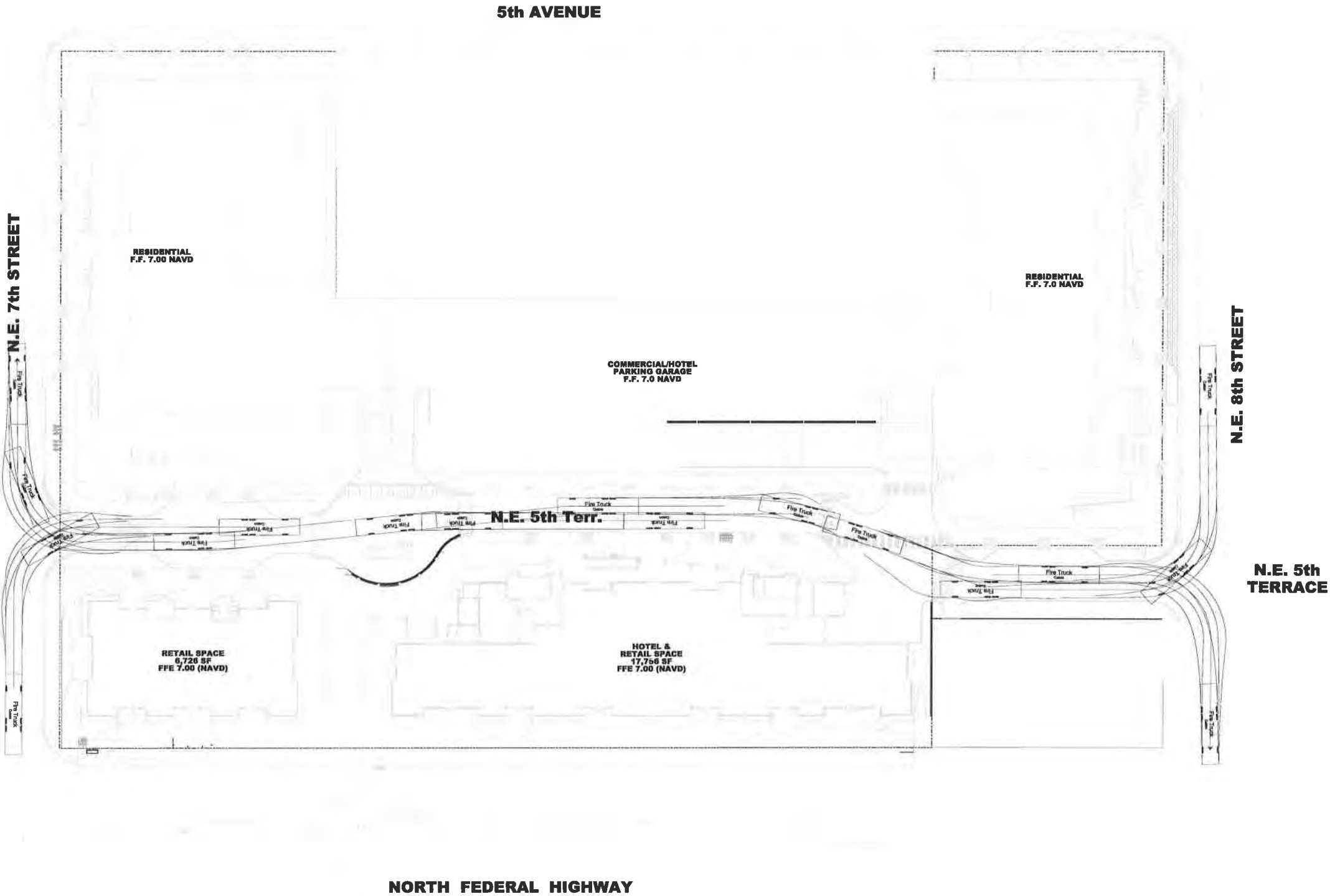
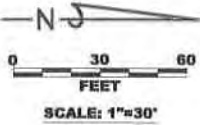
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 Boca Raton, Florida 33486 · 561.392.0221
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QUANTUM AT FLAGLER VILLAGE
WATER AND SEWER DETAILS

SCALE:
N.T.S.
PROJECT NUMBER:
1402-08
SHEET NUMBER:
WS-3

Date: 11/15/16
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54615
 State of Florida





NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14



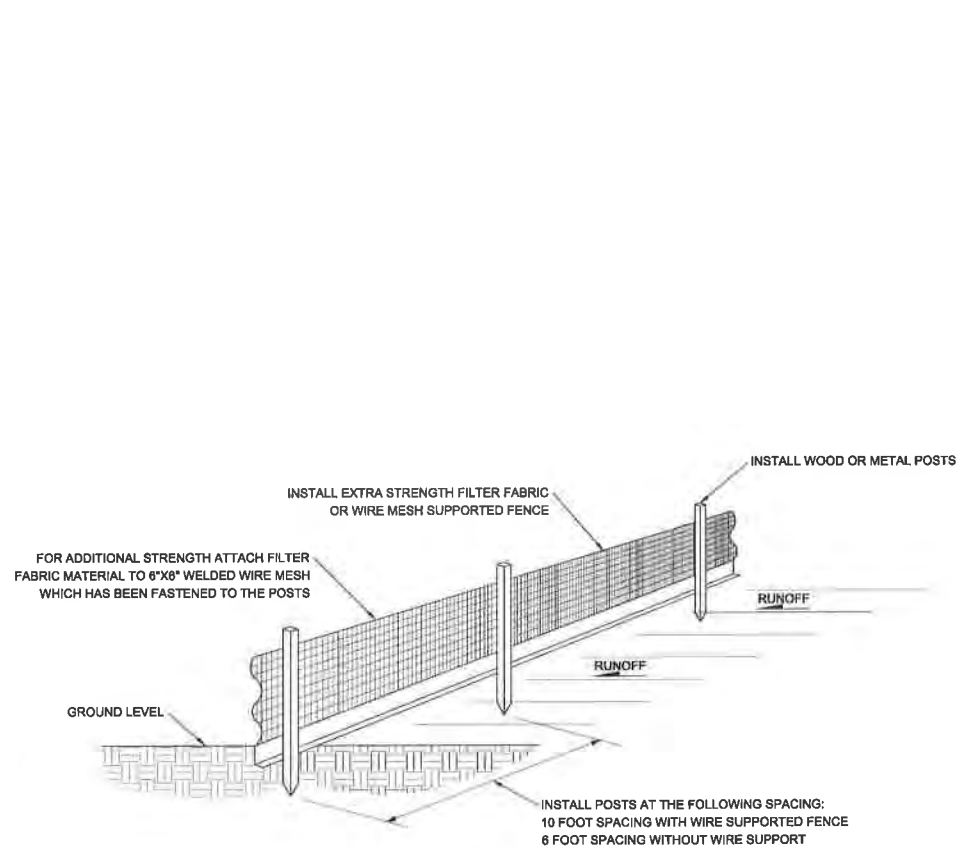
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QUANTUM AT FLAGLER VILLAGE
FIRE TRUCK PLAN



SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
FT-1

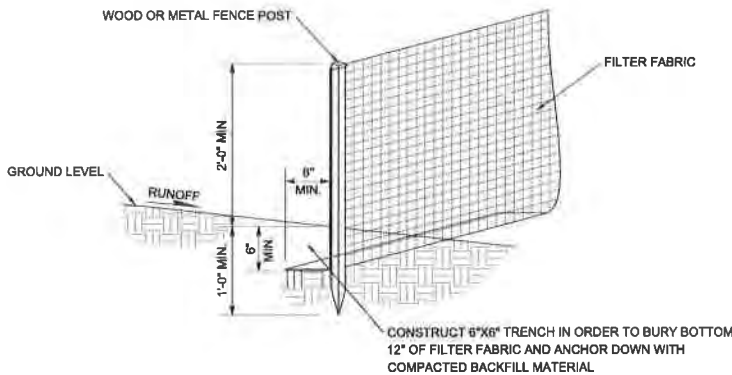
Date: 9/15/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida



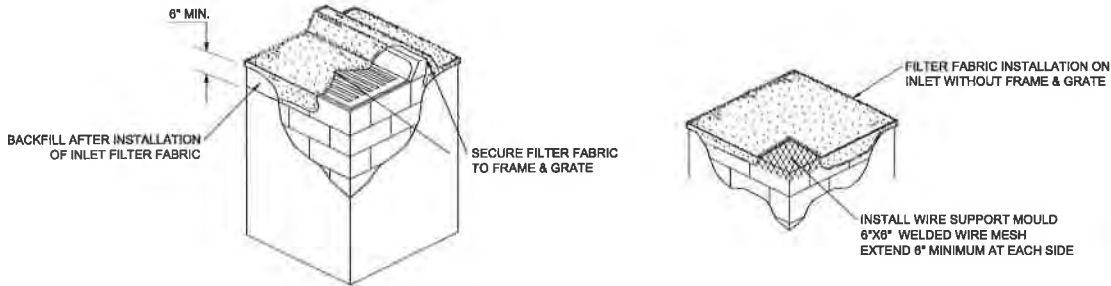
SILT FENCE INSTALLATION DETAIL
N.T.S.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE
5. A 6\"X6\" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 10 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



POST & FILTER FABRIC INSTALLATION DETAIL
N.T.S.



FILTER FABRIC INSTALLATION DETAIL
N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
Drawn by: J.L.S. Date: 11/14
Checked by: J.H. Date: 11/14



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QUANTUM AT FLAGLER VILLAGE
EROSION CONTROL DETAILS



SCALE:
1" = 30'
PROJECT NUMBER:
1402-08
SHEET NUMBER:
SWPP-2

Date: 9/15/15
Approved by: JAY HUESNER, P.E.
Registered Engineer No.: 51019
State of Florida

PROJECT LOCATION: CITY OF FORT LAUDERDALE, BROWARD COUNTY	CITY OF FT LAUDERDALE, BROWARD COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	3.92 AC
TOTAL AREA OF THE SITE TO BE DISTURBED:	4.25 AC INCLUDES SURROUNDING STREETS
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF APARTMENT UNITS, HOTEL AND RETAIL WITHIN A 4.25 ACRE PROPERTY THE SITE IS CURRENTLY OCCUPIED WITH EXISTING ROAD, BUILDINGS AND PARKING LOTS.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 2. HAUL OFF SITE CLEARED MATERIAL 3. IMPORT FILL ONTO SITE 4. START SITE EARTHWORK GRADING
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	NO DISCHARGE FROM THE SITE PROJECT IS WITHIN THE COASTAL RIDGE AND SANDY RIDGES
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	NO DISCHARGE FROM THE SITE TOTAL DRY RETENTION
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	NOT APPLICABLE SEE ABOVE

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDE AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY. CONTRACTOR TO DISPOSE OFF ANY MATERIAL AS APPLICABLE AND MUST COMPLY WITH LOCAL STATE & FEDERAL LAWS
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY ENTRANCE OFF OF 10TH AVENUE USING THE SOIL TRACKING PREVENTION DEVICE PER F.D.O.T. INDEX 108
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A PERIMETER SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE

2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INTETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SI OPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES

2. FILTER FABRIC MATERIAL

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF TH PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.

2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS.

3. INSPECTION REPORTS WILL BE MAINTAINED ON -SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED AS REQUIRED WITHIN THE SITE DURING UNDERGROUND UTILITY INSTALLATION OPERATIONS.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

A PERMANENT PERIMETER BERM WILL BE CONSTRUCTED AROUND ENTIRE SITE AS PART OF THE PROPOSED STORM WATER MANAGEMENT SYSTEM.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.

2. THE SITE CIVIL INSPECTOR WILL INSPECT THE EROSION AND TURBIDITY CONTROL DEVICES DURING EACH SCHEDULED INSPECTION AND/OR AFTER EACH HEAVY STORM EVENT AS REQUIRED.

3. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST O MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14

Drawn by: J.L.S. Date: 11/14

Checked by: J.H. Date: 11/14



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Boca Raton, Florida 33486 · 561.392.0221
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QUANTUM AT FLAGLER VILLAGE
N.P.D.E.S. NOTES



SCALE:
1" = 30'

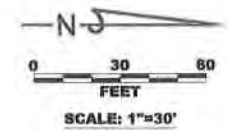
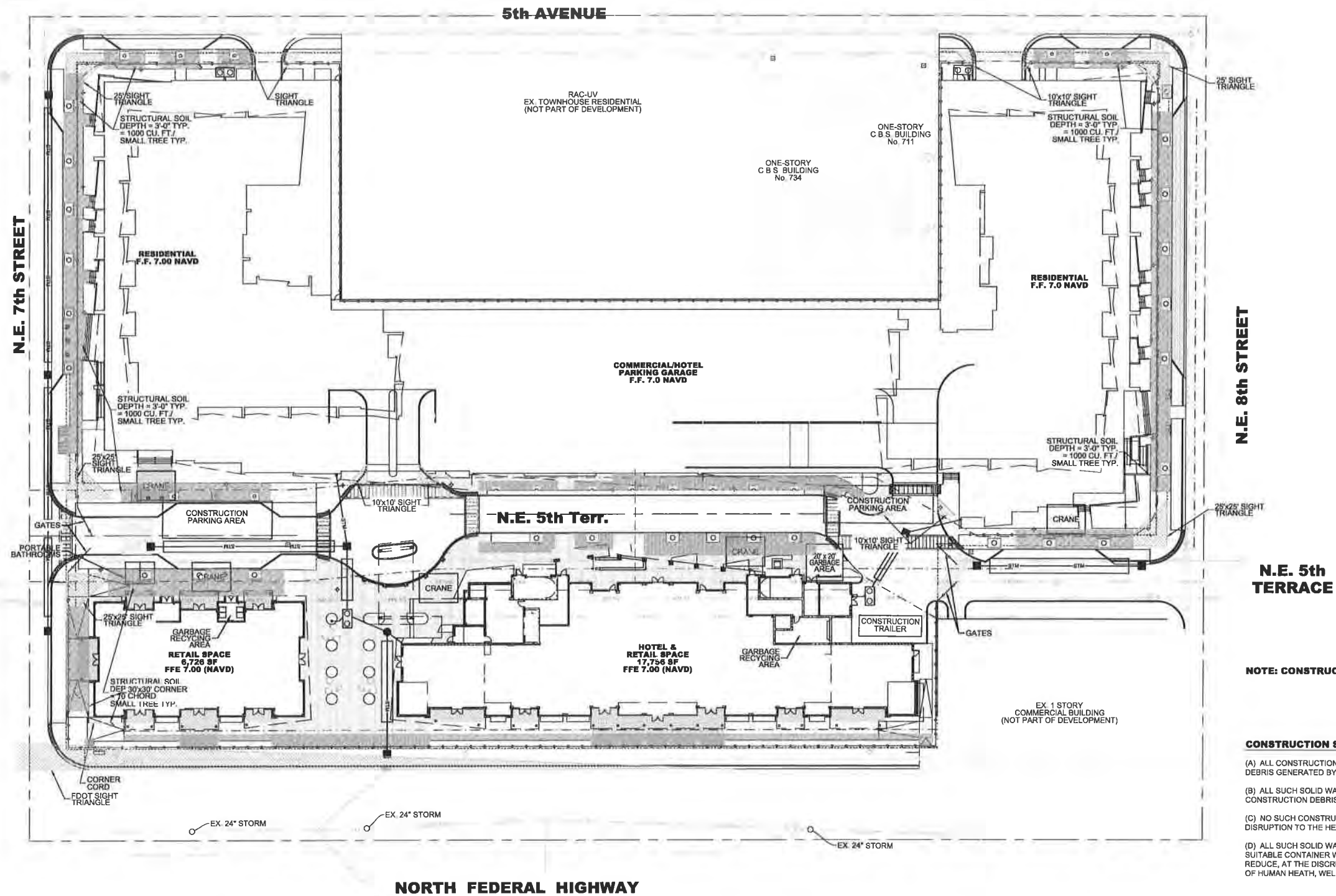
PROJECT NUMBER:
1402-08

SHEET NUMBER:
SWPP-3

Date: 9/15/15
Approved by: JAY HUEMMER, P.E.
Registered Engineer No.: 54615
State of Florida

09/15/15

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NOTE: CONSTRUCTED IN ONE PHASE

CONSTRUCTION SITE NOTES:

- (A) ALL CONSTRUCTION SITES SHALL PROVIDE SUITABLE CONTAINERS FOR SOLID WASTE AND CONSTRUCTION DEBRIS GENERATED BY CONSTRUCTION ACTIVITY.
- (B) ALL SUCH SOLID WASTE AND CONSTRUCTION DEBRIS SHALL BE MAINTAINED SECURELY. NO SUCH CONSTRUCTION DEBRIS OR SOLID WASTE SHALL REMAIN LOOSE OR UNSECURED AT ANY TIME.
- (C) NO SUCH CONSTRUCTION DEBRIS OR SOLID WASTE SHALL BECOME AIRBORNE OR CAUSE A NUISANCE OR DISRUPTION TO THE HEALTH, SAFETY OR WELFARE OF THE SURROUNDING NEIGHBORS.
- (D) ALL SUCH SOLID WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE OR PLACE IN A SUITABLE CONTAINER WITHIN TWENTY-FOUR (24) HOURS. THE TWENTY-FOUR (24) HOUR PERIOD MAY BE REDUCE, AT THE DISCRETION OF THE CITY CODE INSPECTOR, WHERE IT IS NECESSARY FOR THE PROTECTION OF HUMAN HEATH, WELFARE OR SAFETY, OR WHERE IT IS NECESSARY TO PROTECT THE ENVIRONMENT.



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
 Checked by: J.H. Date: 11/14



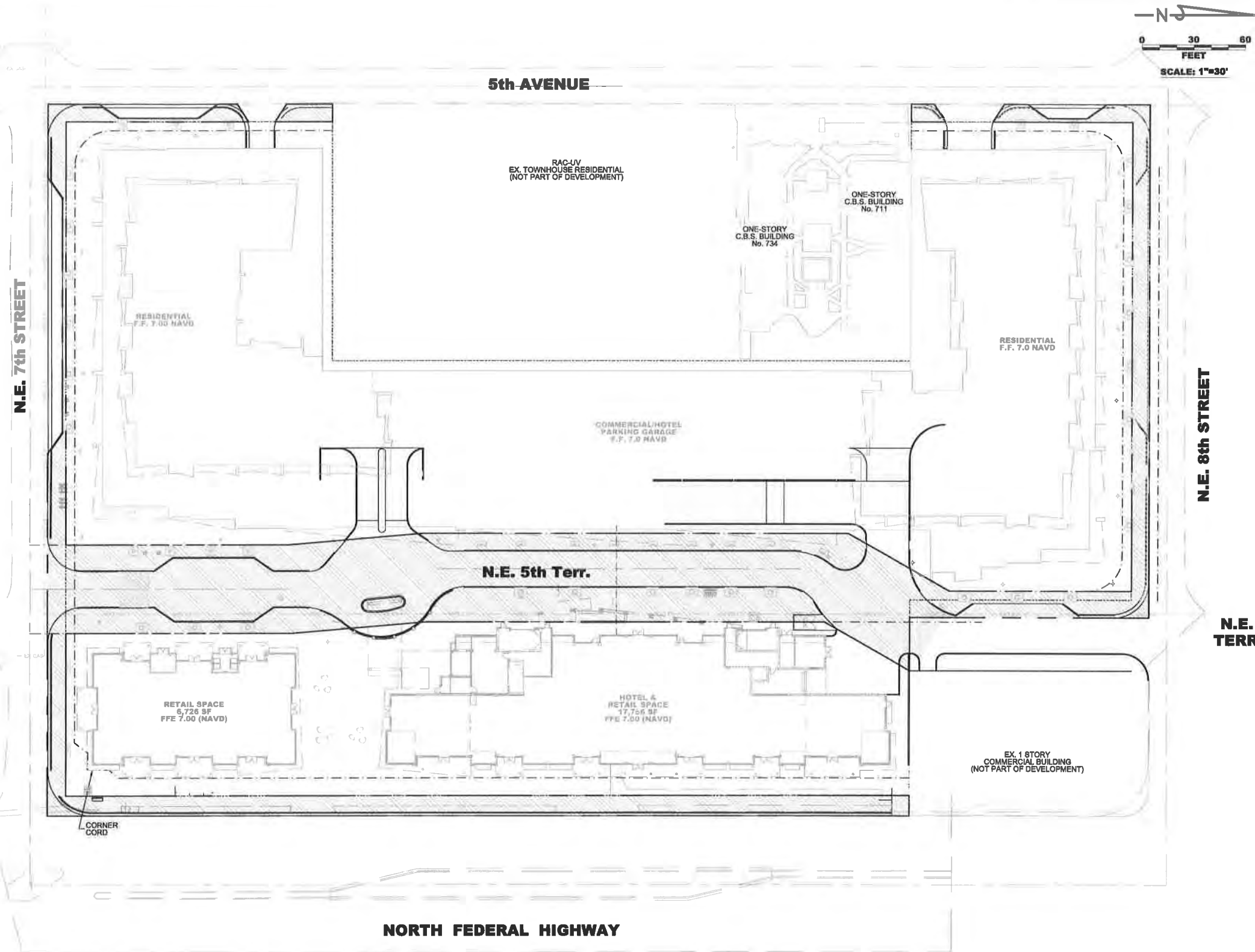
HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

QUANTUM AT FLAGLER VILLAGE
STAGE STORAGE PLAN

SCALE:
 1" = 30'
 PROJECT NUMBER:
 1402-08
 SHEET NUMBER:
 SS-1

Date: 9/15/15
 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54819
 State of Florida

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LEGEND

MAINTENANCE AREA

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
2	09/14/15	JMH	CD PROGRESS POST PERMIT SUBMITTAL				
1	04/13/15	JMH	REVISE PER DRC COMMENTS				

Designed by: J.H. Date: 11/14
 Drawn by: J.L.S. Date: 11/14
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QUANTUM AT FLAGLER VILLAGE
 MAINTENANCE AREA EXHIBIT

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 Approved by: JAY HUEBNER, P.E.
 Registered Engineer No.: 54615
 State of Florida



Project Brochure





QUANTUM

FLAGLER VILLAGE

FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

RETAIL HOTEL MULTIFAMILY

The Information contained herein, including, without limitation, all photographs, maps and artwork, as well as any other information (whether written, electronic or verbal) furnished by Prime Hospitality Group (PHG) or their affiliates, or any of their respective officers, directors, shareholders, owners, employees, contractors or agents (collectively, the "Information") is confidential, and is furnished solely for the purpose of a review by parties interested in the property, and is not to be used for any other purpose or made available to any other person without the express written consent of PHG. The Information is based in part upon Information supplied by PHG or their affiliates and in part upon financial Information obtained by PHG from sources that they deem reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate.

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An interested party's sole and exclusive rights with respect to any prospective transaction, the property, or the Information shall be limited to those expressly provided in an executed Agreement and shall be subject to the terms thereof. In no event shall interested parties have any other claims against PHG or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this informational process or the marketing or sale of the Property.

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RETAIL HOTEL MULTIFAMILY



Flagler@PrimeHospitalityGroupUS.com • www.PrimeHospitalityGroupUS.com • 954.392.8788

FORT LAUDERDALE, FLORIDA

Fort Lauderdale's Most Famous Intersection

Federal Highway is Fort Lauderdale's main north/south surface corridor offering frontage sites a direct visibility and prestige decades in the making. The intersection of Federal Highway and Sunrise Boulevard marks the convergence of Fort Lauderdale's two most famous boulevards bordering multifamily, retail, arts and recreation space to further strengthen this site's desirability and access. Just a short 3 to 5 minute drive to Downtown, Las Olas, Interstate 95, Victoria Park, A1A and the area's affluent, waterfront neighborhoods illustrates the reason for the renaissance of Flagler Village. Additionally, Flagler Village is less than a 10 minute drive from the Fort Lauderdale/Hollywood International Airport, Port Everglades Cruiseport, the Florida Turnpike and Interstate 75 - Alligator Alley.

Other landmark features and next door neighbors

include War Memorial Auditorium, Parker Playhouse, Fort Lauderdale Library and Holiday Park with it's gymnasium, football and baseball fields, bike paths, sports courts and social center which offer residents exceptional access to the arts and events. With such geographic, business, arts and recreational offerings it's easy to realize the neighborhood marked revitalized and growing demand for stylish, upscale residential and hospitality destinations.

In addition to strong, current demographics and a growing traffic count, this location will continue to perform as Fort Lauderdale's Central Business District experiences unprecedented growth and demand outpaces availability. Projected increases in population demonstrate steadily rising rents in the immediate area with many at the highest achieved lease rates in Broward County for that area to date.

Fort Lauderdale is the playground for the world and has captured the imagination of the nation with it's laid-back combination of natural elements of a Florida lifestyle combined with exciting natural beauty, recreation and entertainment. It's also a favorite for it's mild, year-round climate.

Fort Lauderdale Beach

With a scenic location on Florida's Intracoastal waterways and inlet canals, Fort Lauderdale hosts year-round tourism as well as a vibrant economy comfortably centered within the tri-county area of Palm Beach, Broward and Dade counties.



Flagler Village's Finest

Within the past 36 months, Flagler Village has experienced an amazing renaissance that will only begin to be realized with the construction of Flagler Village's newest retail, hospitality and multifamily center at the intersection of Federal Highway and Sunrise Boulevard. Going beyond Flagler Village's existing multifamily communities to adequately encompass every aspect of today's active lifestyle requires a location and scope not yet developed in the neighborhood. It is this project that will engage the neighborhood to enjoy as a true "village" environment of shops, restaurants, homes and the area's first Courtyard by Marriott.

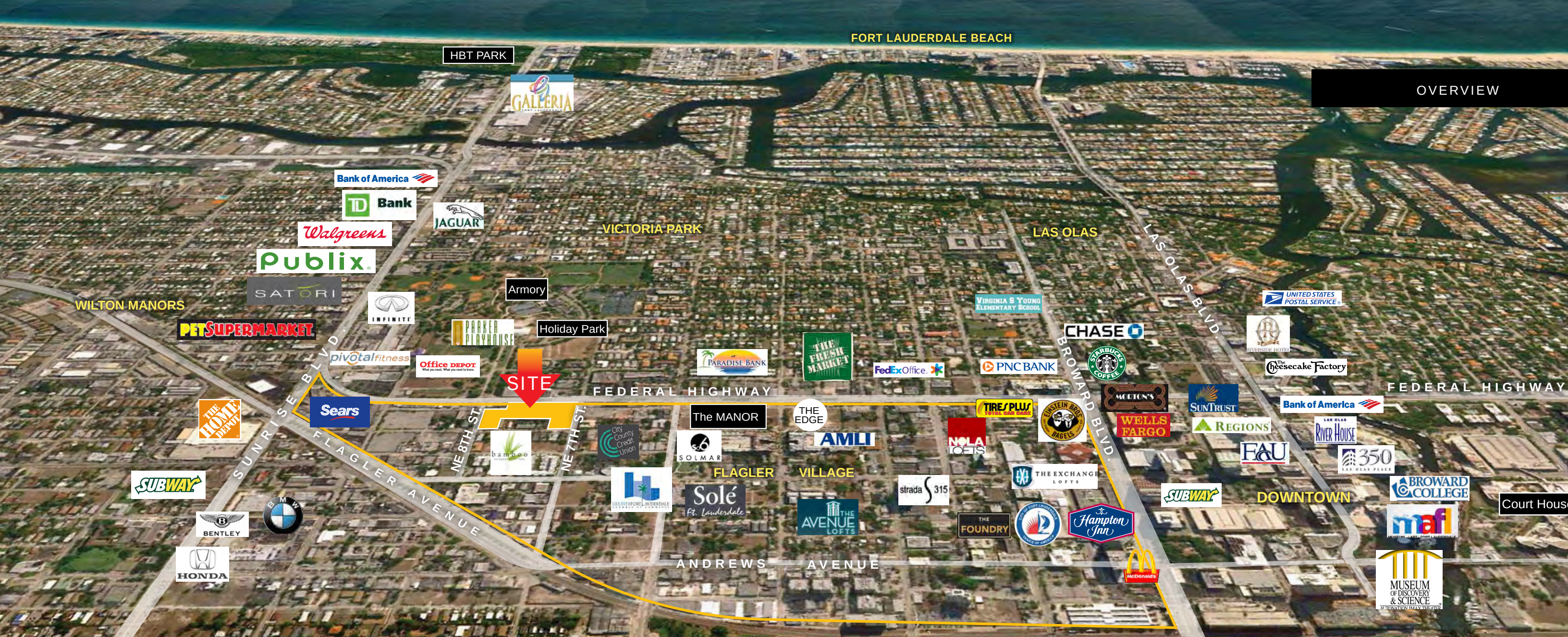
Added amenities such as resort pools, spa and fitness amenities, food and beverage outlets, conference space, and retail shopping will position this property to meet and exceed all current and proposed surrounding developments.

- 338 APARTMENTS within two 13 story towers encompassing a five-story garage, expanded recreation amenities, pools, gym, spa and event and dining spaces.
- 25,000 SF Retail consisting of flexible, urban spaces with ample street access, notable accents and convenient service accesses.
- COURTYARD BY MARRIOTT rising 8 stories with ground floor lobby, Bistro concept restaurant and bar, 138 guest rooms and suites with rooftop pool and amenities.
- URBAN PLAZA with open, pedestrian friendly spaces, lush landscaping and water features separating ground floor retail from the parking garage.
- 3 FLOOR PARKING GARAGE with approximately 780 parking spaces.

Accented with an ample urban plaza offering residents and the community the opportunities of relaxing and socializing in an environment of comfortable, open landscapes bordered by shops, small business and restaurants.

2 pools, with large social areas, sundecks and lush landscaping punctuate an attention to detail, features and amenities that encompass a successful project and lifestyle.





OVERVIEW



FLAGLER VILLAGE OVERVIEW

Only steps to downtown Fort Lauderdale, Las Olas Boulevard, and the historic Riverfront area, a landmark revival is happening as historic Flagler Heights is undergoing major renovation coupled with explosive, new construction to become one of the most innovative and trend setting areas of Broward County. Newly named Flagler Village this project that encompasses 151 acres of what is the eastern portion of the City of Fort Lauderdale's Community Redevelopment Area, was merely a dream to the developers who began to purchase and assemble properties in the downtrodden area. The area has since attracted such major developers such as the Related Group, the Morgan Group and the Rockefeller Group to name but a few.

The boundaries of the Village are Broward Boulevard on the south end, north to Sunrise Boulevard on the north end and from US 1 (Federal Highway) west to the East Coast Railway Corridor. The western most section (about 4 blocks) of the neighborhood will be called "FAT Village." This stands for Flagler Art & Technology Village. The borders will be NW 6th Street on the north side, to NW 4th Street on the south side, and from North Andrews Avenue on the east side, to the railroad tracks on the west side.

Flagler Village Retail, Hotel & Multifamily Residential

Traffic Count AADT/Federal Hwy. Site #865157	38,500+	Percent Increase/Decrease in Income Since 1990	122%
Population	33,407	Percent Increase/Decrease in Income Since 2000	51%
Projected Population Growth 2013 - 2016	2.3%	Average Household Net Worth	\$506,348
Total Population	33,407	Median Home Sale Price	\$215,050
Male Population	19,623		
Female Population	13,784		
Percent Change Since 1990	9.0 %		
Percent Change Since 2000	10.0 %		
Median Age	38.98		
Average Household Income	\$105,370		
Median Household Income	\$62,654		



Flagler Village Hotel Comp Set			
HOTEL	LOCATION	Date Opened	Units
Hampton Inn, Fort Lauderdale-City Ctr Downtown	Fort Lauderdale, FL	Feb 2002	156
Riverside Hotel	Fort Lauderdale, FL	Jun 1936	219
Hyatt Place, Fort Lauderdale-17th Street Convention Center	Fort Lauderdale, FL	Jul 1997	126
Holiday Inn Express, Ft Lauderdale-Convention Ctr Cruise	Fort Lauderdale, FL	Dec 1997	78
Comfort Suites, Airport & Cruise Port	Fort Lauderdale, FL	Jan 1991	111

Retail Comparable Chart – Flagler Village				
Center	Location	Tenant	Rent	Type
Downtown Marketplace	250-290 N Federal Hwy	Baja Express Restaurant, European Wax, Erik Alan Salon	\$37-53 NNN	Strip Center
The Waverly @ Las Olas	100 N Federal Hwy	ETrade, RBC Centura Bank, Posh Restaurant	\$26.50-47 NNN	Street Retail
Commercial Center	606 E Broward Blvd	Starbucks, Sprint	\$45 NNN	Street Retail
Victoria Shoppes	622-680 N Federal Hwy	Winn Dixie, Jamba Juice	\$25-35 NNN	Strip Center



Flagler Village to be Well Connected on the WAVE

Kevin Gale, Editor in Chief, South Florida Business Journal

Federal transportation officials are expected to announce \$18 million in funding for the 2.7-mile WAVE Street Car System in Fort Lauderdale, the Sun Sentinel reported.

The system is arguably the glue needed to expand the boundaries of the city's downtown core to the urban revitalization just north of downtown in the emerging Flagler Village, which is home to burgeoning growth. The Wave would go right through the heart of Flagler Village and the area has already seen a surge of residential projects which the Wave would link to other pending projects including the FEC's All Aboard passenger rail concept for the FEC.

service from Miami to Orlando, which would include a stop in downtown Fort Lauderdale, and Tri-Rail's Fast Start commuter rail concept for the FEC.



All Aboard Florida's Ft. Laud. Station In Flagler Village

Monday, November 18, 2013, by Sean McCaughan, Curbed Magazine - Miami

All Aboard Florida is planning to announce on November 22nd that their Fort Lauderdale train station will be just north of Broward Boulevard, in Flagler Village. The Las Olas Riverfront site is out. It will likely span the tracks from the empty Florida Power & Light lot on the west side of the railroad tracks between Broward and NW 2nd Avenue to the Broward Central Terminal bus depot on the east side of the tracks, a location that was established as the preferred spot on the railroad's environmental assessment report. This completes selection of the project's four station locations in Miami, Fort Lauderdale,

West Palm Beach, and Orlando.

Also in the environmental assessment report, the station, which will be designed by firms Skidmore, Owings & Merrill and Zyscovich, will be centered around a great hall with an elevated waiting room and concourse above the tracks connecting to a 35 foot wide central platform. Sure, it won't be as monumental as the Miami station, but it won't exactly be small either.



FLAGLER VILLAGE ATTRACTIONS (within 1 -2 miles)

- Museum of Discovery and Science - 85,000 square feet of interactive science exhibits, classrooms, café, store and grand atrium hosting more than 450,000 people annually
- IMAX \$30.6 million facilitiy featuring 2D and 3D five-story, 300 seat theatre
- Broward Center for the Performing Arts hosting more than 700,000 patrons and over 700 performances annually. Home to the Florida Grand Opera, Miami City Ballet, Symphony of the Americas, Gold Coast Jazz Society. A \$55 million project featuring two acoustically perfect theaters.
- Museum of Art - Permanent home of a \$6 million collection including CoBrA, Pre-Columbian and West African art, as well as 20th Century paintings attracting more than 1.5 million visitors in the last four years
- Riverwalk - A 1.5-mile linear park along downtown's New River with brick walkways, lush greenery and pedestrian amenities that attracts more than 1.5 million visitors each year with it's spectacular city views, restaurants, entertainment, water taxis and guided waterway tours.



MARKET OVERVIEW

BROWARD VACANCY FALLS TO 6.9% NET ABSORPTION POSITIVE 274,024 SF IN THE QUARTER.

The Broward County retail market did not experience much change in market conditions in the third quarter 2013. The vacancy rate went from 7.1% in the previous quarter to 6.9% in the current quarter. Net absorption was positive 274,024 square feet and vacant sublease space increased by 3,053 square feet. Quoted rental rates increased from second quarter 2013 levels, ending at \$17.99 per square foot per year. A total of 1 retail buildings with 5,835 square feet of retail space were delivered to the market in the quarter, with 223,392 square feet still under construction at the end of the quarter.

VACANCY

Broward County's retail vacancy rate decreased in the third quarter 2013, ending the quarter at 6.9%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 7.3% in the fourth quarter 2012, to 7.2% at the end of the first quarter 2013, 7.1% at the end of the second quarter 2013, to 6.9% in the current quarter.

SALES ACTIVITY

Tallying retail building sales of 15,000 square feet or larger, Broward County retail sales figures rose during the second quarter 2013 in terms of dollar volume compared to the first quarter of 2013. In the second quarter, 18 retail transactions closed with a total volume of \$249,124,000. The 18 buildings totaled 841,494 square feet and the average price per square foot equated to \$296.05 per square foot. That compares to 15 transactions totaling \$108,515,000 in the first quarter 2013. The total square footage in the first quarter was 855,674 square feet for an average price per square foot of \$126.82.

Total retail center sales activity in 2013 was up compared to 2012. In the first six months of 2013, the market saw 33 retail sales transactions with a total volume of \$357,639,000. The price per square foot averaged \$210.73. In the same first six months of 2012, the market posted 27 transactions with a total volume of \$134,574,400. The price per square foot averaged \$98.45. Cap rates have been higher in 2013, averaging 7.30% compared to the same period in 2012 when they averaged 6.21%. One of the largest transactions that has occurred within the last four quarters in the Broward County market is the sale of The Shops at Pembroke Gardens in Pembroke Pines. This 367,024 square foot retail center sold for \$188,000,000, or \$512.23 per square foot. The property sold on 5/1/2013.

ACCESSIBLE LOCATION

Flagler Village is located directly north of downtown Fort Lauderdale, three miles from Port Everglades, Fort Lauderdale / Hollywood International Airport, the Amtrak Railway, I-95, I-595, the Tri-Rail commuter train.



Tourism

- Greater Fort Lauderdale hosted 12 million visitors in 2012 who spent \$9.8 billion
- Hotel occupancy averaged 72.7%
- Tourism generated tax revenues of \$43.8 million (derived from 5% bed tax collected by area hotels)
- Greater Fort Lauderdale attracted 2.8 million international visitors in 2012 including 992,813 from Canada, 729,114 from Latin America, 392,482 from Europe, 253,652 from Scandinavia, 197,589 from the United Kingdom and 253,652 from various other foreign countries

Major Corporations and Employers

- | | | |
|----------------------------------|---------------------------------|----------------------------------|
| • AutoNation | • Ed Morse Automotive Group | • Seacor Holdings, Inc. |
| • BankAtlantic | • Home Diagnostics Inc. | • South African Airways |
| • Bank of America | • Holy Cross Hospital, Inc. | • Sun-Sentinel (Tribune Company) |
| • Broward County School Board | • Imperial Point Medical Center | • Spherion Corporation |
| • Broward County Government | • Kaplan University | • Stiles Corporation |
| • Broward General Medical Center | • Microsoft Latin America HQ | |
| • Citrix Systems | • National Beverage Corporation | |
| • ECI Telecom Inc. | • Republic Services Inc. | |

Colleges and Universities

- | | | |
|------------------------------------|--|---|
| • Broward College | • Nova Southeastern University | • Atlantic, McFatter and Sheridan Technical Centers |
| • City College of Fort Lauderdale | • Strayer University | |
| • Florida Atlantic University | • University of Phoenix | • Florida Language Center |
| • Florida International University | • Broward College | • Florida Ocean Sciences Institute |
| • Kaplan University | • The Art Institute of Fort Lauderdale | • Keiser Career College |

Labor and Industry Greater Fort Lauderdale / Broward County

- | | |
|--------------------------------------|---------------------------------------|
| • Labor Force (April 2013) 1,018,789 | • Unemployed (April 2013) 56,843 |
| • Employed (April 2013) 961,946 | • Unemployment Rate (April 2013) 5.6% |

Fort Lauderdale Hollywood International Airport

35 - 40 minutes to Miami or Palm Beach International Airports

Access to most major U.S. cities and international markets including Africa, Latin America, the Caribbean, Canada, Europe and the Pacific Rim

One of the fastest-growing airports in the United States and second-largest carrier of international passengers in Florida

Contributes more than \$2.7 billion to the local economy, more than 8,900 jobs and 28,000 jobs through ancillary services

Served 23.5 million passengers in 2012 with an average 621 flights per day

Fort Lauderdale Executive Airport

One of the 10 busiest general aviation airports in the U.S. in a 200-acre Industrial Airpark with 2 million square feet of space

Handles approximately 150,000 takeoffs and landings per year with 700 aircraft, 115 jets and 40 helicopters

Generates approximately \$7 million in annual revenue and \$3 million in annual tax revenues from airport leases

Total Annual Economic Activity is \$815,788,400 as determined by the Florida Department of Transportation

Generates Total Employment of 5,090 jobs

Operates the Downtown John Fuhrer Heli-stop



Port Everglades

Generates approx. \$26 billion and 200,000 jobs statewide annually

Home to the world's two largest cruise ships, Royal Caribbean International's Oasis of the Seas and Allure of the Seas

World record 53,365 cruise guests sailed in and out of the Port in a single day

The top container port in Florida, handling more than 5.9 million tons of containerized cargo annually that generates \$31.3 million in revenue

Home to Florida's first and largest Foreign-Trade Zone, which moves more than 1,000 different commodities from 75 countries of origin annually

Launched a 20-year, \$2 billion expansion to prepare for increases in cargo, fuel and cruise passenger traffic over the next 20 years

Major capital projects recently completed or currently underway are creating 3,200 new construction jobs and generating \$239.5 million in state and local taxes

The nation's deepest commercial port south of Norfolk, Virginia that serves more than 150 ports and 70 countries

Land Transportation

Major Roadways: I-95, I-595, I-75 and Florida Turnpike

Railway System

Freight carriers: Florida East Coast (FEC) Railroad and CXS Transportation

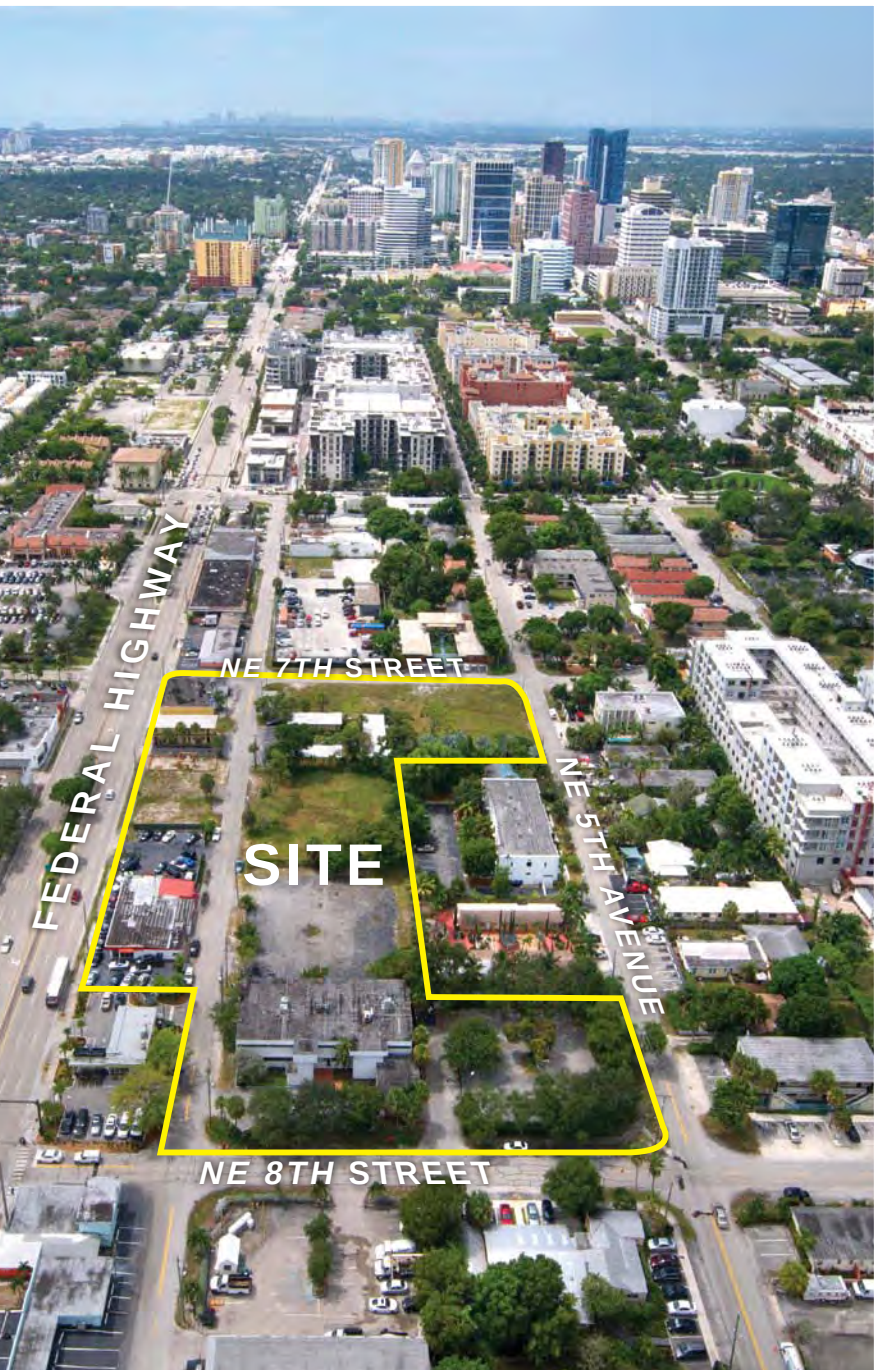
Passenger carriers: Amtrak and Tri-Rail (local commuter service)



BUSINESS ADVANTAGES

- A stable, business-friendly local government, strong base of existing businesses, a well-educated labor force, diverse housing options, and excellent quality of life
- Numerous tax advantages -- no state or local personal income tax, no county or city sales tax, no state ad valorem, franchise or inventory tax, no gift tax
- Numerous economic development opportunities, business assistance and incentive programs
- Advanced global communications network featuring 700 miles of fiber optic cables and a state-of-the-art switching station in Fort Lauderdale
- One of the fastest growing markets for global trade, with more than 40 percent of local businesses engaged in or supporting some type of international commerce
- A downtown area that includes city and county government centers, federal and county courthouses, school district offices, a state regional complex, legal services and professional offices
- A marine industry that generates 134,539 jobs and gross wages and earnings of \$3.7 billion in Broward County, along with 162,209 jobs and \$13.6 billion in total economic impact in South Florida
- More than 300 miles of waterways, marinas and marine manufacturing and repair facilities make Greater Fort Lauderdale a world-class port of call for the yachting industry
- Home of the Greater Fort Lauderdale International Boat Show, the world's largest boat show, which generates an annual economic impact of half a billion dollars

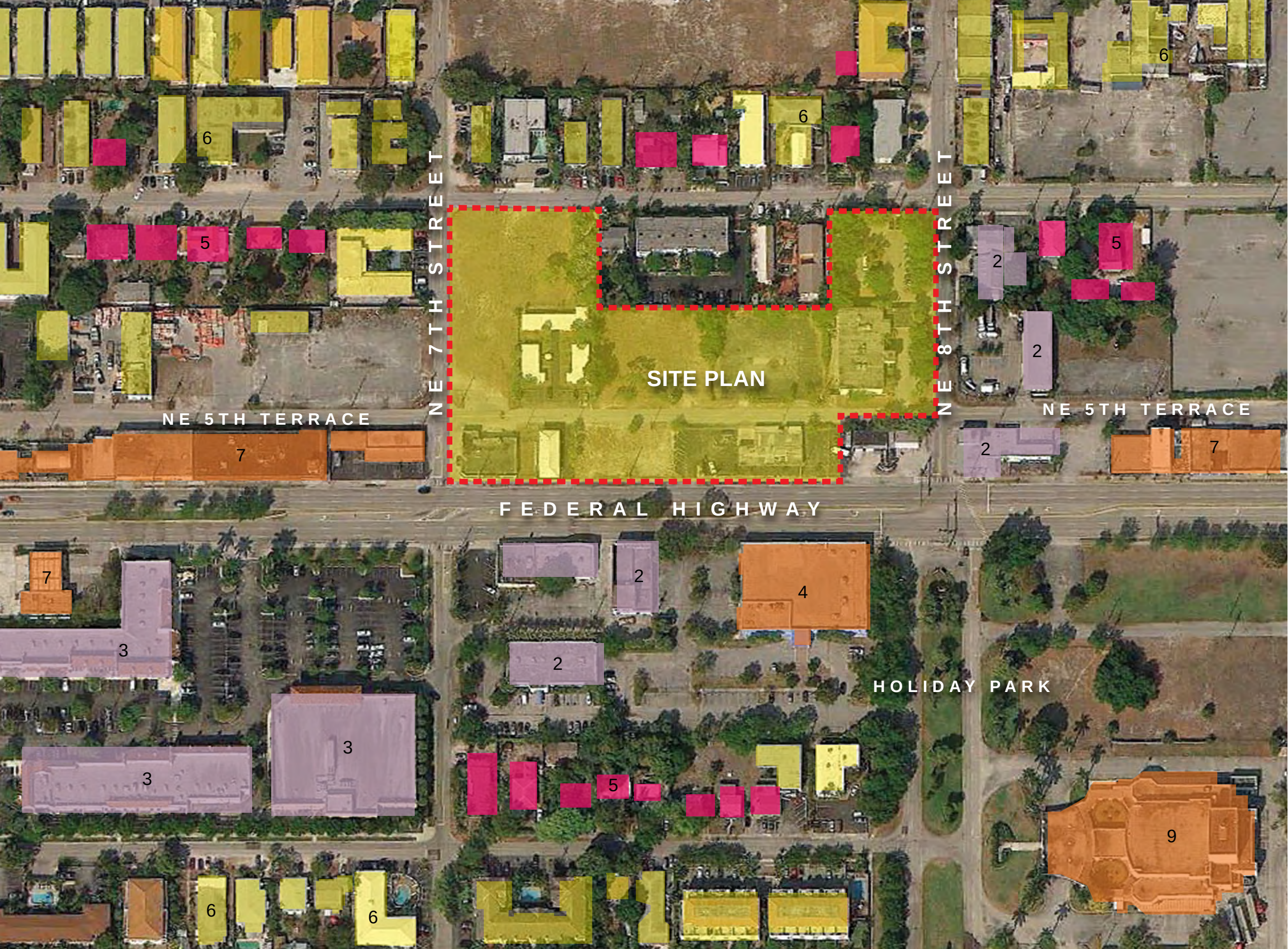
AREA FACTS	
Traffic Count Federal Hwy. Site	38,500+
Flagler Village Population	33,407
Projected Population Growth 2013 - 2016	2.3%
Median Age	38.98
Average Household Income	\$105,370
Median Home Sale Price	\$215,050



SOUTHERN VIEW of th site, Federal Highway, Flagler Village and downtown Ft. Lauderdale.



EASTERN VIEW of the site, Federal Highway, Holiday Park, Victoria Park, the intracoastal waterway and Ft. Lauderdale beaches.



SITE PLAN

Flagler Village, Fort Lauderdale's blossoming neighborhood of walkable, mid-rise urbanity just north of Broward Boulevard is booming, with innovative architecture surrounded by parks, restaurants, shopping and easy transportation to all of south Florida.

Flagler Village is bordered by Federal Highway on the east, Sunrise Blvd. to the north, Flagler Avenue to the west and Broward Blvd. to the south.

- LEGEND
- 1. RESTAURANT
 - 2. OFFICES
 - 3. COMMERCIAL MIXED USE
 - 4. RECREATION CENTER
 - 5. RESIDENTIAL
 - 6. MULTIFAMILY
 - 7. RETAIL
 - 9. PLAYHOUSE

- COLOR LEGEND
- APARTMENTS
 - RETAIL
 - RESIDENTIAL
 - SHOPS

PRELIMINARY AREA BREAKDOWN:

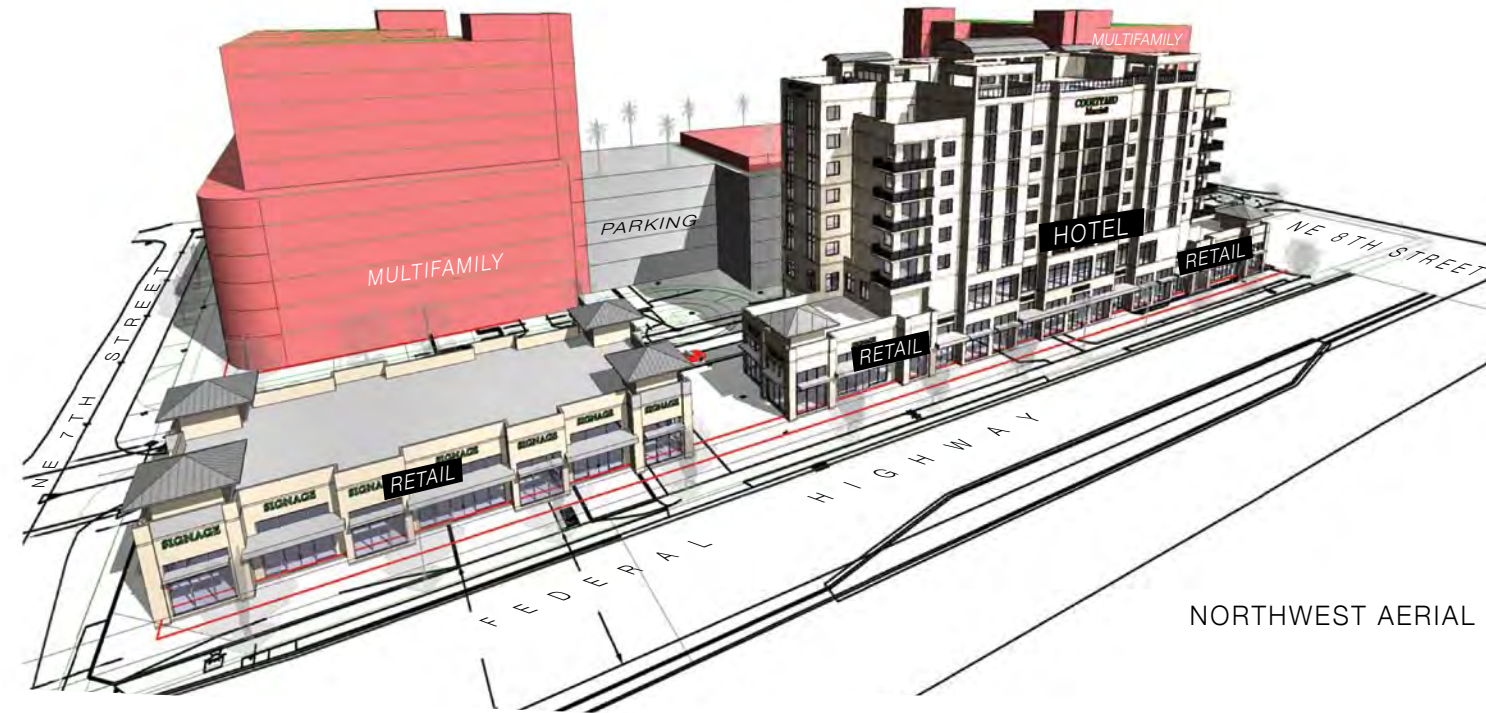
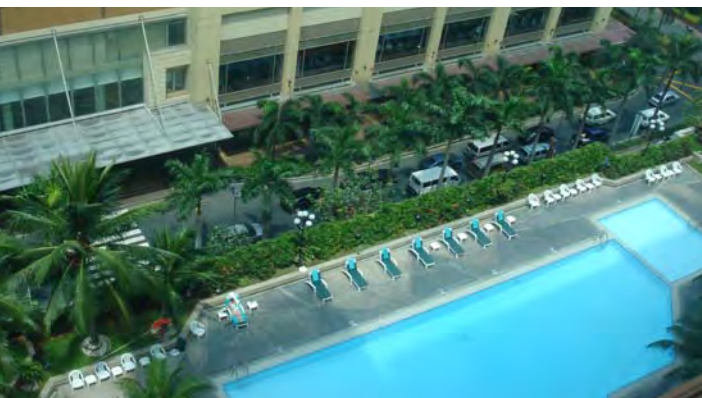
HOTEL	App. 95,000 SF
MULTIFAMILY BLDG. 1	App. 200,000 SF
MULTIFAMILY BLDG. 2	App. 200,000 SF
TOTAL RETAIL SPACE	App. 25,000 SF
TOTAL PARKING	App. 550 Spaces





MASS STUDY SITE PLAN

The Flagler Village hotel, retail and multifamily project incorporates the best possible site design into an innovative mixed use of retail, multifamily and hospitality products.



NORTHWEST AERIAL VIEW



NORTHWEST STREET VIEW



SOUTHWEST STREET VIEW

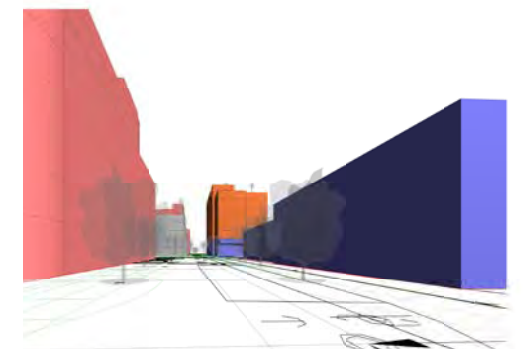
MASS STUDY • ELEVATION



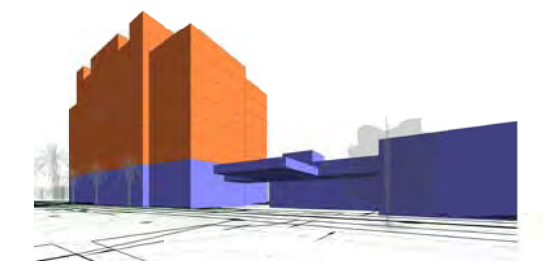
SOUTH ELEVATIONS



EAST ELEVATIONS



NORTH ELEVATIONS



HOTEL ARRIVAL COURT



SOUTH ELEVATION
QUANTUM AT FLAGLER VILLAGE

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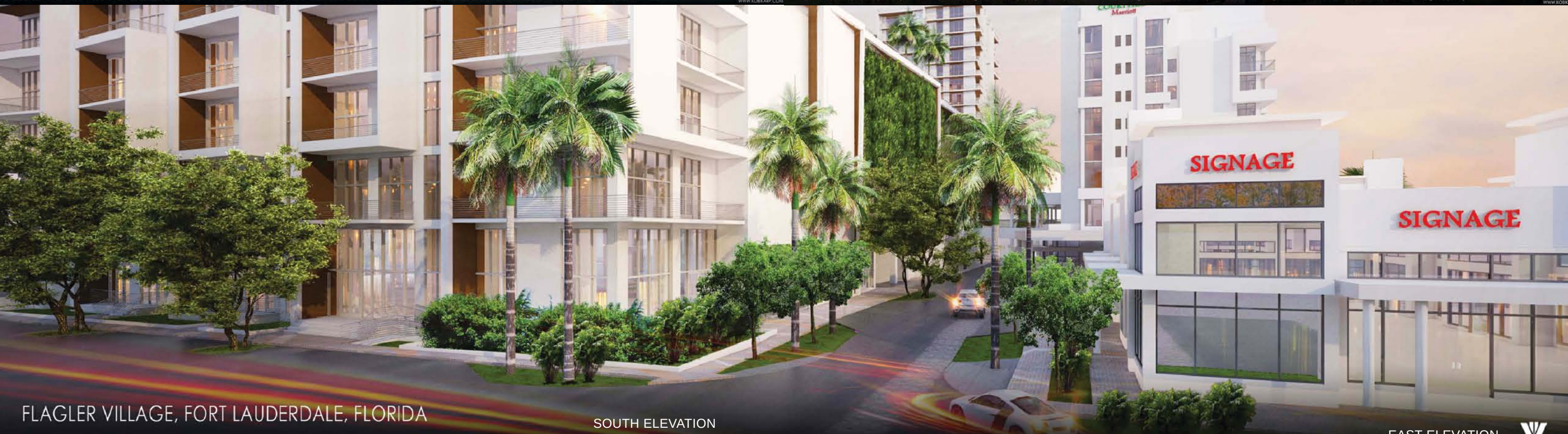


ARTIST'S CONCEPTION

FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

ROOF TOP RECREATIONAL AMENITIES

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FLAGLER VILLAGE, FORT LAUDERDALE, FLORIDA

SOUTH ELEVATION

SIGNAGE
SIGNAGE

EAST ELEVATION



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FLAGLER VILLAGE

RETAIL HOTEL MULTIFAMILY

FORT LAUDERDALE, FLORIDA

ITEM V

SLUM & BLIGHT

Community Redevelopment Agencies (CRAs)

There are more CRA dependent special districts in the State than any other except Community Development Districts. Currently, there are more than 200 CRAs registered with the Florida Department of Economic Opportunity Special District Information Program.

The legislative intent of Chapter 163, Part III has changed somewhat since the original legislation in 1969. What follows reflects the most recent modifications.

Community Redevelopment Agencies (CRAs)

- Authorization for CRAs was passed in the Redevelopment Act of 1969 which became Chapter 163 Part III of the Florida Statutes.
- Not in widespread use until after 1980 when State of Florida v. Miami Beach was decided.
- As of last review there are more than 200 CRAs registered with the Florida Department of Economic Opportunity.
- Currently the only form of Tax Increment Districts in widespread use in the State of Florida.
- CRAs may be created by a City or County to assist in the elimination of slum and/or blighting conditions.
- State is not involved in the creation of CRAs.

Notes:

CRA Legislative Intent

CRA Legislative Intent Eradication of Slum & Blighted Areas

“Existence of such areas”:

- constitutes a serious and growing menace, injurious to public health, safety, welfare of residents
- contributes to spread of disease and crime
- constitutes an economic and social liability, decreasing tax base and revenues
- impairs sound growth
- retards provision of decent housing accommodations
- aggravates traffic problems and traffic hazards

The Power of the Redevelopment Plan

The Power of the Redevelopment Plan

- When writing, or amending, a Community Redevelopment Plan it is important to remember:
 - If a program or project is contained in the Plan, it need not be undertaken . . .
 - . . . but if a program or project is NOT contained in the Plan it CANNOT be undertaken.
- So, put everything you MIGHT want to do in the Redevelopment Plan whether or not you think you will do it.