LANSING MELBOURNE

Exhibit 5

July 16, 2019

City of Fort Lauderdale
Community Redevelopment Agency
914 NW Sistrunk Blvd, Suite 200
Fort Lauderdale, Florida 33311

Re Response to Notice of Intent
Proposal to acquire Real Property in the NPF CRA
714 Sistrunk Boulevard
526 NW 7 Terrace

Good Morning:

On behalf of 220145 LLC, we are pleased to offer you this proposal to purchase vacant property at 714 Sistrunk Boulevard and 526 NW 7 Terrace in response to your "Notice of Intent to Dispose of Property". Lansing Melbourne Group, LLC (LMG) is acting in a capacity of owner's representative for 220145 LLC (Purchaser) in this transaction and in the redevelopment of certain properties surrounding the parcels, further described herein.

The offer to purchase is as follows:

- Purchase Price of $116,000.00 (One Hundred Sixteen thousand dollars and no cents) payable in cash at closing
- Closing Date of ten days after the execution by the parties of any required CRA agreements cited in the "Notice of Intent".
- Closing Costs will be paid by Purchaser
- No inspection period
- Closing Agent will be selected by Purchaser
- Property will be accepted "as is"
- Proposed use of the property will be development in combination with other properties owned by the Purchaser as the project known as West Village, as further described herein.

Per the direction in the LOI, this submittal includes one original cover letter, 20 copies of the development proposal, and one flash drive containing all information in the development proposal. Note that the developer has been actively discussing this project with the CRA for approximately two years and has submitted term sheets and requests for assistance that are under active negotiation as of this writing. Due

to the active and confidential nature of these discussions we refer the reader to the CRA Legal Counsel's office for information regarding those discussions.

Background

LMG and the Purchaser have been acquiring property on the southwest corner of NW 7th Avenue and Sistrunk Boulevard in pursuit of a major redevelopment project for a number of years. All the privately owned lots on the large block bounded by NW 7th Avenue on the east, NW 9th Avenue on the west, Sistrunk Boulevard on the north, and NW 4th Street on the south, are now owned by Purchaser except for the Subject Parcels in the LOI.

The parcels are critical to the redevelopment of the entire block. In July 2017, LMG presented the concept of a detailed plan for the redevelopment of the NW 7th Avenue and Sistrunk Boulevard property to the NW CRA Advisory Board. The concept was unanimously accepted and we are prepared to move forward upon acquisition of the subject property.

Furtherance of the CRA Plan

As previously discussed, the proposed project has been previously presented to the NW CRA Advisory Board and we received unanimous support. We have also briefed various neighborhood stakeholders to obtain input on the project. This large vacant parcel under single control at the intersection of the two primary arterial roads in the neighborhood represents a rare opportunity to provide a cohesive and managed plan for redevelopment. First class, market rate rental housing at a fair price is rare in the City, and the intensity of development only a few blocks east has left middle class housing opportunities nearly extinct in the area. By proposing a mixed use mid rise project, neighborhood integrity and cohesion is restored, re establishing the fabric of street level retail and community oriented businesses with living opportunities above. The proposed Public control of parking in the project ensures support for local businesses in quantities that are meaningful. We believe this will be the catalyst project for the entire corridor and demonstrate the City's commitment to balanced opportunity throughout all neighborhoods.

Proposal

The attached Proposal provides information requested in the LOI, including submittals that have been made to the City regarding the Development Plan. In summary, the project recently received positive recommendations from the Planning and Zoning Board and is scheduled to be heard at City Commission in September. The DRC has conducted a detailed review, public meetings have been held, and project consultants and designers are now actively meeting with staff to answer specific questions.

LANSING MELBOURNE

Administrative Matters

In previous correspondence to CRA on February 26, 2018 we have provided detailed information regarding owner authorization for LMG to act on behalf of 220145, LLC, and other matters. Please refer to that information for answers to any administrative questions.

Please contact the undersigned if you require further information. We are prepared to move forward immediately upon approval by the appropriate City Boards.

Sincerely,
LANSING MELBOURNE GROUP, LLC

Peter Flotz
Managing Member

Encl: Invitation for Proposals
Development Plan (20 copies)
Thumb Drive

NOTICE OF INTENT TO DISPOSE OF PROPERTY FOR THE DEVELOPMENT OF VACANT REAL PROPERTY LOCATED AT 714 SISTRUNK BOULEVARD AND 526 NW 7 TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

INVITATION FOR PROPOSALS

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2018) of its intent to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property consist of two scattered sites on the same block referred to herein and identified as Site 1 (714 Sistrunk Boulevard) and Site 2 (526 NW 7 Terrace) in Fort Lauderdale, Florida 33311 and are legally described as:

Site 1 (714 Sistrunk Boulevard)

The East 40 Feet of Lots 50, 51 and 52, Block 14, Less the North 16.3 Feet Thereof, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward county, Florida

(Parcel ID 5042-03-01-1590)

and

Site 2 (526 NW 7 Terrace)

Lot 40, Block 14 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1500)

(the "**Property**")

The real property is vacant land. The parcel at 714 Sistrunk Boulevard is designated on the Official Zoning Map of City of Fort Lauderdale as Northwest Regional Activity Center Mixed Use west (NWRAC MUw). The parcel at 526 NW 7 Terrace is zoned Residential Mid-Rise Multi-Family/Medium High Density (RMM-25). The Market Value of the Property as of May 29, 2019 is $116,000.00, based on an appraisal of the Property by Calloway and Price, Inc.

The CRA is seeking proposals from qualified and experienced real estate developers interested in purchasing property from the CRA and undertaking the

development of the site within the NPF CRA pursuant to the Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "NPF CRA Plan") The purpose of this solicitation is to further implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the CRA to the Developer selected for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the CITY.

The fundamental goal is to position Sistrunk Boulevard as mixed-use-neighborhood commercial destination that not only serves the needs of the resident population, but also is attractive to the downtown employment base and is able to attract visitors from outside the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical heritage, promoting cultural tourism and entertainment, adding new compatible uses that help create an identifiable sense of place such as eat-in restaurants and active retail uses, foster housing and employment opportunities, improves access, increases the availability of goods and services and helps create an environment the will attract other private investment capital. The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, active street frontage, pedestrian activity, quality design and quality materials in construction.

It is recommended that proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine whether the project complies with the requirements of the City's Unified Land Development Regulations ("ULDR"). DSD may also be able to advise on recommended procedures and provide a development approval timeline. Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected Developer will be required to enter into a development agreement with the CRA and complete the proposed project within 36 months of award. The development agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification and other items and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

The CRA property will be conveyed in "As Is" condition subject only to the terms and conditions for conveyance contained in the development agreement. The property at 714 Sistrunk Boulevard was purchased by Warranty Deed. The property at 826 NW 7 Terrace was purchased by Quit Claim Deed.

Files containing information regarding the property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - Notice of Intent to Dispose of Property at 714 Sistrunk Boulevard and 826 NW 7 Terrace – Files, consisting of Location Map, Appraisal, Surveys, Deeds, Environmental Assessments; and NPF CRA Community Redevelopment Plan.
There may be other right-of-way interest held by the CITY not show on the Surveys. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at www.fortlauderdalecra.com under Services – CRA Incentive Programs – Application Commercial Programs. For questions regarding these project files, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521.

All proposals for the development of this site shall be submitted on or before 4:00 P.M., July 16, 2019, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the Development Proposal, including all attachments plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked:

714 SISTRUNK BOULEVARD AND 826 NW 7 TERRACE
DEVELOPMENT PROPOSAL

Developers seeking CRA funding assistance must include a complete Application for funding assistance as part of their Development Proposal.

It is the intent of the CRA to select the proposer who submits a development proposal that:

1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
2) Is most responsive to this Invitation For Proposals
3) Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out such proposal.
4) Agrees to purchase the Property in "As Is" condition for its appraised value of $116,000.00.

Developers whose uses may be considered by the Broward County Property Appraiser to be tax exempt from ad valorem (property) taxes, will be required to enter into an agreement with the CRA for payment in lieu of taxes of FL CRA tax increment that would have been generated by the Project.

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

This invitation for proposal shall serve as notice to the public of the Fort Lauderdale Community Redevelopment Agency's ("CRA") intent to dispose, sell or lease the property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan.

Dated: June 16, 2019

Development Plan
West Village

The enclosed package includes information submitted to the City's DSD and various Boards in pursuit of entitlements required to proceed with development of the parcel. Note that in June the City's Planning and Zoning Board considered rezoning of the 7th Terrace Property in conjunction with the Proposer's lots and voted affirmatively to modify the zoning toe NWRAC MUw, consistent with the northern and eastern portions of the block.

The proposers are experienced developers, currently developing property throughout the eastern United States. Financial capacity and experience has been previously submitted to CRA in confidential packages.

The proposed project will serve as a catalyst for the Sistrunk Boulevard corridor by fostering living opportunities in the community and creating a market for neighborhood commercial development. The project has been through significant detailed review and is approaching final approvals, with City commission agenda dates set for September and Final DRC review underway.

Project principals have been discussing elements of a development agreement with CRA staff for 24 months and anticipate closure on this document this summer. The Purchaser understands and expects that Restrictive Covenants and other conditions will be a part of this agreement.

KEITH

March 8, 2018

Mr. Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Site Plan Level II DRC for West Village

Dear Mr. Fajardo,

On behalf of the property owners, Keith and Associates, Inc. is submitting an application for a Site Plan Level II for the property located at the SW intersection of W Sistrunk Boulevard and NW 7th Avenue within the City of Fort Lauderdale, Broward County, located in Block 14 of North Lauderdale as recorded in Plat Book 1, Page 48 of the Dade County Records. The property is zoned North West Regional Activity Center-Mixed Use west (NWRAC-MUw) and RMM-25 - Residential Multifamily Mid Rise/ Medium High Density with an underlying future land use of NW Regional Activity Center. The developer is proposing a mixed-use development that includes 470 residential units and 16,575 feet commercial use. The portion of the property zoned RMM-25 is undergoing a rezoning request to NWRAC-MUw, to allow for the development of the entire site. An associated DRT Application was submitted to the City and is currently under review. The DRT Application will be followed by an application to the City Commission to request an increase in height up to 65 Feet, subject to ULDR Section 47-13.52. B *Performance standards and criteria for additional height bonus* and

Planning Principles

The West Village is a mixed-use community designed to be a catalyst in the rebirth of the Sistrunk neighborhood. The vision for this area, as established in the NWRAC-MUw Design Standards and Zoning Regulations, is to promote a mix of uses along the Sistrunk Corridor. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area. The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. The Northwest Regional Activity Center is experiencing

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

rapid redevelopment and there is a recognized need for permanent supportive housing in Fort Lauderdale. The proposed use of residential apartments and commercial/retail is suitable to the mixed-use character of the area. Providing employment, shopping, services, cultural and residential opportunities further promote the goals, objectives and policies of the City of Fort Lauderdale.

The full-block development builds out the urban street wall fabric while offering a variety of pedestrian experiences. The articulated facades, mini pocket art plazas, deeply carved reveals and varying building entrances create a dynamic streetscape and pedestrian interaction. The intersection of Sistrunk and NW 7th Avenue integrates a multi-story public plaza space that marks the gateway to the Sistrunk neighborhood. The plan envisions commercial spaces to activate the sidewalk and plaza. The intersection of NW 5th Street and NW 7th Avenue anchors the south end of the block with retail and residential entrances. NW 5th Street and the NW 7th Terrace corridors are lined with walk-up units that anchor the pedestrian scale to the surrounding single-family homes. The interior courtyards were designed with controlled entrance locations and openings from the street, offering glimpses into the interior spaces and creating a sense of porosity thru the block.

Architectural Materials

The façade materials are anchored by an Iron Spot brick masonry plinth. The active ground level facades have large storefronts for visual connection to the street. A rhythm of prefinished cement panel rainscreens and stucco finishes, with large scale window openings and Juliet balconies create a sense of organic scale and visual interest. The parking garage is fully concealed on the NW 7th Terrace exposure as well as both internal courtyards. The NW 7th Avenue of the Arts exposure is a composition of architectural metal screening with an art wall installation envisioned to mark the entrance to the Avenue of the Arts. The use of simulated wood rain screen materials at soffit areas, with glass guardrails accentuates the varying carved-out terraces and balconies, offering a sculpted massing profile to the street.

Section 47-25.2. - Adequacy requirements

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

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

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire

site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
Response: There are no drainage facilities or stormwater facilities within the site.

D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
Response: It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
Response: The future project will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.

F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response: Acknowledged. The future project will be designed to be consistent with park and open space requirements.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
Response: Acknowledged. The future project will be designed to be consistent with CPTED guidelines and principles.

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with

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

2. Potable water facilities.

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

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Acknowledged. The future project will be designed to provide adequate potable water services.

I. Sanitary sewer.

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

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Acknowledged. The future project will be designed to provide adequate sanitary sewer services.

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

Response: The proposed project will comply with Broward County Land Development Code and section 47-38C Educational Mitigation.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Adequate solid waste collection facilities and service will be provided with the proposed development.

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

Response: Adequate stormwater facilities and service will be provided with the proposed development.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street

improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: Not Applicable.

4. Traffic impact studies.

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

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

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

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

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

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

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

Response: A traffic impact study is provided with the associate site plan DRC application.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: Acknowledged.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to

adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
Response: Sidewalk facilities exist on Sistrunk Blvd. and NW 7th Avenue and new sidewalks are proposed along NW 5th Street and NW 7th Terrace. The proposed development plans to enhance the sidewalk experience, per the intent of the design standards for projects located within the North West Regional Activity Center District.

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

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

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

N. Wastewater.
1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in

the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.
Response: Acknowledged.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.
Response: Acknowledged.

P. Historic and archaeological resources.
1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.
Response: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the alley.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.
Response: This project is not located east of the Intracoastal Waterway.

Thank you for your review of this application. Please feel free to contact (954) 788-3400 if you require additional information or have questions regarding this application. We look forward to working with you on this exciting project.

Respectfully Submitted,

Florentina Hutt, AICP
Senior Planner

DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Required Documentation / Submittal Checklist
Page 3:	Technical Specifications for Plan Submittal
Addendum:	DRC Rezone with Flex Allocation <<if applicable>>
Addendum:	Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☐	**Innovative Development (ID)**	**$12,760.00**
☒	**Site Plan Level IV**	**$ 4,590.00**
☐	**Site Plan Level III**	**$ 3,500.00**
☐	**Site Plan Level II**	**$ 2,470.00**
☒	**Site Plan Level II in DRAC/SRAC-SA**	**$ 4,290.00**
	(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)	
☐	**Change of Use Requiring DRC review**	**$ 930.00**
☐	**Parking Reduction** (In addition to above site plan fee)	**$ 970.00**
☐	**Request for Flexibility Units/ Acreage** (In addition to above site plan fee)	**$ 60.00**

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Multiple Property Owners (See Attached List)
Property Owner's Signature	
Address, City, State, Zip	See Attached List of Property Owner Addresses
E-mail Address	felipeyalale@urbanoco.com
Phone Number	954-638-9668
Proof of Ownership	☒ Warranty Deed or ☐ Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Florentina Hutt / Keith and Associates, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	2312 South Andrews Avenue, Fort Lauderdale, FL 33316
E-mail Address	fhutt@keithteam.com
	954-788-3400
Letter of Consent Submitted	Yes

Development / Project Name	West Village
Development / Project Address	Existing: None (vacant) New: 501 NW 7th Avenue
Legal Description	All of Block 14 of North Lauderdale P.B. 1, P.48 MDC
Tax ID Folio Numbers (For all parcels in development)	See Attached Folio List
Request / Description of Project	470 Residential Units / 16,575 SF Commercial Mixed Use Development, and parking garage
Total Estimated Cost of Project	$ 100,000,000.00 *(Including land costs)*

Current Land Use Designation	NW Regional Activity Center
Proposed Land Use Designation	NW Regional Activity Center
Current Zoning Designation	Split RMM-25 & NWRAC-MUw
Proposed Zoning Designation	NWRAC-MUw
Current Use of Property	Vacant (and church to be demolished)
Number of Residential Units	470
Non-Residential SF (and Type)	16,575 SF Commercial
Total Bldg. SF (include structured parking)	605,508 SF
Site Adjacent to Waterway	☐ **Yes** ☒ **No**

Dimensional Requirements	**Required**	**Proposed**
Lot Size (SF / Acreage)	N/A	
Lot Density	N/A	
Lot Width	N/A	
Building Height (Feet / Levels)	65 feet	65 feet
Structure Length	N/A	640 feet
Floor Area Ratio	N/A	
Lot Coverage	N/A	
Open Space	N/A	
Landscape Area	N/A	
Parking Spaces	881 spaces	498 spaces

Setbacks (indicate direction N,S,E,W)	**Required**	**Proposed**
Front [E]	5 Feet	5' Feet
Side [N]	0 Feet	5' Feet
Side [S]	5' Feet	5' Feet
Rear [W]	5' Feet	5' Feet

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- ❑ Completed application (all pages filled out as applicable)
- ❑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ❑ Property owners signature and/or agent letter signed by the property owner.
- ❑ Address verification letter (954-828-5233)
- ❑ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- ❑ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- ❑ One (1) original set, signed and sealed at 24" x 36"
- ❑ Three (3) copy sets, with plans at 24" x 36"
- ❑ Five (5) copy sets, with plans at 11" x 17"
- ❑ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ❑ **Narrative** describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Cover sheet** including project name and table of contents.
- ❑ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ❑ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- ❑ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: Not required for Change of Use applications.*
- ❑ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ❑ **Plans** "A" thru "H" with all elements as listed under Technical Specifications.
  - A. Site Plan
  - B. Details*
  - C. Floor Plans (typical floor plan may be submitted for like floors)
  - D. Building Elevations*
  - E. Additional Renderings*
  - F. Landscape Plans*
  - G. Photometric Diagram*
  - H. Engineering Plans*

  **Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.*

NOTES:

- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- **Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;**
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit **I acknowledge that the Required Documentation and Technical Specifications of the application are met:**	**Staff Intake Review** **For Urban Design & Planning Division use only:**
Print Name _____	**Date** _____
	Received By _____
Signature _____	**Tech. Specs Reviewed By** _____
Date _____	**Case No.** _____

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)

B. DETAILS

1. Provide details of the following (Scale ¼" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:

- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min, must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   - Perimeter landscape area (including buffers adjacent to ROW)
   - Interior landscape area (30 sq.ft. per space)
   - Total trees required/provided (1 per 1,000 sq.ft. net lot area)
   - VUA trees required/provided (1 per 1,000 sq.ft. VUA)
   - VUA shade trees required/provided (3" caliper)
   - VUA shade trees required/provided (2-3" caliper)
   - VUA flowering trees required/provided
   - VUA palms required/provided
   - VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
   - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   - Property lines
   - Easements (as applicable)
   - Landscape areas with dimensions
   - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   - Plant list (note species, sizes, quantities and any appropriate specifications)
   - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   - Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines

CITY SUBMITTAL - DRC REVIEW
FOR
WEST VILLAGE SITE PLAN

501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311

LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E

INDEX OF SHEETS	
Sheet Identification	Sheet Title
--	COVER PAGE
P1	PLAT
S1	SURVEY
A-01	CURRENT SITE CONDITIONS
A-100	CONTEXT SITE PLAN
SP-101	SP- 101 SITE PLAN
A-101 - A-104	FLOOR PLANS
A-200	BUILDING ELEVATIONS
A-201	ENLARGED FAÇADE
A-300	BUILDING SECTIONS
A-400 - A-403	FAÇADE CONCEPTS
A404	CONTEXT MASSING DIAGRAMS
A-500	TYPICAL RESIDENCE UNIT PLANS
LC-100	ILLUSTRATIVE SITE PLAN
LC-101 - LC-103	PERSPECTIVE VIEW
LD-101	TREE DISPOSITION PLAN
LS-101	SITEWORK PLAN
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
CM-101	PAVEMENT MARKING & SIGNAGE PLAN
CP-101	PAVING, GRADING & DRAINAGE PLAN
CU-101	WATER & SEWER PLAN

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
State of Florida Certificate of Authorization Number - 7928

PROJECT No. 09535.01
SUBMITTAL DATE: 03/08/2019

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PROGRESSO
NORTH LAUDERDALE
FORT
LAUDERDALE

TITLE COMMITMENT RESTRICTIONS/EASEMENTS PER ATTORNEYS' TITLE FUND SERVICES, LLC. TITLE NUMBER: 686595
EFFECTIVE DATE: FEBRUARY 1, 2019 @ 11:00 PM

ITEM/ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS: YES	AFFECTS: NO	PLOTTED ON SURVEY: YES	PLOTTED ON SURVEY: NO	COMMENT
	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN:	P.B. 1, PG. 48	X		X		4.0' SHOWN ON SURVEY
	MUNICIPAL RESOLUTION #5-88 RECORDED IN:	O.R.B. 38544, PG. 1741	X			X	NO PLOTTABLE MATTERS
	RESOLUTION NO. 78-144 RECORDED IN: (AS TO PARCEL 29)	O.R.B. 7835, PG. 275	X			X	NO PLOTTABLE MATTERS
	RESOLUTION NO. 78-128 RECORDED IN: (AS TO PARCEL 29)	O.R.B. 7526, PG. 225	X			X	NO PLOTTABLE MATTERS
	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	N/A	X			X	NO PLOTTABLE MATTERS

SITE:

PARCEL 1
SITE ADDRESS: 701 W SISTRUNK
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011270

PARCEL 2
SITE ADDRESS: 735 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011280

PARCEL 3
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011290

PARCEL 4
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011300

PARCEL 5
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011320

PARCEL 6
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011330

PARCEL 7
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011340

PARCEL 8
SITE ADDRESS: 55 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011350

PARCEL 9
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011360

PARCEL 10
SITE ADDRESS: 517 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011370

PARCEL 11
SITE ADDRESS: 559 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011380

PARCEL 12
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011390

PARCEL 13
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011400

PARCEL 14
SITE ADDRESS: NW 5 ST
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011410

PARCEL 15
SITE ADDRESS: 660 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011420

PARCEL 16
SITE ADDRESS: 502 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011440

PARCEL 17
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011450

PARCEL 18
SITE ADDRESS: 516 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011460

PARCEL 19
SITE ADDRESS: 518 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011470

PARCEL 20
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011480

PARCEL 21
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011490

PARCEL 22
SITE ADDRESS: 526 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011500

PARCEL 23
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011510

PARCEL 24
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011520

PARCEL 25
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011530

PARCEL 26
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011540

PARCEL 27
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011550

PARCEL 28
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011560

PARCEL 29
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011570

PARCEL 30
SITE ADDRESS: 714 SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO: 504208011590

PARCEL 31
SITE ADDRESS: SISTRUNK BLVD
FORT LAUDERDALE FL 33311
FOLIO NO: 504208011580

SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ATTORNEYS' TITLE FUND SERVICES, LLC., TITLE POLICY NUMBER 686595 FEBRUARY 1, 2019 @ 11:00 PM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARKS #1926. A US COASTAL & GEODETIC SURVEY 3 1/2" BRASS DISC STAMPED I-311 1970, ABOUT 0.4 MILE WEST ALONG ATLANTIC BOULEVARD, FROM THE INTERSECTION OF U.S. #1, 1.3 FEET NORTH OF THE CENTERLINE OF WEST BOUND LANE, 26.0 FEET WEST OF CENTERLINE NORTHEAST 14TH AVENUE, ON TOP OF A CONCRETE POST. ELEVATION = 10.760 AND BENCHMARK WHS BM#57-G IS A NAIL AND DISC 350.0 FEET NORTH OF SOUTHEAST 3RD STREET AND 1.0 FEET EAST OF CYPRESS ROAD. ELEVATION = 6.134.
14. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
15. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (B3NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0369H, COMMUNITY NO. 125105, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE).
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 5- MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF
ATTORNEYS' TITLE FUND SERVICES, LLC.
MELVILLE LAW, P.A.
SISTRUNK 2245, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ANOINTED BY CHRIST INTERNATIONAL CHRISTIAN CENTER, INC., A FLORIDA NON-PROFIT CORPORATION
URBANO 500, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY,
220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 6805 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2
LOTS 3 AND 4, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 3
LOTS 5 AND 6, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 20 FEET THEREOF.

PARCEL 5
LOT 13, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 6
LOT 14, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 7
LOT 15, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 8
LOT 16, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 9
LOT 17, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 10
LOTS 18, 19 AND 20, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 11
LOTS 21 AND 22, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 12
LOTS 23 AND 24, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 13
LOT 25, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 14
LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 15
LOTS 27 AND 28, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 16
LOT 29, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 17
LOTS 30, 31, 32 AND 33, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 18
LOT 34, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 19
LOT 35, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AREA:

AREAS = 153,380 SQUARE FEET OR 3.520 ACRES +/-

LOCATION SKETCH
(NOT TO SCALE)

PARCEL 20
LOTS 36 AND 37, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 21
LOTS 38 AND 39, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 22
LOT 40, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 23
LOT 41, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 24
LOT 42, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 25
LOT 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 26
LOT 44, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 27
LOT 45, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 28
LOTS 46 AND 47, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 29
LOT 48, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 30
THE EAST 49 FEET OF LOTS 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.3 FEET THEREOF.

PARCEL 31
LOTS 49, 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 49 FEET THEREOF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B1), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2019.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON, AND THERE ARE NO PARTY WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 686595, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 @ 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF "X" AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0369H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NO. 125105, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS ACCESS TO NW 6th STREET, NW 5th STREET, NW 7th AVENUE AND NE 7th TERRACE THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, OR ANY APPARENT DITCHES, DIKES, SLUICES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 4 REGULAR SPACE.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

DATE: FEBRUARY 19, 2019

LAST DATE OF FIELD WORK: FEBRUARY 16, 2019

REVISION	BY	DATE

DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DDB
CHECKED BY	LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
09535.01

DATE	REVISION	BY

DATE	02/18/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DDB
CHECKED BY	LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2
PROJECT NUMBER
09535.01

site photo 5

site photo 4

site photo 3

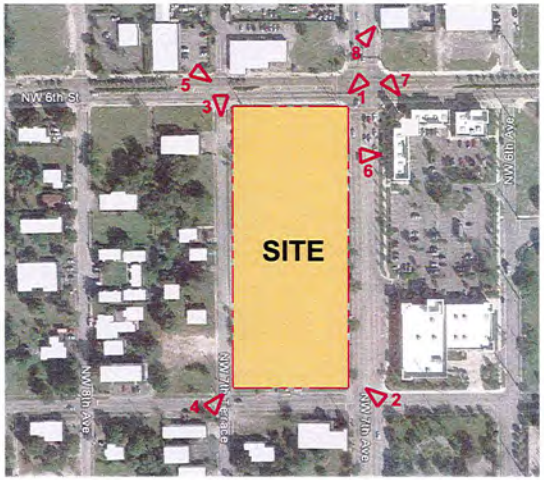
site photo 2

site photo 1

site photo 8

site photo 7

site photo 6



AERIAL MAP

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tallock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

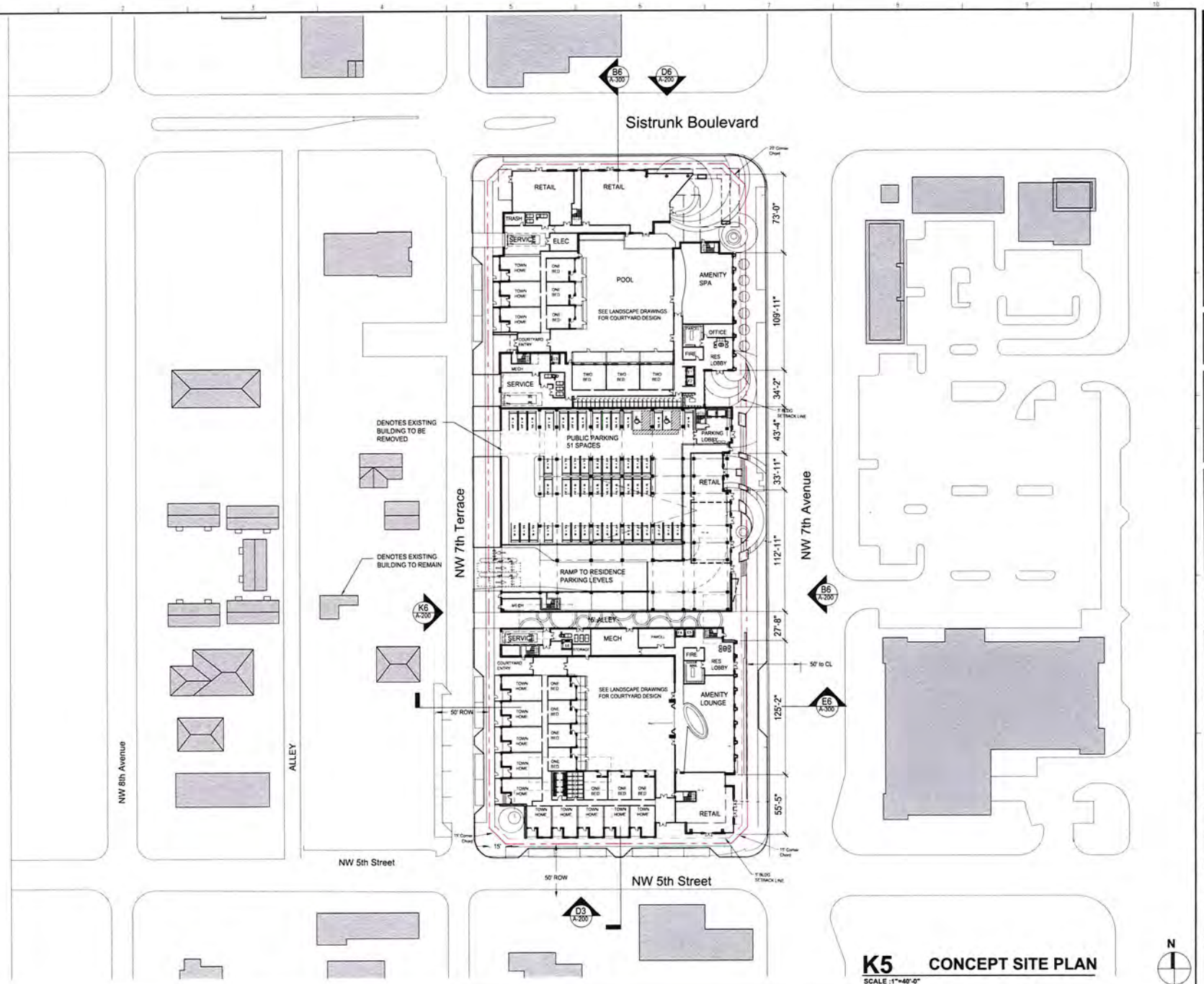
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
CURRENT SITE CONDITION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-01



K5 CONCEPT SITE PLAN
SCALE :1"=40'-0"

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER: URBANO CO

PROJECT: THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE: CONTEXT SITE PLAN

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.: A-100

SITE DATA TABLE:

PROJECT ADDRESS:
501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311

PROJECT INFORMATION:

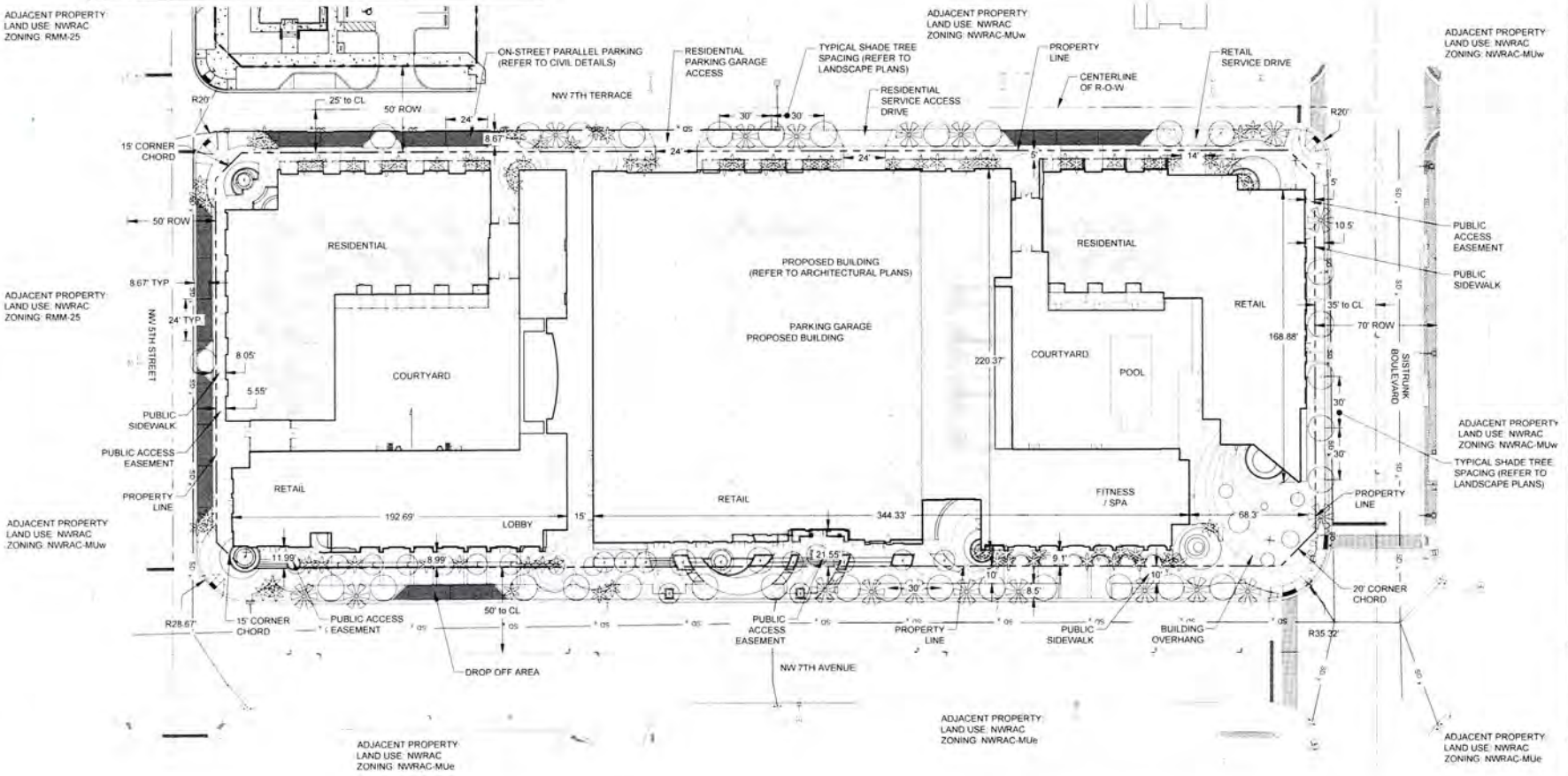
PARCEL CONTROL NUMBERS	504203011720, 730,750,590,500 / 504203011580, 570, 560, 550, 540, 510, 490, 480, 450, 420, 270, 280, 290, 300, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530, 520 / 504203011470, 460 / 504203011440
CURRENT ZONING	NWRAC Muw & RMM 25
CURRENT USE	VACANT LAND
PROPOSED USE	MIXED USE
LAND USE	(PENDING REZONING APPROVAL) NW DOWNTOWN REGIONAL ACTIVITY CENTER
NET SITE AREA (S.F.)	151,553 SF*
PROPOSED BUILDING (GFA)	605,508 SF
WATER / SEWER PROVIDER	CITY OF FORT LAUDERDALE

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT (NW 7th Ave.)	5'	5'
STREET SIDE (Sistrunk Blvd.)	0'	5'
STREET SIDE (NW 5th St.)	5'	5'
REAR (NW 7th Terr.)	5'	5'
BUILDING HEIGHT	90' (w/ CC Approval)	85' TO TOP OF ROOF
PLOT SIZE (SF.)	None	151,553

PARKING CALCULATIONS: MULTI-FAMILY	REQUIRED	PROPOSED
[illegible]	151	
ONE BEDROOM (1.25 SPACES X 220 UNITS)	275	
TWO BEDROOM (2 SPACES X 124 UNITS)	248	
THREE BEDROOM (2 SPACES X 14 UNITS)	32	
RETAIL (1.75/1,000 SF)	63	
PARKING REQUIRED	**862**	**455**
ADA PARKING (LOCATED IN GARAGE)	9	9
BICYCLE PARKING (LOCATED IN GARAGE)	89	89

GRAPHIC SCALE
0 30 60
SCALE: 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE

NOTES:
1. REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT



KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6543
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	MA
DESIGNED BY	FH
CHECKED BY	PW

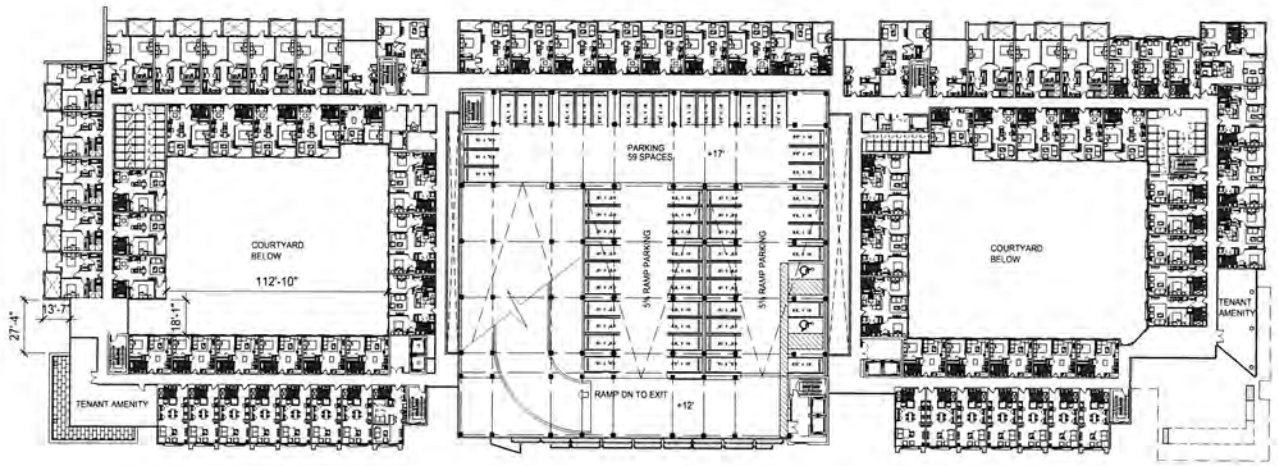
03/08/2019
PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666664
(FOR THE FIRM)

SHEET TITLE
SITE PLAN

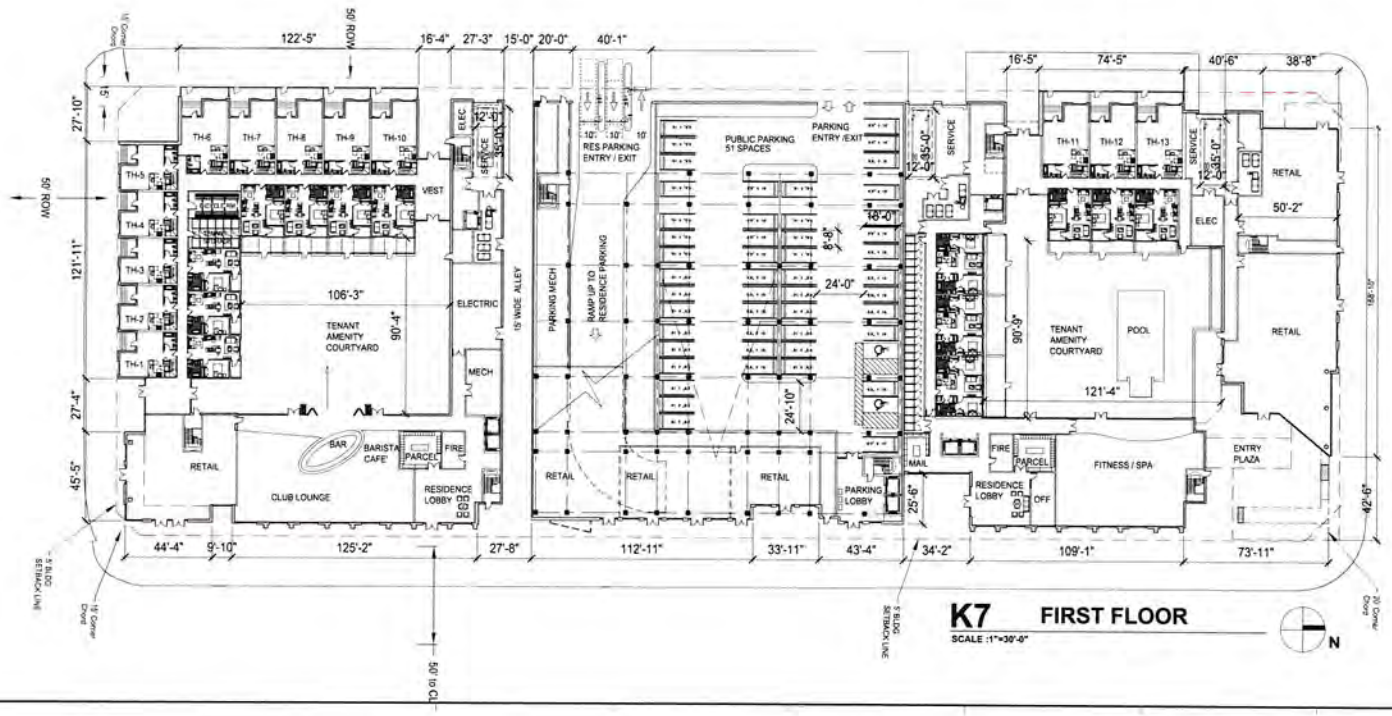
SHEET NUMBER
SP-101

SHEET 1 of

PROJECT NO. 09535.01



D7 SECOND FLOOR
SCALE :1"=30'-0"



K7 FIRST FLOOR
SCALE :1"=30'-0"

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tullock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
[redacted] WEST VIL[redacted]

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

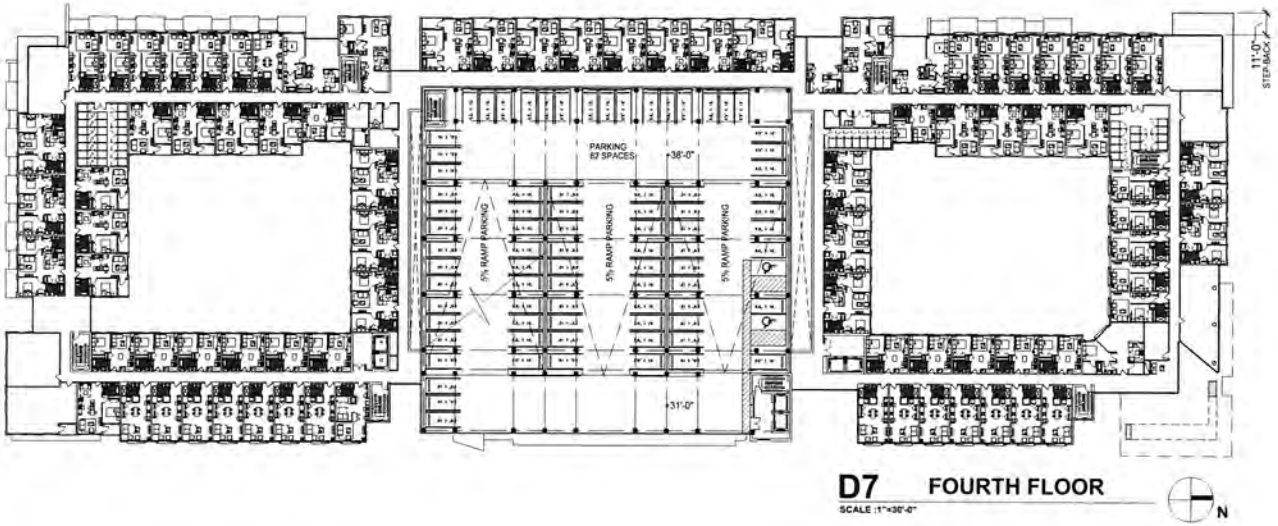
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-101



D7 FOURTH FLOOR

SCALE :1"=30'-0"

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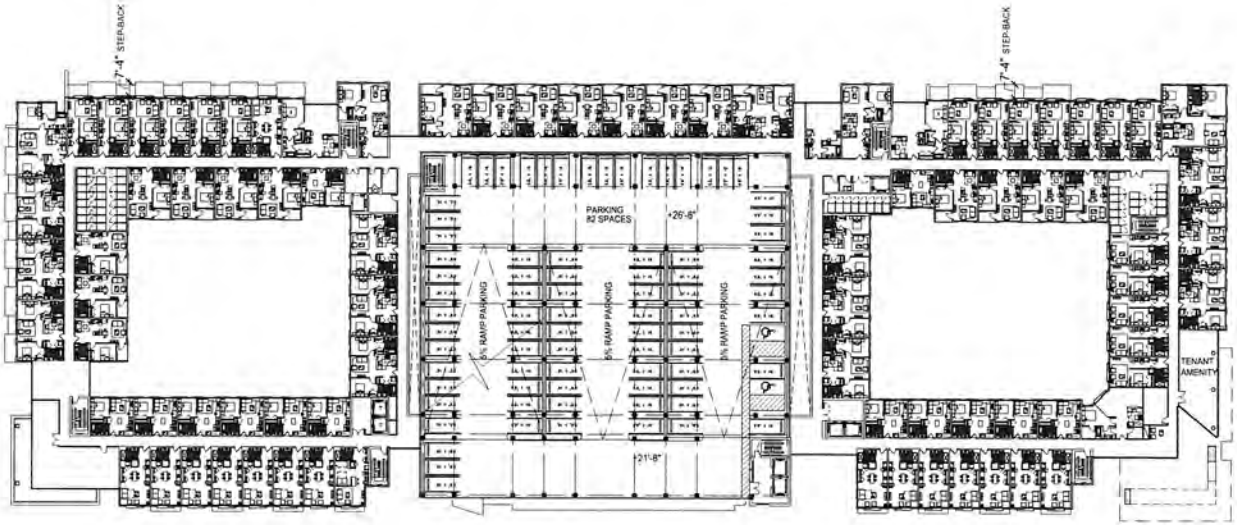


K7 THIRD FLOOR

SCALE :1"=30'-0"

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
[redacted] WEST VIL [redacted]

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

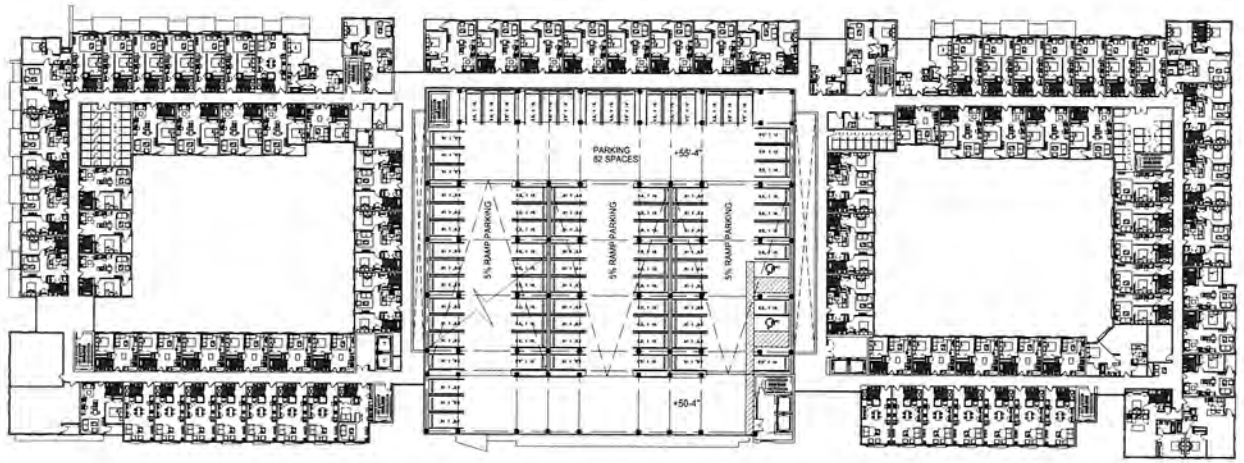
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-102



D7 SIXTH FLOOR

SCALE :1"=30'-0"

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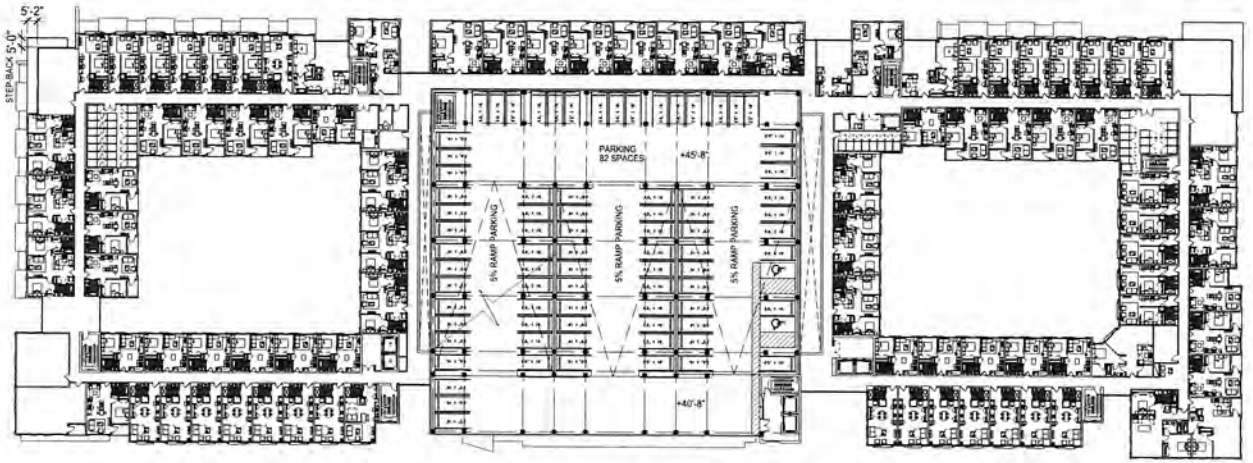


K7 FIFTH FLOOR

SCALE :1"=30'-0"

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Talbot Design LLC

STRUCTURAL ENGINEER

M.E.P. ENGINEER

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
WEST VIL

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

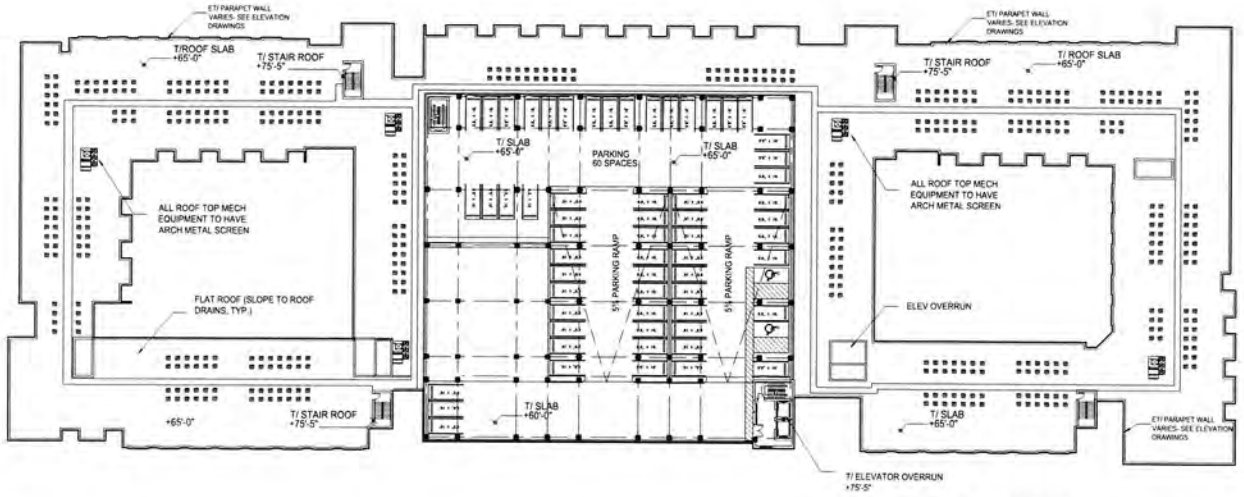
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-103



D7 ROOF PLAN

SCALE :1"=30'-0"

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tattoos Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
[redacted] WEST VIL[redacted]

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

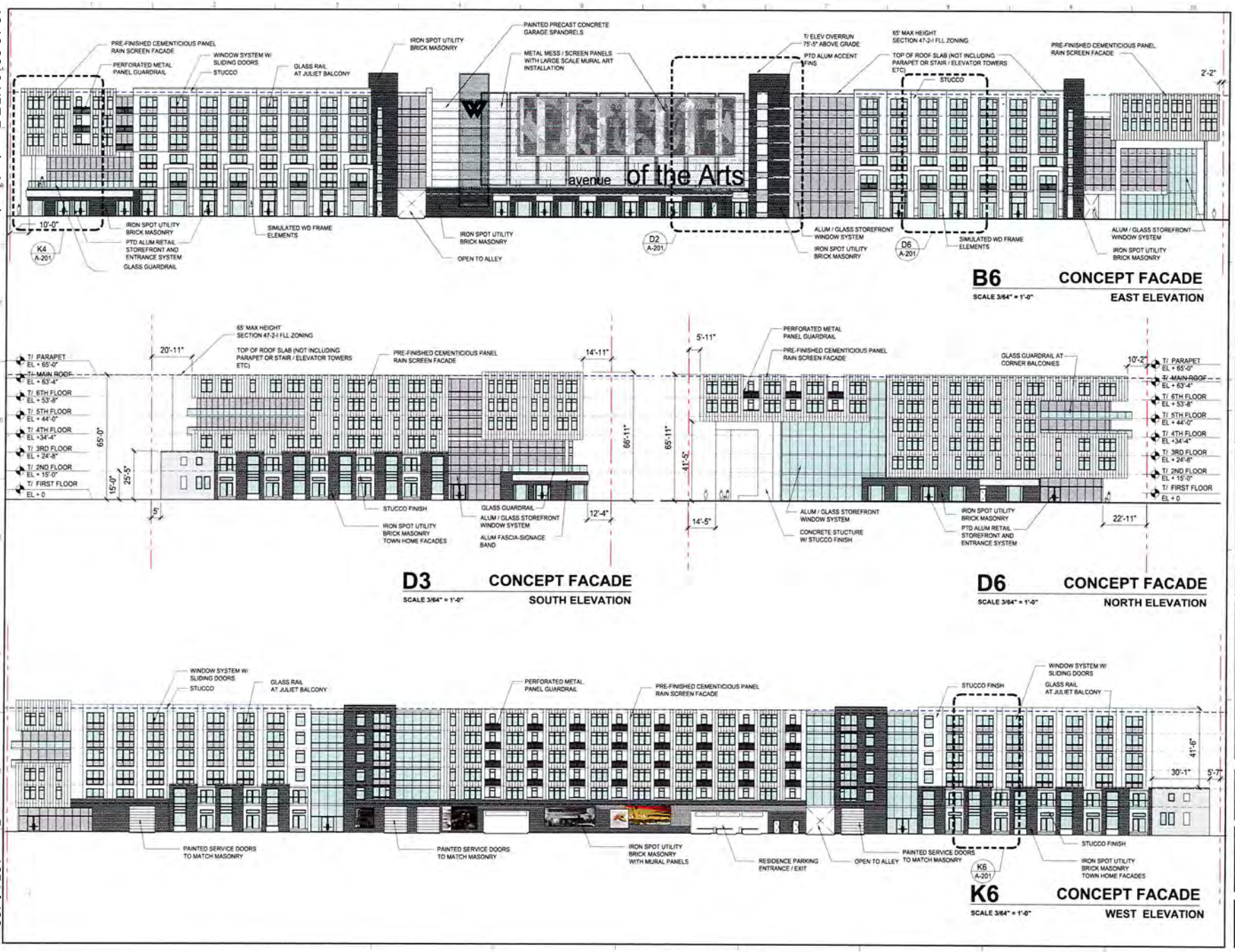
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-104



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tallack Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

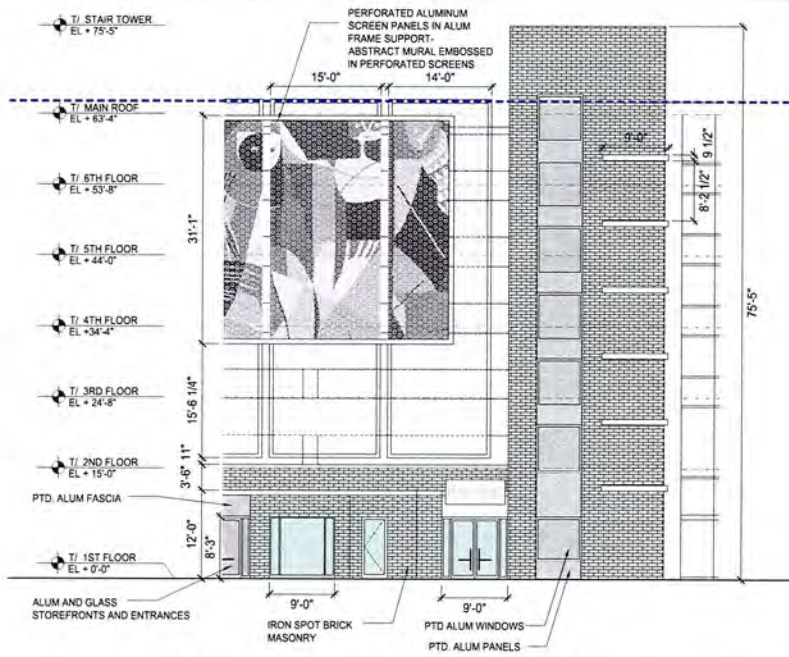
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
BUILDING ELEVATIONS

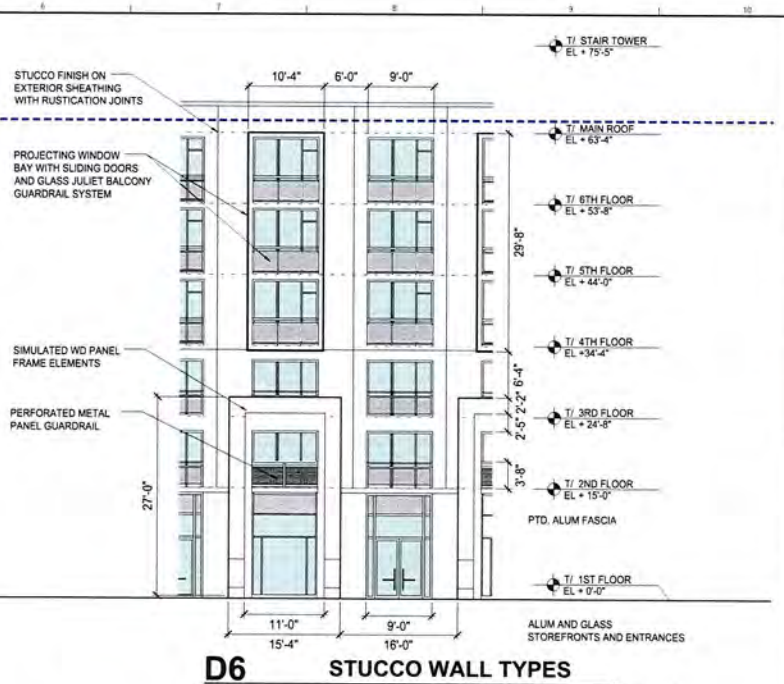
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-200



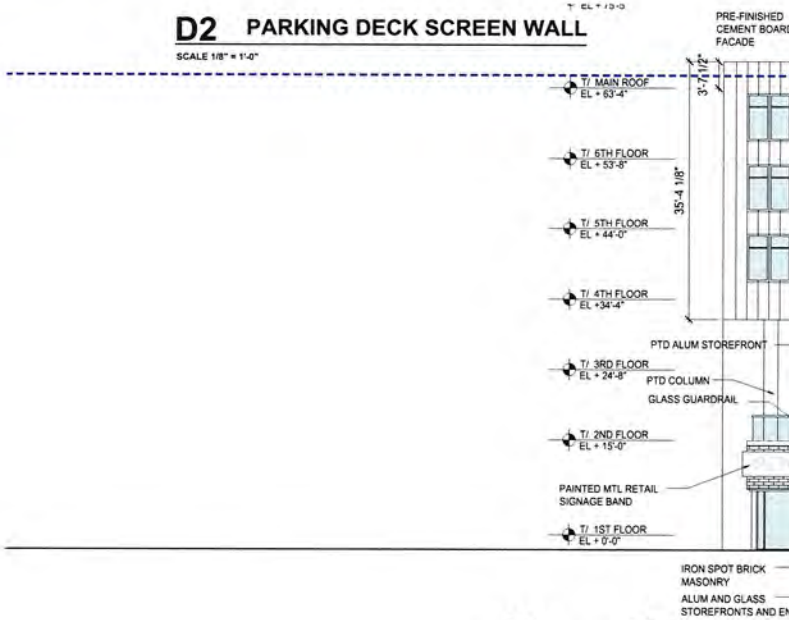
D2 PARKING DECK SCREEN WALL

SCALE 1/8" = 1'-0"



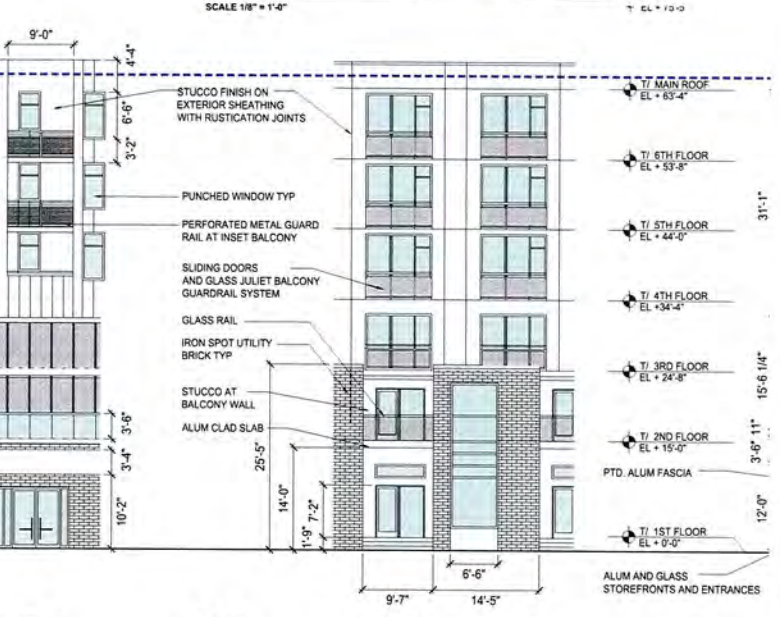
D6 STUCCO WALL TYPES

SCALE 1/8" = 1'-0"



K4 PRE-FINISHED CEMENT PANELS

SCALE 1/8" = 1'-0"



K6 TOWNHOME FACADE

SCALE 1/8" = 1'-0"

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

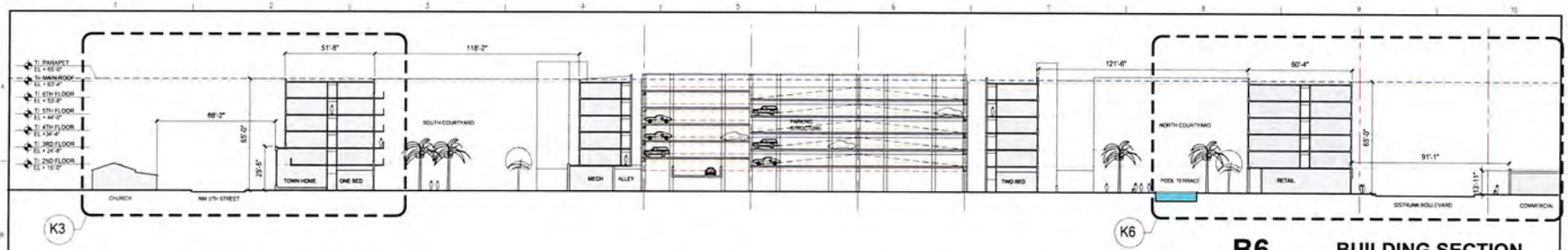
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
ENLARGED FACADE

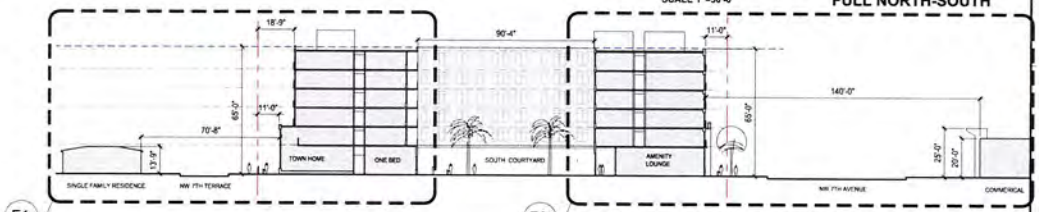
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-201



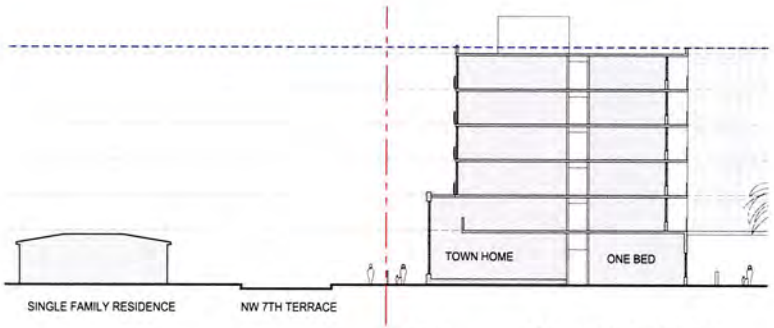
B6 BUILDING SECTION

SCALE 1"=30'-0" FULL NORTH-SOUTH



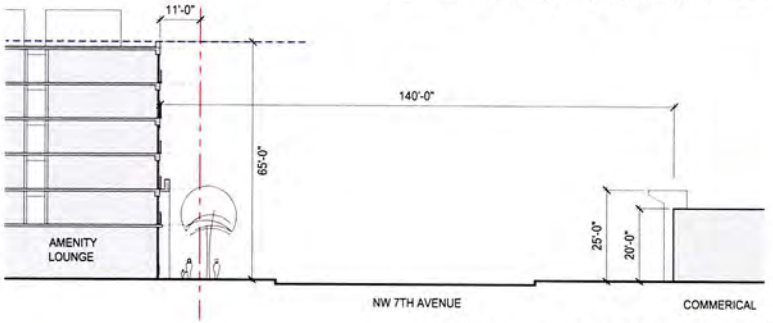
E6 BUILDING SECTION

SCALE 1"=30'-0" EAST-WEST @ SOUTH COURTYARD



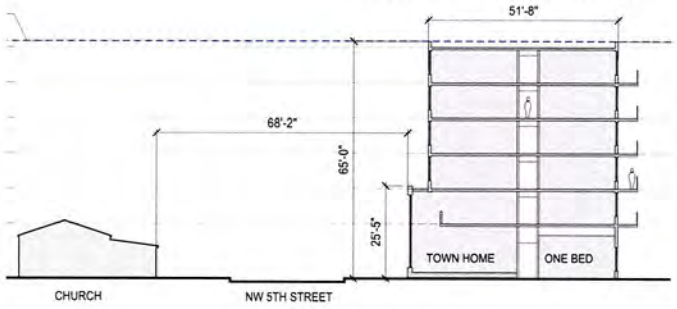
E1 STREET SECTION

SCALE 1/16" = 1'-0" NW 7TH TERRACE



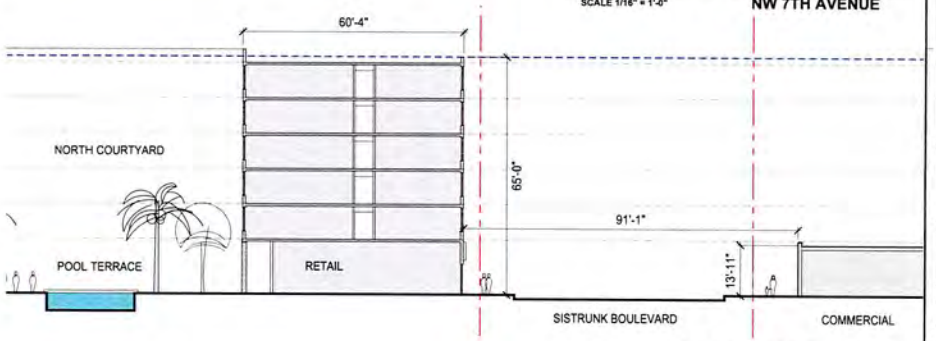
E2 STREET SECTION

SCALE 1/16" = 1'-0" NW 7TH AVENUE



K3 STREET SECTION

SCALE 1/16" = 1'-0" NW 5TH STREET



K6 STREET SECTION

SCALE 1/16" = 1'-0" SISTRUNK R.O.W.

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VIL

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: -DRC SUBMISSION
DATE: -3.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
BUILDING SECTIONS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-300

ORIGINAL ART COMMISSIONS

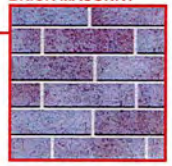
ARTICULATED METAL SCREENS

PERFORATED METAL GUARDRAILS

CEMENT BOARD PANEL SYSTEMS

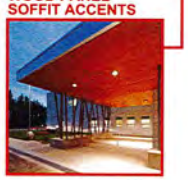
NW 7th Avenue and Sistrunk Boulevard

IRON SPOT BRICK MASONRY



EXTERIOR GRADE WOOD PANEL SYSTEM

WOOD PANEL SOFFIT ACCENTS



STOREFRONT GLAZING SYSTEMS

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-400

WOOD PANEL SOFFIT ACCENTS

CEMENT BOARD PANEL SYSTEMS

GLASS GUARDRAILS

PERFORMATED METAL GUARDRAILS

NW 7th Terrace and Sistrunk Boulevard

STOREFRONT GLAZING SYSTEMS

IRON SPOT BRICK MASONRY

ORIGINAL ART COMMISSIONS

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

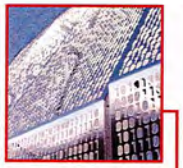
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-401

CEMENT BOARD PANEL SYSTEMS

GLASS GUARDRAILS

PERFORATED METAL GUARDRAILS



NW 7th Avenue and NW 5th Street

STOREFRONT GLAZING SYSTEMS

WOOD PANEL SOFFIT ACCENTS

IRON SPOT BRICK MASONRY

EXTERIOR GRADE WOOD PANEL SYSTEM

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-402

PERFORATED METAL GUARDRAILS

GLASS GUARDRAILS

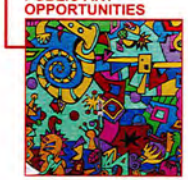
CEMENT BOARD PANEL SYSTEMS

NW 7th Terrace and 5th Street

IRON SPOT BRICK MASONRY

PEDESTRIAN SCALE TOWNHOME

PUBLIC ART OPPORTUNITIES



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Talbick Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-403

VIEW LOOKING SOUTH EAST

VIEW LOOKING SOUTH EAST

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
[redacted]

INTERIOR DESIGN
J Tatlock Design LLC
[redacted]

STRUCTURAL ENGINEER
McNamara Salvia
[redacted]

M.E.P. ENGINEER
KAMM Consulting Inc.
[redacted]

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES
[redacted]

OWNER'S REPRESENTATIVE
LMG
[redacted]

OWNER:
URBANO CO

PROJECT:
[redacted] WEST VIL[redacted]

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 03.8.19

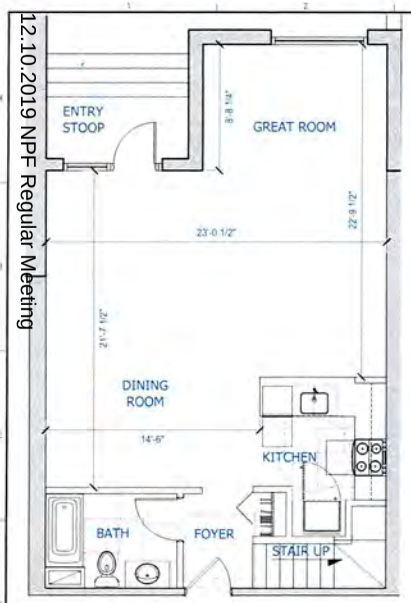
REVISIONS:

No.	DATE	REMARKS

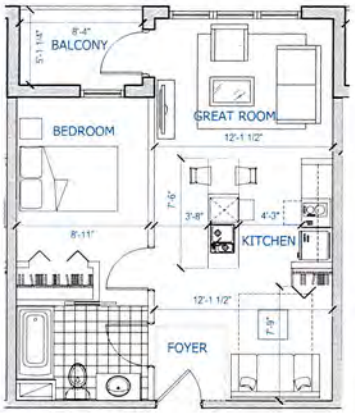
SHEET TITLE:
CONTEXT MASSING DIAGRAMS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

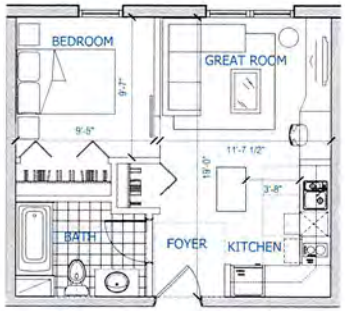
SHEET NO.:
A-404



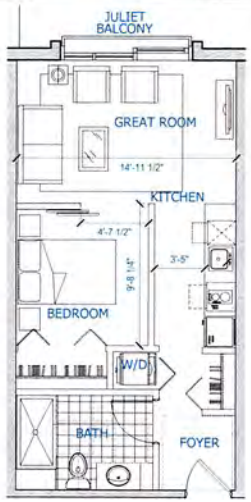
TH1 TOWNHOME
SCALE : 1/4"=1'-0" FIRST FLOOR



A2 ONE BEDROOM
SCALE : 1/4"=1'-0"

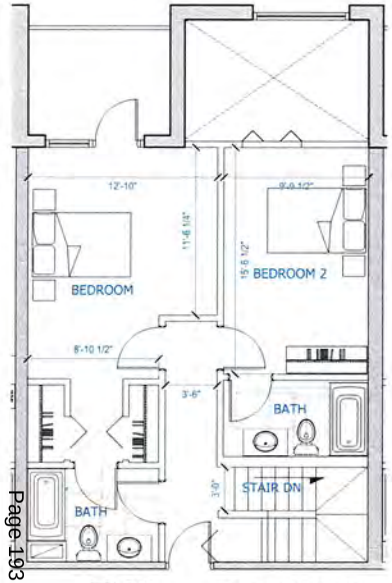


A1 ONE BEDROOM
SCALE : 1/4"=1'-0"

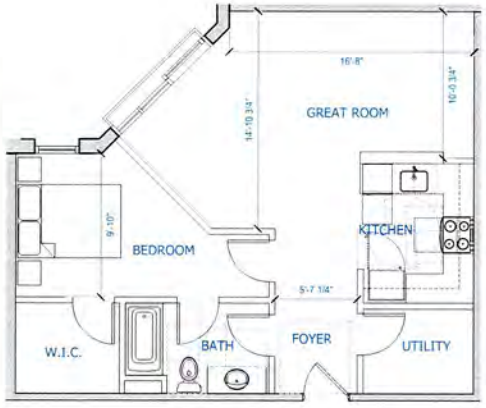


S1 LOFT UNIT
SCALE : 1/4"=1'-0"

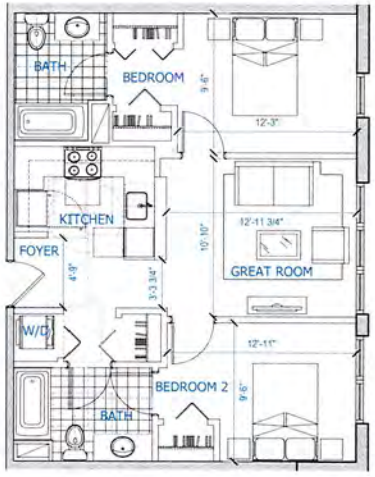
S2 STUDIO
SCALE : 1/4"=1'-0"



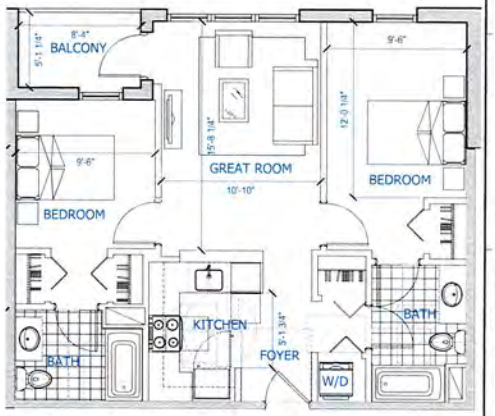
TH1 TOWNHOME
SCALE : 1/4"=1'-0" SECOND FLOOR



A3 ONE BEDROOM
SCALE : 1/4"=1'-0"



B2 TWO BEDROOM
SCALE : 1/4"=1'-0"



B1 TWO BEDROOM
SCALE : 1/4"=1'-0"

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER: URBANO CO

PROJECT: THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
TYPICAL RESIDENCE UNIT PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-500

GRAPHIC SCALE

0 30 60

SCALE: 1"=30'

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

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

REGISTERED LANDSCAPE ARCHITECT
LA 0666804
STATE OF FLORIDA

03/08/2019

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666804
FOR THE FIRM

SHEET TITLE

ILLUSTRATIVE SITE PLAN

SHEET NUMBER:
LC-100

SHEET 1 of

PROJECT NO: 09535.01

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO:

REVISIONS

NO	DESCRIPTION	DATE

PRELIMINARY PLAN
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

REGISTERED LANDSCAPE ARCHITECT
P.A. MASSARA
STATE
03/08/2019
PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666804
(FOR THE FIRM)

SHEET TITLE
PERSPECTIVE VIEW

SHEET NUMBER
LC-101

SHEET 1 of

PROJECT NO: 09535.01

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

REGISTERED LANDSCAPE ARCHITECT
PAUL WEINBERG
LA 6666804
STATE OF FLORIDA

03/08/2019

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

SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-102

SHEET 1 of

PROJECT NO 09535.01

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

03/08/2019

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666804
(FOR THE FIRM)

SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-103

SHEET 1 of

PROJECT NO. 09535.01

TREE DISPOSITION TABLE - Certified by Arborist Michael J. Phillips #FL9346A

PROJECT #: 09535.01 | **PROJECT NAME: West Village**

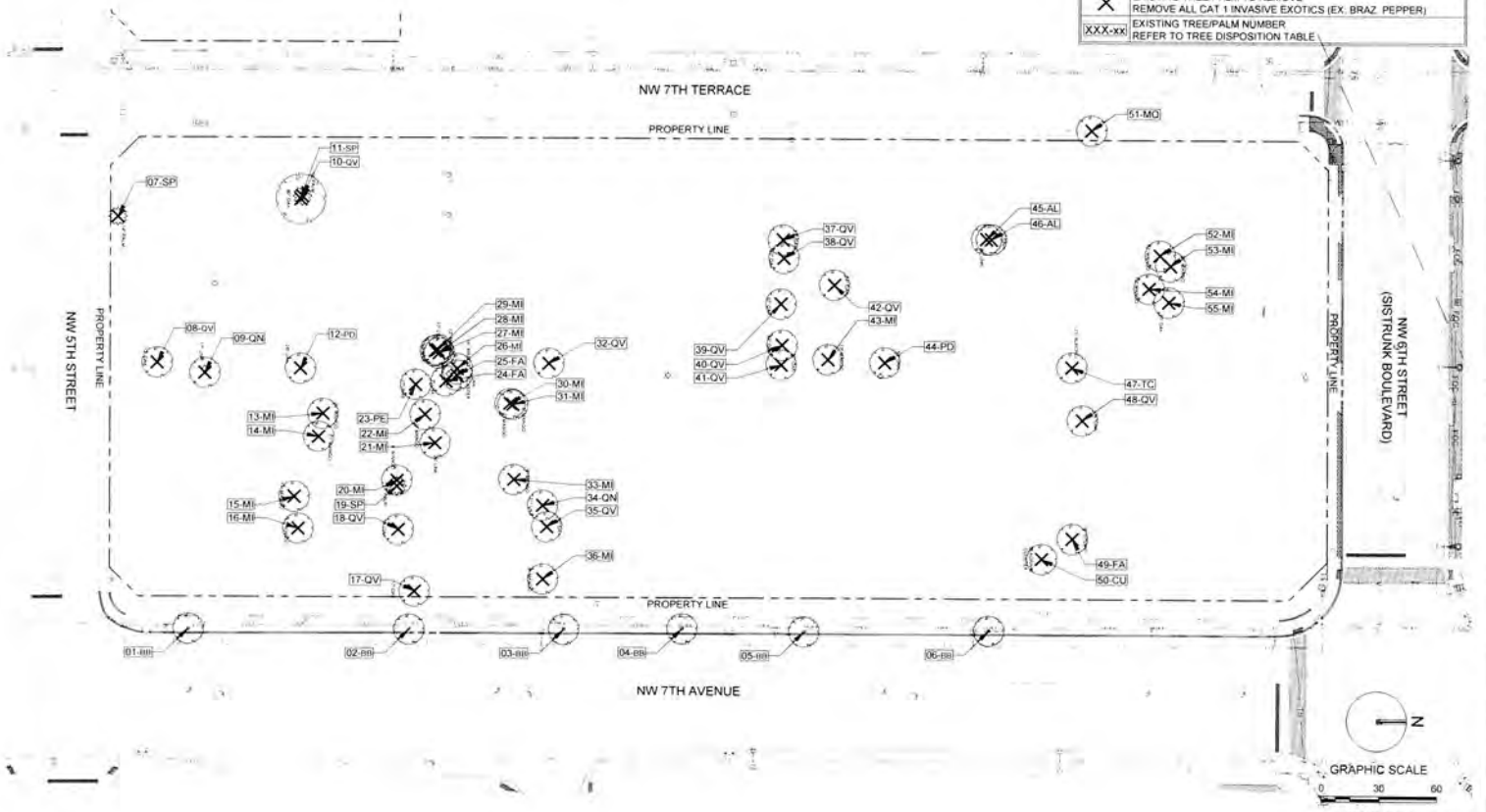
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	SPRD FT.	TREE % CONDITION	TREE DISPOSITION	COMMENTS
001	BLACK OLIVE	"Bucida buceras"	10"	25'	25'	30%	REMOVE	
002	BLACK OLIVE	"Bucida buceras"	13"	22'	22'	50%	REMOVE	
003	BLACK OLIVE	"Bucida buceras"	15"				REMOVE	
004	BLACK OLIVE	"Bucida buceras"	6"				REMOVE	
005	BLACK OLIVE	"Bucida buceras"	9"				REMOVE	
006	BLACK OLIVE	"Bucida buceras"	7"				REMOVE	
007	SABAL PALM	"Sabal palmetto"		20 CT	12'	65%	REMOVE	
008	LIVE OAK	"Quercus virginiana"	10"	14'	14'	30%	REMOVE	
009	WATER OAK	"Quercus nigra"	18"	18'	15'	20%	REMOVE	
010	LIVE OAK	"Quercus virginiana"					REMOVE	
011	SABAL PALM	"Sabal palmetto"		22 CT	8'		REMOVE	
012	PITHECELLOBIUM DULCE	"Pithecellobium dulce"	15"	25'	20'	40%	REMOVE	
013	MANGO	"Mangifera indica"	19"	25'	25'	70%	REMOVE	
014	MANGO	"Mangifera indica"	12"	20'	10'	20%	REMOVE	
015	MANGO	"Mangifera indica"	11"	20'	10'	30%	REMOVE	
016	MANGO	"Mangifera indica"	16"	25'	22'	40%	REMOVE	
017	LIVE OAK	"Quercus virginiana"	(2) 9"	20'	20'	50%	REMOVE	
018	LIVE OAK	"Quercus virginiana"	14"	20'	25'	60%	REMOVE	
019	SABAL PALM	"Sabal palmetto"					REMOVE	
020	MANGO	"Mangifera indica"					REMOVE	
021	MANGO	"Mangifera indica"					REMOVE	
022	MANGO	"Mangifera indica"					REMOVE	
023	SLASH PINE	"Pinus elliottii"					REMOVE	
024	FICUS	"Ficus spp."					REMOVE	
025	FICUS	"Ficus spp."					REMOVE	
026	MANGO	"Mangifera indica"	16"	20'	30'		REMOVE	
027	MANGO	"Mangifera indica"					REMOVE	
028	MANGO	"Mangifera indica"					REMOVE	
029	MANGO	"Mangifera indica"					REMOVE	
030	MANGO	"Mangifera indica"					REMOVE	
031	MANGO	"Mangifera indica"					REMOVE	
032	LIVE OAK	"Quercus virginiana"					REMOVE	
033	MANGO	"Mangifera indica"					REMOVE	
034	WATER OAK	"Quercus nigra"					REMOVE	
035	LIVE OAK	"Quercus virginiana"					REMOVE	
036	MANGO	"Mangifera indica"	4"				REMOVE	
037	LIVE OAK	"Quercus virginiana"					REMOVE	
038	LIVE OAK	"Quercus virginiana"					REMOVE	
039	LIVE OAK	"Quercus virginiana"					REMOVE	
040	LIVE OAK	"Quercus virginiana"					REMOVE	
041	LIVE OAK	"Quercus virginiana"	15"			50%	REMOVE	
042	LIVE OAK	"Quercus virginiana"					REMOVE	
043	MANGO	"Mangifera indica"					REMOVE	
044	PITHECELLOBIUM DULCE	"Pithecellobium dulce"					REMOVE	
045	LEBBECK TREE	"Albizia lebbeck"					REMOVE	
046	LEBBECK TREE	"Albizia lebbeck"					REMOVE	
047	TROPICAL ALMOND	"Terminalia catappa"					REMOVE	
048	LIVE OAK	"Quercus virginiana"					REMOVE	
049	FICUS	"Ficus spp."					REMOVE	
050	SEAGRAPE	"Coccoloba uvifera"					REMOVE	
051	MELALEUCA	"Melaleuca quinquenervia"					REMOVE	
052	MANGO	"Mangifera indica"					REMOVE	
053	MANGO	"Mangifera indica"					REMOVE	
054	MANGO	"Mangifera indica"					REMOVE	
055	WATER OAK	"Quercus nigra"					REMOVE	

TREE DISPOSITION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES. BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
4. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
5. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
6. TREE REMOVAL AT THE TIME OF DEMOLITION WILL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
7. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL (07/LP-501). THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

TREE DISPOSITION LEGEND:

	EXISTING TREE/PALM TO REMAIN WITHOUT DISPOSITION SYMBOL TREES/PALMS TO BE PROTECTED DURING CONSTRUCTION
△	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
X	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX. BRAZ. PEPPER)
XXX-xx	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE



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

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	AS
DESIGNED BY	AS, FH
CHECKED BY	PW

03/08/2019

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666041
FOR THE FIRM

SHEET TITLE
TREE DISPOSITION PLAN

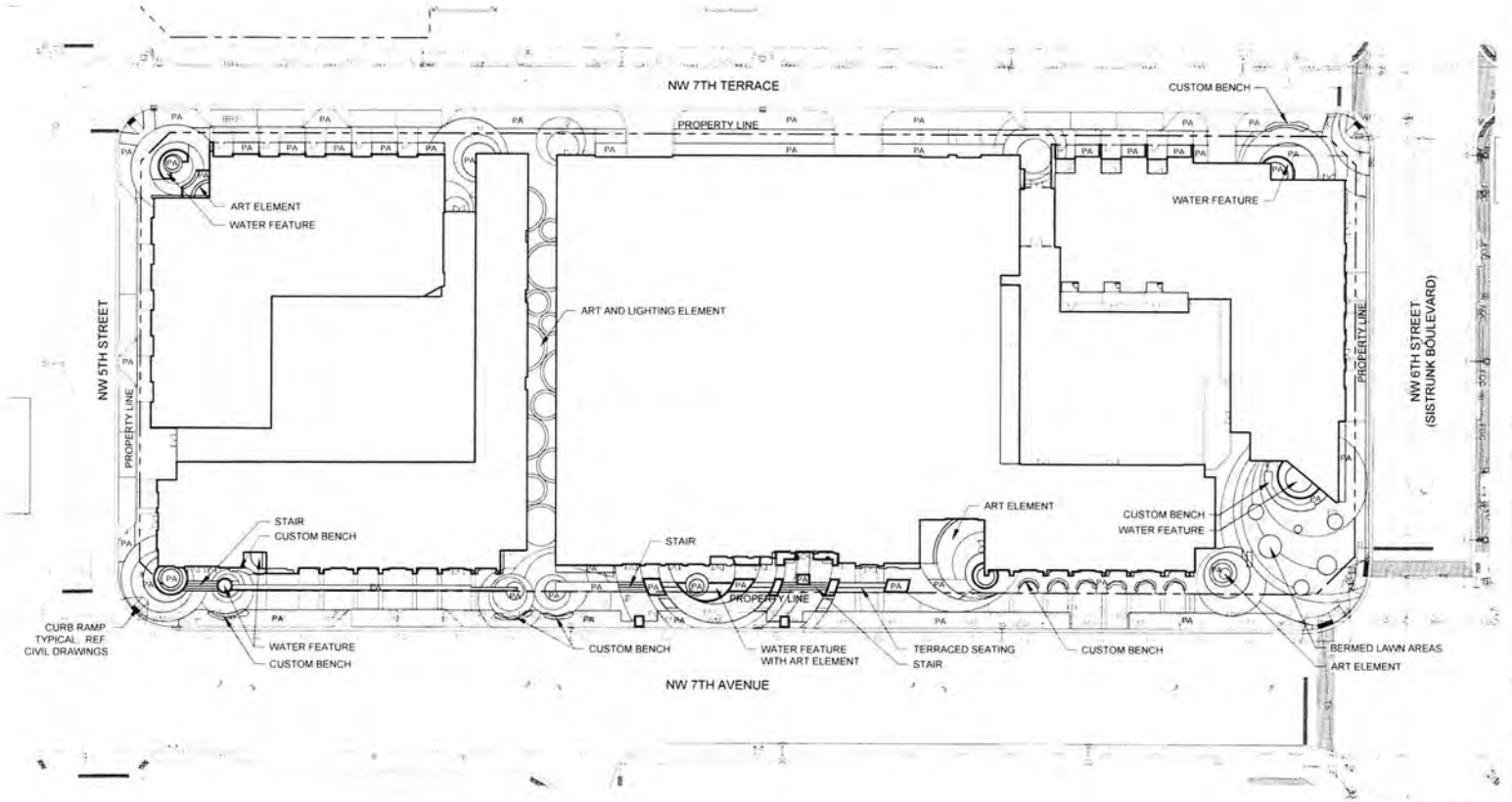
SHEET NUMBER
LD-101

SHEET 1 of

PROJECT NO: 09535.01

MATERIAL SCHEDULE

SYMBOL	KEY	DESCRIPTION / MODEL	COLOR	FINISH
		PAVING		
	P1	PAVING TYPE 1	TBD	TBD
	P2	PAVING TYPE 1	TBD	TBD
	P3	PAVING TYPE 1	TBD	TBD
	P4	PAVING TYPE 1	TBD	TBD
	P5	TREE WELLS ADDAPAVE OR TREE GRATE (ALONG NW 6TH STREET)	TBD	TBD



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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

REGISTERED LANDSCAPE ARCHITECT
STATE
03/06/2019
PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666664
(FOR THE FIRM)

SHEET TITLE
SITEWORK PLAN

SHEET NUMBER
LS-101

SHEET 1 of

PROJECT NO: 09535.01

PLANT LIST

TREES

QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
32		*SHADE TREE / STREET TREE* LIVE OAK, MAHOGONY, GUMBO LIMBO	XX' HT. X' SPRD. FULL CANOPY
21		*ACCENT TREE* SILVER BUTTONWOOD, SIMPSON STOPPER, JAPANESE PRIVET, WAX MYRTLE, GUMBI LIMBO	XX' HT. X' SPRD. FULL CANOPY

PALMS

QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
18		*LARGE PALM* MEDJOOL DATE PALM, ROYAL PALM, SILVER BISMARK PALM	
86		*MEDIUM PALM* ALEXANDER PALM, SABAL PALM, VIETCHIA PALM, THATCH PALM	

UNDERSTORY

QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
5125 SF		*PLANT MIX 1 - BIOSWALE MIX*	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE, HIGH WATER TOLERANT SPECIES
6415 SF		*PLANT MIX 2 - SHRUB & GROUNDCOVER MIX*	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE SPECIES
570 SF		*TURF*	

NOTES

Sod to be St. Augustine 'Floratam', contractor to determine quantity.

All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using an approved water source.

Bubblers to be provided for large trees and palms.

Contractor is responsible for all conditions and landscape specification attached to this plan and plant list. Plan and specifications shall be considered Contract Documents.

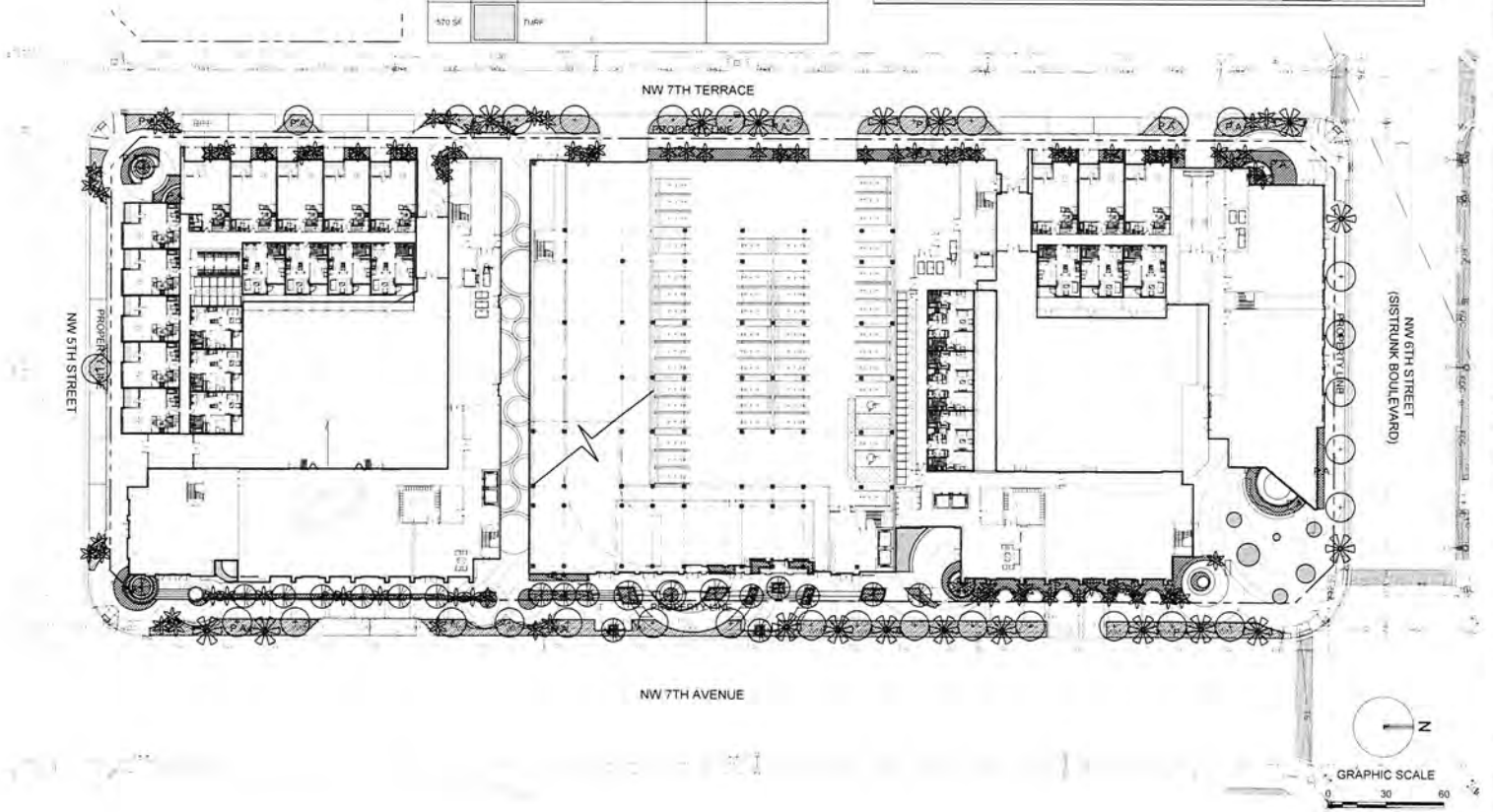
Pre-Construction meeting is required before any plant material is installed on site.

All road rock, concrete, asphalt and other non-natural material be removed and be replaced with planting soil prior to landscape installation.

No trenching allowed within root zones of existing trees.

LANDSCAPE REQUIREMENTS

STREET TREES (SEC. 1 OF NWRAC DESIGN STANDARDS)			REQUIRED		PROVIDED	
1 STREET TREE/30 L.F. OF STREET FRONTAGE	1646	L.F.	55	SHADE TREES	32	SHADE TREES
OR						
1 STREET PALM/20 L.F. OF STREET FRONTAGE	1646	L.F.	82	PALMS	41	PALMS
					73	TOTAL STREET TREES
ADDITIONAL TREES WITHIN SITE			0		21	ACCENT TREES
					63	PALMS
					84	TOTAL ADDTL TREES



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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

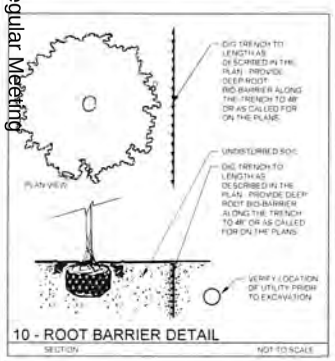
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
LA 6666666
STATE
03/08/2019
PAUL MEINBERG, FLA FLORIDA REG. NO. LA6666666 FOR THE FIRM

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-101

SHEET 1 of

PROJECT NO 09535.01



10 - ROOT BARRIER DETAIL

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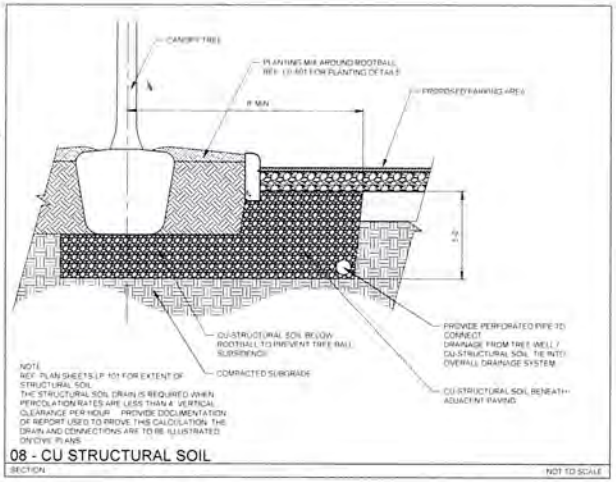

08 - CU STRUCTURAL SOIL

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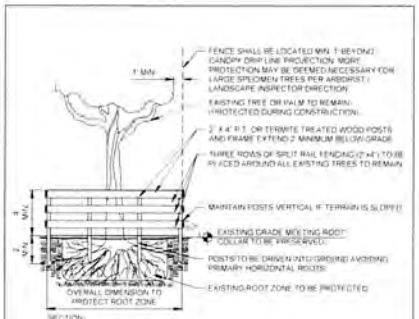
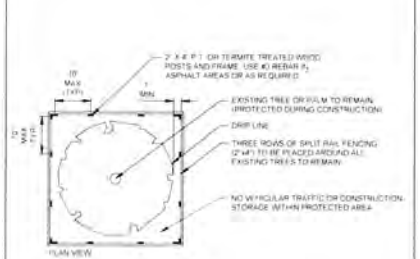
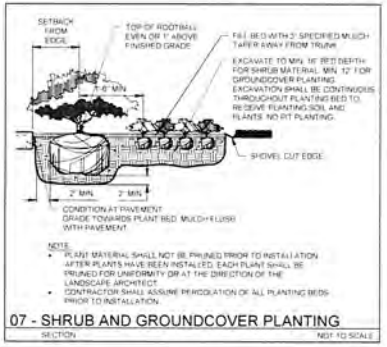




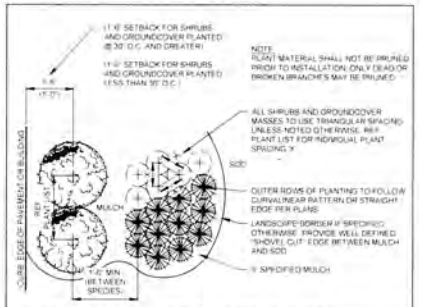
09 - TEMPORARY TREE PROTECTION DETAIL

PLAN / SECTION NOT TO SCALE



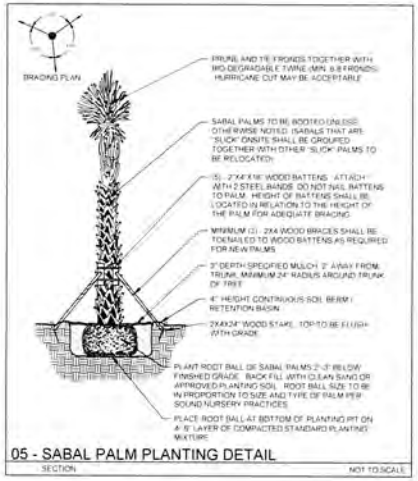
07 - SHRUB AND GROUNDCOVER PLANTING

SECTION NOT TO SCALE



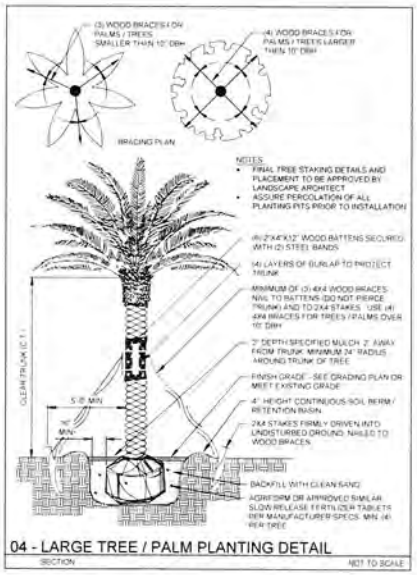
06 - SHRUB AND GROUNDCOVER PLANTING

PLAN NOT TO SCALE



05 - SABAL PALM PLANTING DETAIL

SECTION NOT TO SCALE



04 - LARGE TREE / PALM PLANTING DETAIL

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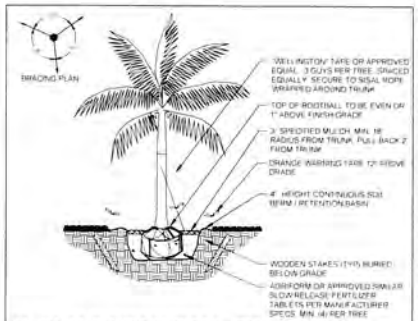
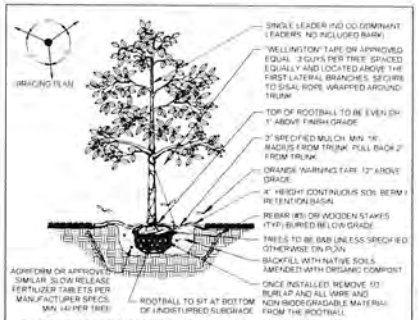


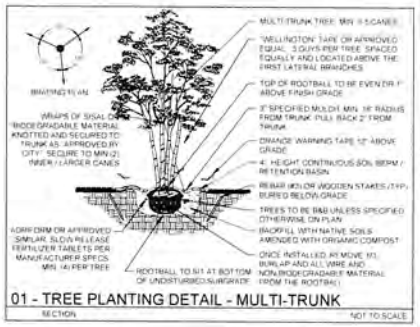
03 - PALM PLANTING DETAIL - SMALL / MEDIUM

SECTION NOT TO SCALE



02 - TREE PLANTING DETAIL - SINGLE TRUNK

SECTION NOT TO SCALE



01 - TREE PLANTING DETAIL - MULTI-TRUNK

SECTION NOT TO SCALE

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Doral, Florida 33122
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	AS
DESIGNED BY:	AS, FH
CHECKED BY:	PW

REGISTERED LANDSCAPE ARCHITECT
PAUL WEINBERG
LA 6666904
STATE OF FLORIDA
03/08/2019

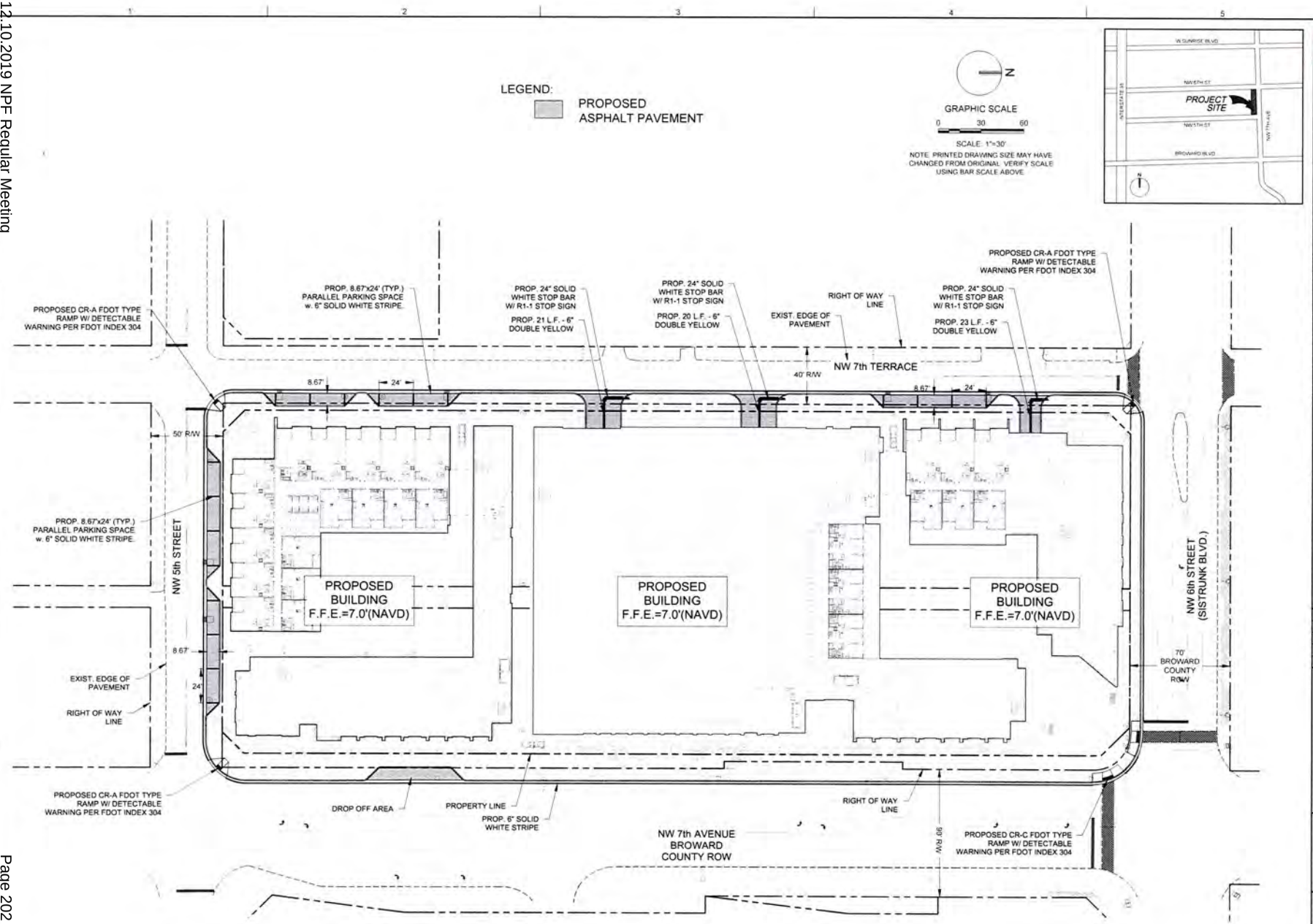
PAUL WEINBERG, PLA
FLORIDA REG. NO. LA6666904
FOR THE FIRM

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
LP-501

SHEET 1 of

PROJECT NO: 09535.01



KEITH
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	BN
DESIGNED BY:	RG
CHECKED BY:	TD

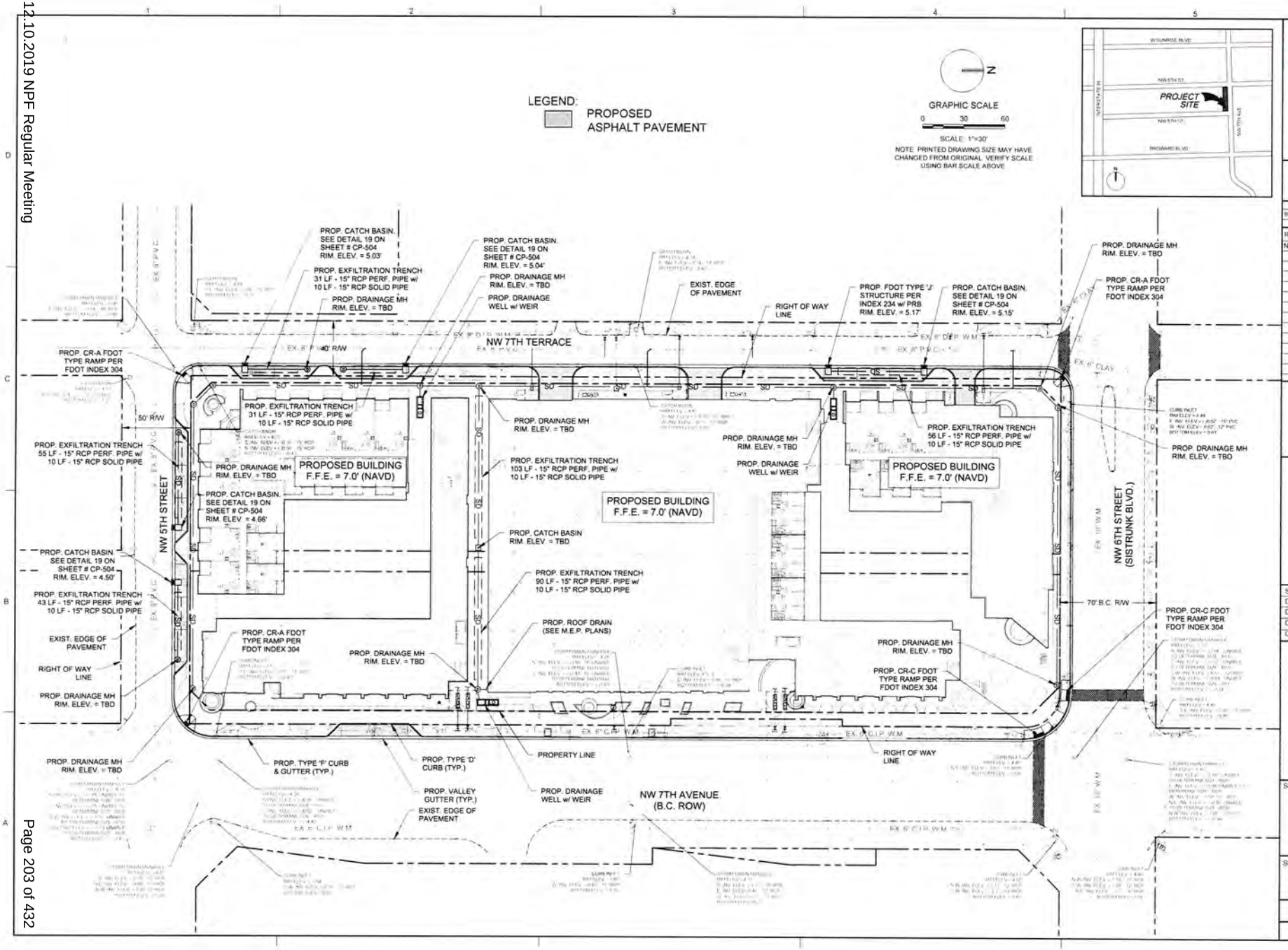
THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE
PAVEMENT MARKINGS AND SIGNAGE PLAN

SHEET NUMBER
CM-101

SHEET 1 of

PROJECT NO 09535.01



KEITH
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PH: (954) 788-3400
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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	BN
DESIGNED BY	RG
CHECKED BY	TD

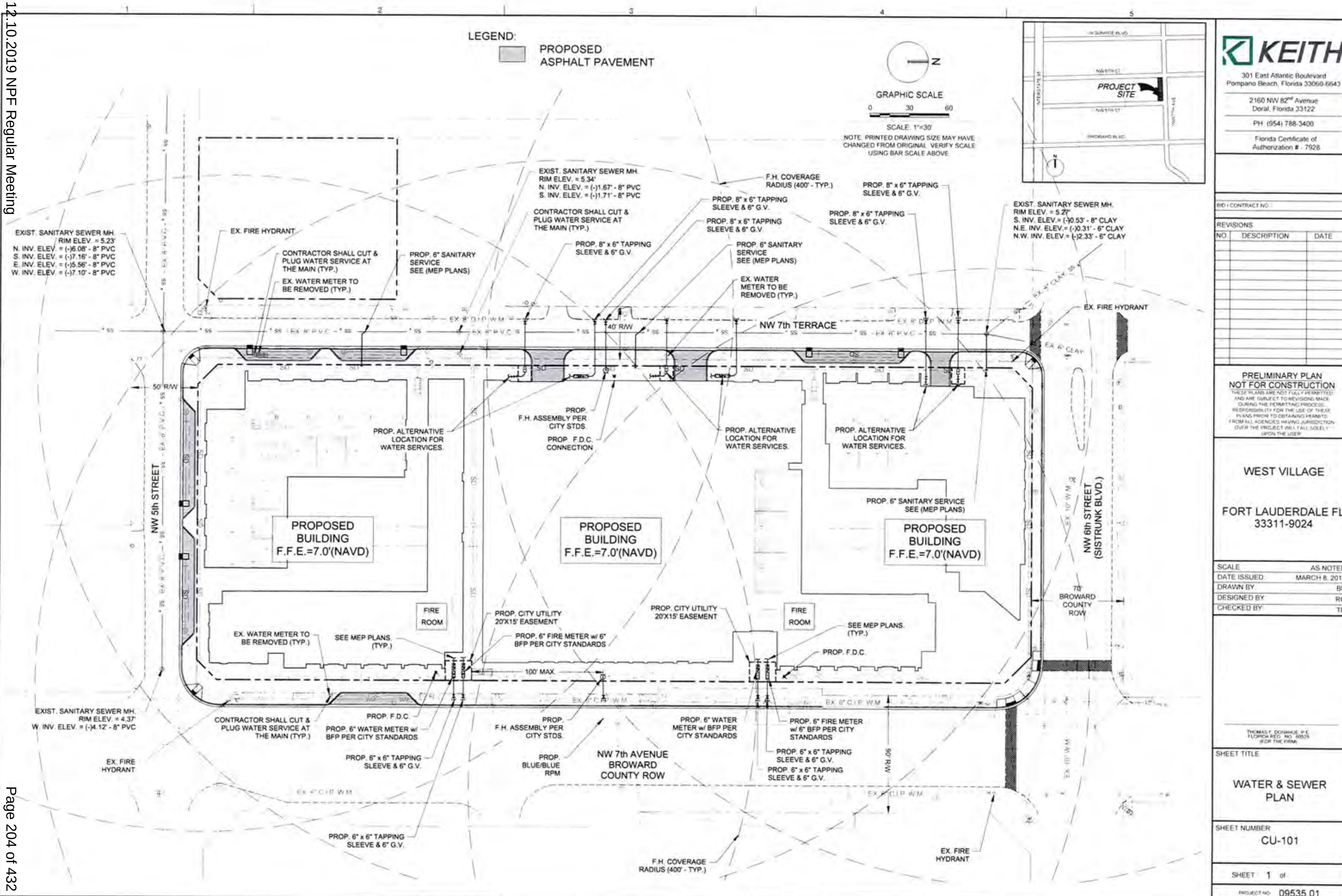
THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 58529
(FOR THE FIRM)

SHEET TITLE
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
CP-101

SHEET 1 of

PROJECT NO: 09535.01


LEGEND:
PROPOSED ASPHALT PAVEMENT
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0 30 60
SCALE: 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
PROJECT SITE
KEITH
301 East Atlantic Boulevard Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928
BID / CONTRACT NO.
REVISIONS
NO. DESCRIPTION DATE
PRELIMINARY PLAN NOT FOR CONSTRUCTION
WEST VILLAGE
FORT LAUDERDALE FL 33311-9024
SCALE AS NOTED
DATE ISSUED MARCH 8, 2019
DRAWN BY BN
DESIGNED BY RG
CHECKED BY TD
SHEET TITLE
WATER & SEWER PLAN
SHEET NUMBER
CU-101
SHEET 1 of
PROJECT NO. 09535.01
NW 7th TERRACE
40' R/W
NW 5th STREET
50' R/W
NW 6th STREET (SISTRUNK BLVD.)
70' BROWARD COUNTY ROW
NW 7th AVENUE BROWARD COUNTY ROW
90' R/W
PROPOSED BUILDING F.F.E.=7.0'(NAVD)
PROPOSED BUILDING F.F.E.=7.0'(NAVD)
PROPOSED BUILDING F.F.E.=7.0'(NAVD)
FIRE ROOM
FIRE ROOM
EXIST. SANITARY SEWER MH. RIM ELEV. = 5.23' N. INV. ELEV. = (-)6.08' - 8" PVC S. INV. ELEV. = (-)7.16' - 8" PVC E. INV. ELEV. = (-)5.56' - 8" PVC W. INV. ELEV. = (-)7.10' - 8" PVC
EXIST. SANITARY SEWER MH. RIM ELEV. = 5.34' N. INV. ELEV. = (-)1.67' - 8" PVC S. INV. ELEV. = (-)1.71' - 8" PVC
EXIST. SANITARY SEWER MH. RIM ELEV. = 5.27' S. INV. ELEV.= (-)0.53' - 8" CLAY N.E. INV. ELEV.= (-)0.31' - 6" CLAY N.W. INV. ELEV.= (-)2.33' - 6" CLAY
EXIST. SANITARY SEWER MH. RIM ELEV. = 4.37' W. INV. ELEV. = (-)4.12' - 8" PVC
EX. FIRE HYDRANT
F.H. COVERAGE RADIUS (400' - TYP.)
PROP. 8" x 6" TAPPING SLEEVE & 6" G.V.
PROP. 6" x 6" TAPPING SLEEVE & 6" G.V.
PROP. 6" SANITARY SERVICE SEE (MEP PLANS)
CONTRACTOR SHALL CUT & PLUG WATER SERVICE AT THE MAIN (TYP.)
EX. WATER METER TO BE REMOVED (TYP.)
PROP. ALTERNATIVE LOCATION FOR WATER SERVICES.
PROP. F.H. ASSEMBLY PER CITY STDS.
PROP. F.D.C. CONNECTION
PROP. F.D.C.
PROP. CITY UTILITY 20'X15' EASEMENT
PROP. 6" FIRE METER w/ 6" BFP PER CITY STANDARDS
PROP. 6" WATER METER w/ BFP PER CITY STANDARDS
PROP. BLUE/BLUE RPM
SEE MEP PLANS. (TYP.)
100' MAX.

KEITH

Memorandum

To: Benjamin Restrepo, PE
City of Fort Lauderdale

From: Lisa Bernstein, PE

Date: March 8, 2019

Re: West Village Parking Reduction Request – Sistrunk Redevelopment, SW Corner NW 6 Street and NW 7 Avenue (Avenue of the Arts)

The developer is proposing to construct West Village, a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. They are requesting a parking reduction from the number of spaces required by City Code. The City of Fort Lauderdale requires a parking reduction analysis for this request. This memorandum will outline the parking reduction methodology and analysis for the request.

The West Village proposed development is located on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts). The property is bounded by NW 6 Street to the north, NW 7 Avenue to the east, NW 5 Street to the south and NW 7 Terrace to the west in Fort Lauderdale, Florida.

West Village will be a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces. The provided parking spaces are less than the number required per City Code. The following analysis will compare the City Code required parking spaces for a Mid-Rise Apartment building with a retail component and the spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

City Code Requirements

The proposed development is in the City's Northwest Regional Activity Center (NWRAC). The City's *Unified Land Development Code, Section 47-20.0 Parking and loading zone requirements*, provides information in Table 3 for the NWRAC. Table 3 states that for the NWRAC, the parking space requirements for residential are the same for the uses in Table 1. Table 1 states that the parking requirement for multifamily efficiency and one-bedroom are 1.75 spaces per unit and for multifamily two-bedroom its is 2 spaces per unit.

Table 3 states that nonresidential use greater than 2,500 SF shall be required to provide 60% of the parking space requirements for the uses provided in Table 1. Retail sales, service requires one space per 250 SF of gross floor area (gfa). The first 2,500 SF of Retail space is not counted per Table 3, which would result in 14,075 SF used for the parking calculation. The City Code information is included.

Based on the City Code criteria, the following number of spaces would be required:

Multifamily Studio/One-bedroom	1.75 spaces/unit	384 units	672 spaces
Multifamily Two-bedroom	2.0 spaces/unit	73 units	146 spaces
Multifamily Two-bedroom/One Den/Two Bath	2.1 spaces/unit	13 units	28 spaces
Retail Space	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
Total Spaces Required per Code			**881 spaces**

With more reliance on different modes of transportation and the multitude of available transit along NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts), the code required spaces are excessive for the proposed development. Alternative travel modes which will reduce roadway congestion are being encouraged.

The City Code required parking is compared to the data provided by the ITE *Parking Generation, 4th Edition* for the same uses.

ITE Parking Generation, 4th Edition

The ITE *Parking Generation, 4th Edition*, provides an estimate of parking demand based on parking demand studies submitted to ITE by public agencies, consulting firms, universities, association and local sections, districts and student chapters of ITE.

The parking demand data used in this evaluation is for the Land Use Code (LUC) 221, Low/Mid-Rise Apartment. The Traffic Impact Study also used LUC 221 for the project's Trip Generation. The condition evaluated is the Average Peak Period Parking Demand vs. Dwelling Units, on a Weekday in an Urban Area. The information from the ITE *Parking Generation, 4th Edition* is included with this memorandum.

The peak demand for parking for a Mid-Rise Apartment is from 10:00 PM to 5:00 AM. The data provides an equation to determine the number of parked vehicles based on the number of dwelling units. The equation is based on study sites with an average of less than 1.5 bedrooms per dwelling unit, so will only be applied to the Studio and one-bedroom units. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak demand at 13 percent greater. The two-bedroom dwelling units will use the equation plus 13 percent.

The Retail Space in the ITE *Parking Generation, 4th Edition* is based on Land Use 820 – Shopping Center. This use is for large retail shopping centers with an average SF of over 500,000 SF. The retail for this project is more localized with 16,575 SF. The City Code allows for the parking requirement for Retail Space to be reduced, therefor the same information from the City Code is used for these number of parking spaces. Based on the ITE Parking Generation, the following number of spaces would be required:

Multifamily Studio/One-bedroom	P = 0.92X + 4	384 units	358 spaces
Multifamily Two-bedroom	P = (0.92X + 4) * 1.13	86 units	94 spaces
Retail Space (City Code)	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
Total Spaces Required per Code			**487 spaces**

Per ITE *Parking Generation, 4th Edition*, 487 spaces are required for the proposed project. There will be 498 spaces provided and the Retail spaces will not be needed at night and may be used for the residential overnight parking.

Conclusions

The developer is proposing to construct a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces.

The provided parking spaces are less than the number required per City Code. The analysis shows that the City Code required parking spaces for a Mid-Rise Apartment building with a retail component would require 881 spaces, far more than available or needed on site. The parking spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition for the same land uses are 487, which are less than what is being provided. The additional spaces and retail spaces would be available at night during the peak parking demand time for the residential. With the available alternative modes of transportation in the area, the reduced parking spaces would be appropriate for this project.

SECTION 47-20. - PARKING AND LOADING REQUIREMENTS

Sec. 47-20.1. - Intent and purpose.

A. The purpose of this section is:

1. To establish land development regulations that address the provision of off-street parking and loading for existing and future development, the access to parking areas; adequate on-site traffic circulation and integration of on-site and off-site traffic circulation.
2. To provide off-street parking requirements and standards for development and redevelopment of the city that achieve a balance between the parking needs and the limitation of space in a developed city.
3. To insure that development and redevelopment in the city includes safe, efficient and effective parking areas for the protection of existing neighborhoods and, where appropriate, to require mitigation of potential adverse impacts on adjacent uses.
4. The requirements of this section are intended to implement and complement the city's comprehensive plan, the Florida Building Code (Broward County Edition); guidelines adopted by the Institute of Transportation Engineers; city construction standards and specifications; the Florida Accessibility Code for Building Construction, latest edition regulations issued by federal and state agencies to implement the Federal Americans with Disabilities Act (ADA); and all other related and applicable codes.

(Ord. No. C-97-19, § 1(47-20.1), 6-18-97; Ord. No. C-03-23, § 2, 7-1-03)

Sec. 47-20.2. - Parking and loading zone requirements.

A. The off-street parking and loading required by this section shall be provided and maintained on the basis of the minimum requirements in the Table of Parking and Loading Zone Requirements ("Table"). Table 1 identifies uses and the parking and Table 2 identifies loading requirements for each use in all zoning districts except Downtown Regional Activity Center (RAC) districts, Central Beach Districts and districts within the North Beach Area as defined in Section 47-20.2.D.

B. For the purpose of calculating parking spaces, gross floor area shall not include: covered or enclosed parking areas; exterior unenclosed private balconies; floor space used for mechanical equipment for the building; and, elevator shafts and stairwells at each floor. Customer service area is the area of an establishment available for food or beverage service or consumption, or both, calculated by measuring all areas covered by customer tables and bar surfaces and any floor area within five (5) feet of the edge of said tables and bar surfaces, measured in all directions where customer mobility is permitted. Customer service area shall include any outdoor or patio floor area used or designed for food or beverage service or consumption, or both, measured as specified above. Areas between tables or bars which overlap in measurement with another table shall only be counted once.

C. Table 3 identifies the parking and loading requirements for the RAC and Central Beach districts.

D. Table 4 identifies the parking and loading requirements for the North Beach Area defined as the area

TABLE 1. PARKING AND LOADING ZONE REQUIREMENTS

	Standard Requirements	
Use	Parking Space Requirement	Loading Zone Requirement
Adult bookstore, products, sales, entertainment establishments	See Section 15-154 of Volume I of the Code.	See Table 2.
Adult Gaming Center, stand alone	½ gaming machines	See Table 2
Adult Gaming Center, as part of a shopping center or shared parking	½ gaming machines (no more than 10% of total parking spaces)	See Table 2
Amphitheater, stadium	1/4 seats	NA
Aquarium	1/400 sf gfa	1 Type I loading zone
Art gallery, art studio	1/400 sf gfa	See Table 2.
Asphalt, paving and roofing material manufacture	1/800 sf gfa	See Table 2.
Automotive service station, marine service station, minor and major repair, with and without fuel	2/repair bay, for either, and where fuel is provided 1 per fuel island	1 Type I loading zone
Automotive rental	1/250 sf gfa	Vehicle storage area shall provide 1 Type II loading zone

Motion picture theater, indoor	1/3 seats	NA
Moving services	See Trucking and courier services.	
Multifamily/rowhouse dwelling, efficiency	1.75/unit	NA
Multifamily/rowhouse 1 bedroom	1.75/unit	NA
Multifamily/rowhouse 1 bedroom + den or 2 bedroom	2/dwelling unit	NA
Multifamily/rowhouse 2 bedroom + den or 3 bedroom	2.1/dwelling unit	NA
Multifamily/rowhouse 3 bedroom + den or 4 bedroom and greater	2.2/dwelling unit	NA
Museum	1/400 sf gfa	1 Type I loading zone
Music recording studios	1/800 sf gfa	See Table 2.
Nail salon	1/250 sf gfa	See Table 2.
Newspapers, magazines store	1/250 sf gfa	See Table 2.
Nurseries, retail and garden stores	1/250 sf gfa	See Table 2.
Nursing home	1/4 residents + 1/employee as defined by state license	NA
Oil change shop, drive-thru	2/service bay	NA

Professional office (not including medical, dental offices)	1/250 sf gfa	See Table 2.
Public assembly place (auction house, auditorium, civic and convention centers)	1/400 sf gfa or outdoor space used for activity	See Table 2.
Public/private recreation (ballfields, ball courts, pools)	1/3 seats where grandstands provided 3/court for court sports 1/200 sf pool surface	NA
Rail terminal	See Commuter airport, rail, bus transit terminal	
Repair shops and services	1/250 sf gfa	See Table 2.
Restaurant equipment sales	1/800 sf gfa	See Table 2.
Restaurant with or without drive-thru, less than or equal to 4,000 sf	1/100 sf gfa; including outdoor dining area on the site	See Table 2.
Restaurant with or without drive-thru greater than 4,000 sf	1/30 sf of customer service area including outdoor dining area on the site + 1/250 sf gfa Customer service area, see Section 47-2 and Section 47-20.2.B.	See Table 2.
Restaurant, take-out or delivery only	1/250 sf gfa, including outdoor dining area, if any	See Table 2.
Retail sales, retail service, unless otherwise provided for herein	1/250 sf gfa	

Regional Activity Center—Transitional Mixed Use District

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential uses	For RAC-WMU 1.2/du or 3 spaces for each four rooms provided with a bathroom, toilet or shower facility whichever requirement is greater. In RAC-SMU and RAC-EMU the general parking requirement for a multifamily use shall apply.	NA
Nonresidential uses	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the Parking space requirements for uses as provided in Table 1.	See Loading requirements for uses as provided in Table 2.

Northwest Regional Activity Center—NWRAC-MU Districts

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements

Residential use	See Parking requirements for uses as provided in Table 1. Bicycle Parking—1 per 10 dwelling units	N/A
Nonresidential use	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1. Bicycle Parking—1 per 20 parking spaces provided	See Loading requirements for uses as provided in Table 2.

South Regional Activity Center—SA(e) and (w) Districts

	Standard Requirements	
Use	Parking Space Requirements	Loading Zone Requirements
Residential Use	See Parking requirements for uses as provided in Table 1.	N/A

4th Edition

Parking Generation

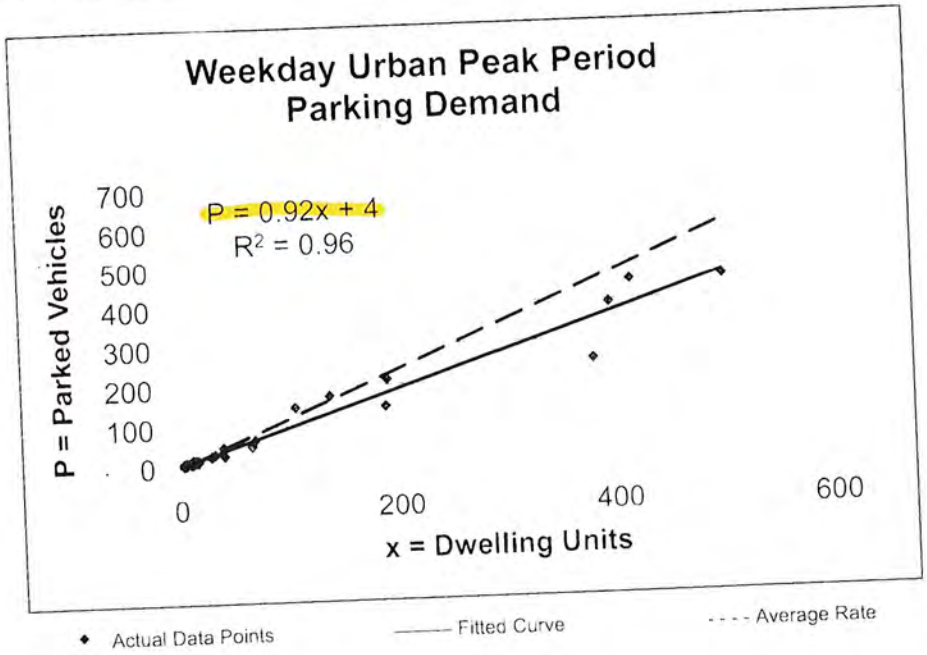
ite

Institute of Transportation Engineers

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Urban

Statistic	Peak Period Demand
Peak Period	10:00 p.m.–5:00 a.m.
Number of Study Sites	40
Average Size of Study Sites	70 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.42
Coefficient of Variation	35%
95% Confidence Interval	1.07–1.33 vehicles per dwelling unit
Range	0.66–2.50 vehicles per dwelling unit
85th Percentile	1.61 vehicles per dwelling unit
33rd Percentile	0.93 vehicles per dwelling unit



West Village

NW 7 Avenue

Fort Lauderdale, Florida 33311

Traffic Impact Study

February 18, 2019

Prepared By:
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, Florida 33060
Project No: 09535.01

West Village

NW 7 Avenue

Fort Lauderdale, Florida 33311

Traffic Impact Study

February 2019

Prepared For:

Urbano 500 LLC

500 West Cypress Road

Fort Lauderdale, Florida 33309

Prepared By:

Keith and Associates, Inc.

301 East Atlantic Boulevard

Pompano Beach, Florida 33060

This item has been electronically signed and sealed by Lisa Susan Bernstein, P.E. on the date below using a Digital Signature.

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

LISA SUSAN BERNSTEIN LICENSE No. 54770 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 2019.03.04 14:36:17-05'00'

Lisa S. Bernstein, PE

Florida Registration Number 54770

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Executive Summary

Urbano 500 LLC is proposing to develop West Village, a six-story Mixed-Use Development with 470 apartment units and 16,575 Square Feet (SF) of Retail use on NW 7 Avenue in Fort Lauderdale, Florida. The City of Fort Lauderdale is requesting a Traffic Impact Study to evaluate the traffic that will be generated by the project.

The Traffic Impact Study consists of the proposed project's trip generation and trip distribution throughout the surrounding roadways. Eight (8) area intersections and the project's access drive are analyzed during the morning (AM) and afternoon (PM) peak traffic hours. The existing traffic is compared to the future traffic without the project and the future traffic with the project. The future is considered 2023, the buildout year of the project.

The analyses in the study demonstrates that the proposed access to the development is sufficient to accommodate the projects trips. The new trips anticipated to be generated by the proposed project will not have a significant impact on the surrounding roadways. The intersections around the proposed development will continue to operate at acceptable Levels of Service.

TRAFFIC IMPACT STUDY

West Village

Fort Lauderdale, Florida 33060

Introduction

Urbano 500 LLC is proposing to develop West Village, a six-story Mixed-Use Development on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts). There will be a maximum of 470 apartment units and 16,575 Square Feet (SF) of Retail use. The properties are mostly vacant except for a Christian Center and a small, single-story apartment building.

Existing Conditions

The property is located on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts) which is a signalized intersection. The site is bordered by NW 6 Street to the north, NW 7 Avenue to the east, NW 5 Street to the south and NW 7 Terrace to the west. The roadways in the vicinity of the project are as follows:

- NW 6 Street (Sistrunk Boulevard) – A four-lane (10-foot) divided, east-west roadway. The speed limit is 30 MPH.
- NW 7 Avenue (Avenue of the Arts) – A five-lane (11-foot), north-south, roadway. The speed limit is 35 MPH.
- NW 5 Street – A two-lane (12-foot), east-west roadway. The speed limit is 30 MPH.
- NW 7 Terrace – A two-lane (10-foot), north-south, roadway. The speed limit is 30 MPH.
- NW 9 Avenue – A two-lane (10-foot), north-south, roadway. The speed limit is 25 MPH.
- NW 4 Street – A two-lane (12-foot), east-west roadway. The speed limit is 30 MPH.

The property is currently occupied by a Christian Center and a small, single-story apartment building. Figure 1 shows the property location.

Proposed Conditions

The redevelopment of the site will result in the demolition of the existing building space and the construction of a new six-story apartment building with 470 units and 16,575 SF of retail. The proposed access to the property will be a driveway connection at NW 7 Terrace, north of NW 5 Street. The buildout year is 2023. The proposed site plan is included in Appendix A.

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301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Project Location

Figure 1
West Village
Fort Lauderdale, Florida

Trip Generation

Trip generation calculations for the existing and proposed conditions are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), *Trip Generation Manual,* 10th Edition. Trip generation calculations for the proposed development are based on ITE Land Use Code (LUC) 221, Multifamily (Mid-Rise) and LUC 820, Shopping Center. The Shopping Center LUC is used for retail uses that are not specifically defined. Due to the small SF proposed compared to a shopping center, the lower end of the average rate is used for the Retail component Daily trips. These Land Use Codes are used for the analysis and the results are summarized in Tables 1, 2 and 3 for Daily, AM Peak Hour and PM Peak Hour, respectively.

Table 1
Daily - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Multi-Family Housing (Mid-Rise)	221	470	Dwelling Units	T=5.45(X)-1.75	50%	50%	1,280	1,280	2,560
Shopping Center (Retail)	820	16,575	SF	T=7.42(X)	50%	50%	61	61	122
Sub-Total							**1,341**	**1,341**	**2,682**
Internalization 10%							134	134	268
Total Proposed							**1,207**	**1,207**	**2,414**

Source: ITE Trip Generation Handbook, 10 Edition

Table 2
AM Peak Hour - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Multi-Family Housing (Mid-Rise)	221	470	Dwelling Units	Ln(X)=0.98Ln(X)-0.98	26%	74%	41	115	156
Shopping Center (Retail)	820	16,575	SF	T=0.94(X)	62%	38%	10	6	16
Sub-Total							**51**	**121**	**172**
Internalization 10%							5	12	17
Total Proposed							**46**	**109**	**155**

Source: ITE Trip Generation Handbook, 10 Edition

Table 3

PM Peak Hour - Trip Generation

Land Use	ITE Code	Intensity		Trip Generation Rate	In	Out	Total Trips		
							In	Out	Total
Multi-Family Housing (Mid-Rise)	221	470	Dwelling Units	Ln(X)=0.96Ln(X)-0.63	61%	39%	119	77	196
Shopping Center (Retail)	820	16,575	SF	T=3.81(X)	48%	52%	30	33	63
Sub-Total							**149**	**110**	**259**
Internalization 10%							15	11	26
Total Proposed							**134**	**99**	**233**

Source: ITE Trip Generation Handbook, 10 Edition

Using the ITE trip generation rates, the proposed development will 2,414 Daily trips, 155 AM Peak Hour trips and 233 PM Peak Hour trips.

The trips generated by the proposed development are used in the analyses, trip credit was not applied for the few small buildings on the site. Appendix B includes the trip generation worksheets.

Trip Distribution

The trip distribution is based on the data from existing traffic counts, FDOT count stations and general knowledge of the area surrounding the project location. Figure 2A illustrates the trip distribution percentages for the area. Figures 2B and 2C show the distribution at the study intersections by lane movement.

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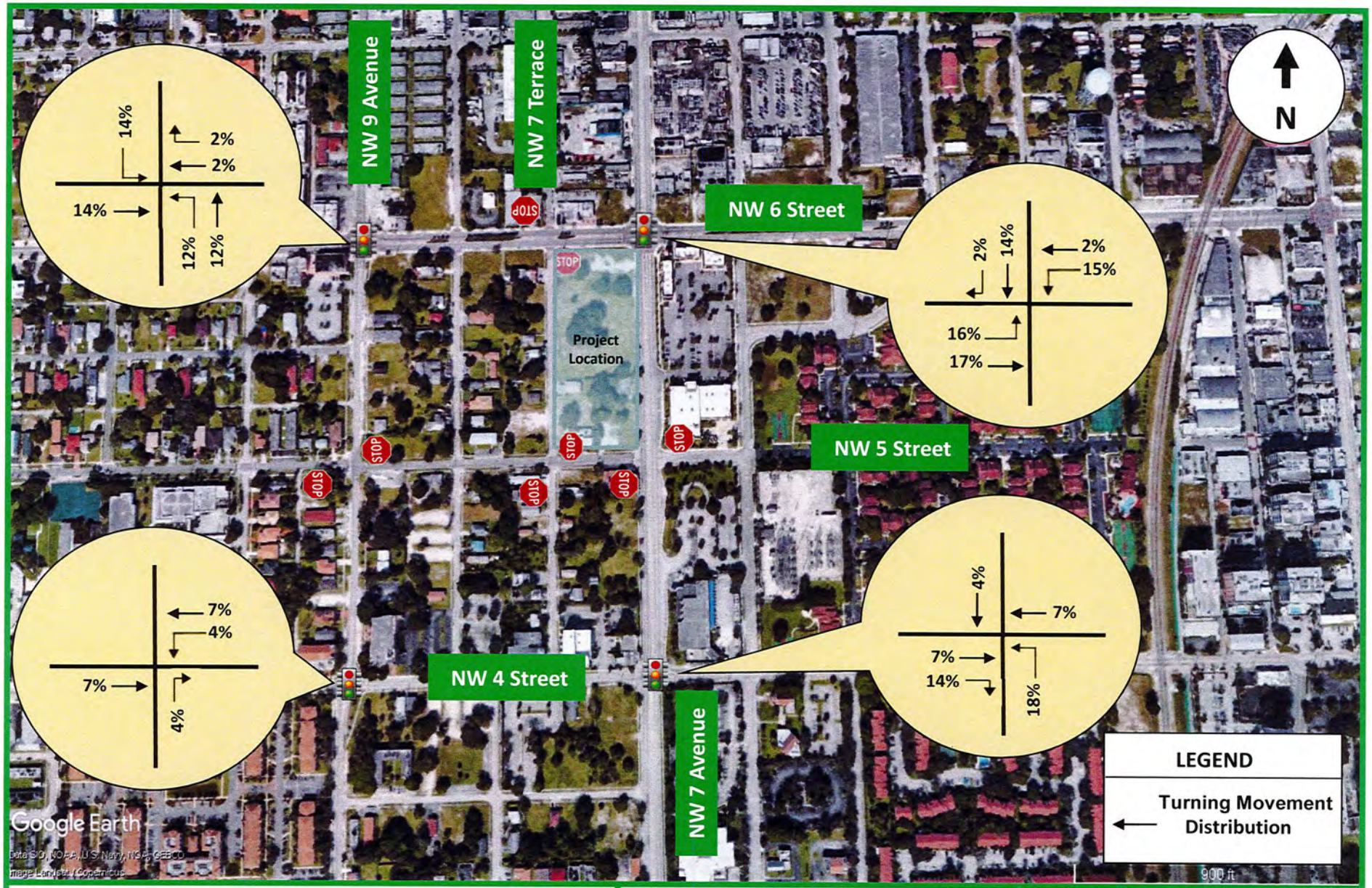
Pompano Beach, Florida 33060

Overall Project Distribution

Figure 2A
West Village
Fort Lauderdale, Florida



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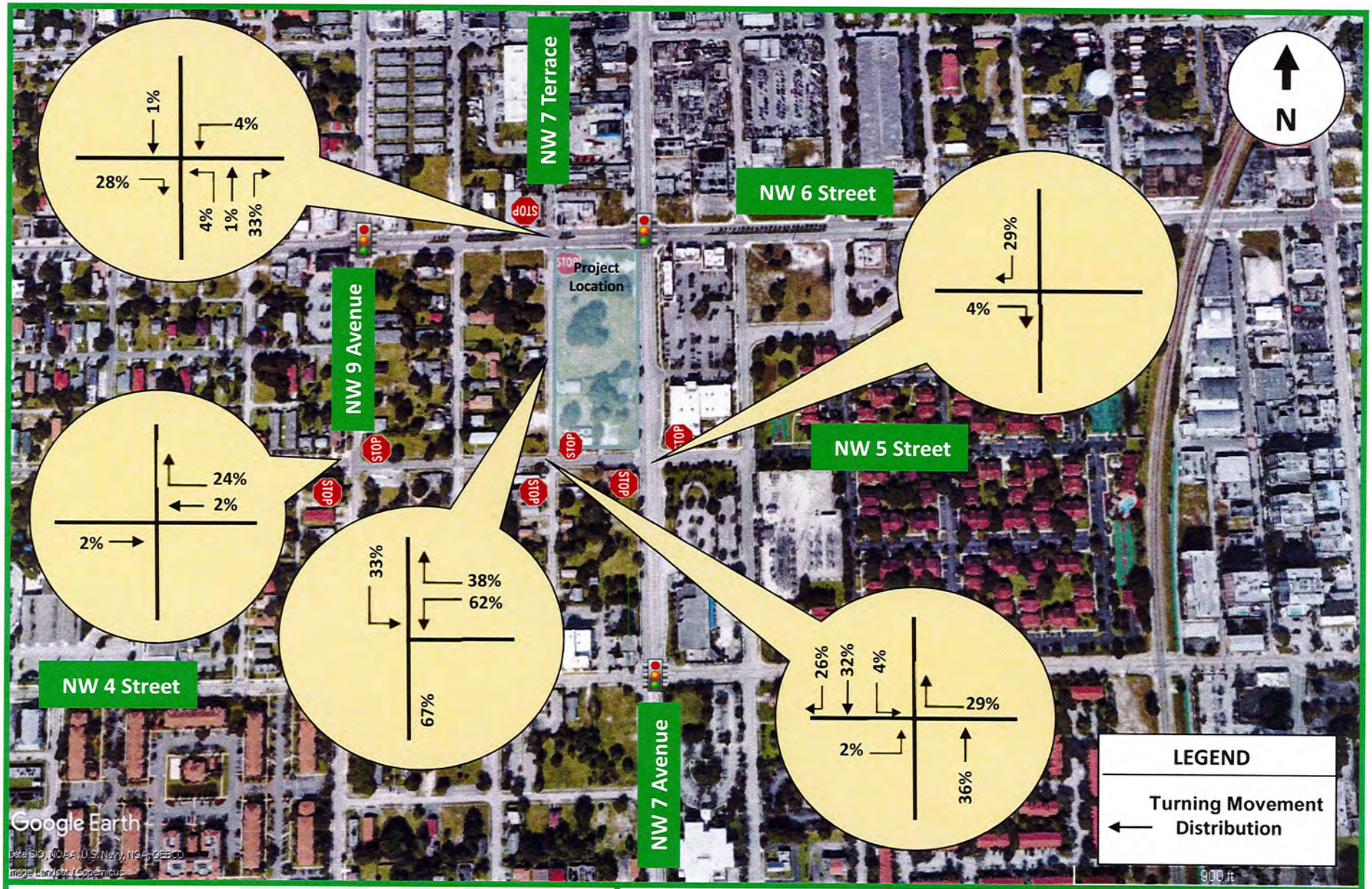
Project Distribution By Turning Movement

Figure 2B
West Village
Fort Lauderdale, Florida



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Project Distribution By Turning Movement

Figure 2C
West Village
Fort Lauderdale, Florida

Intersection Analyses

The following intersections are analyzed for existing, future without the project and future with the project conditions for both the AM and PM Peak Hours:

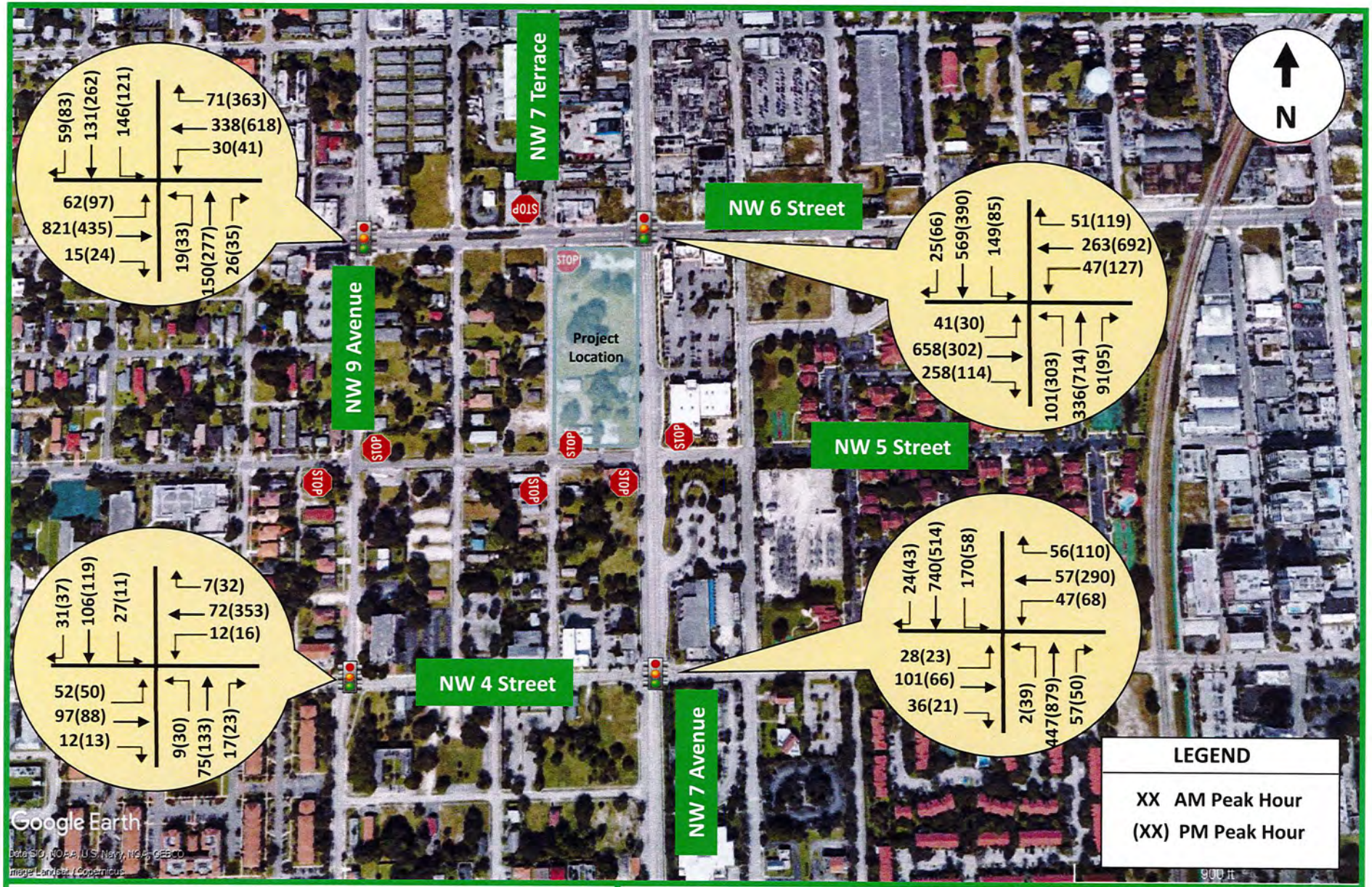
- NW 6 Street (Sistrunk Boulevard)/NW 7 Avenue (Avenue of the Arts) – A signalized intersection.
- NW 6 Street (Sistrunk Boulevard)/NW 7 Terrace – An unsignalized intersection.
- NW 6 Street (Sistrunk Boulevard)/NW 9 Avenue – A signalized intersection.
- NW 5 Street/NW 7 Avenue (Avenue of the Arts) – An unsignalized intersection.
- NW 5 Street/NW 7 Terrace – An unsignalized intersection.
- NW 5 Street/NW 9 Avenue – An unsignalized intersection.
- NW 4 Street/NW 7 Avenue (Avenue of the Arts) – A signalized intersection.
- NW 4 Street/NW 9 Avenue – A signalized intersection.

Traffic counts were performed on December 11 and 12, 2018 during the AM Peak Hour (7:00 to 9:00) and PM Peak Hour (4:00 to 6:00). Figures 3A and 3B detail the existing traffic at the subject intersections. Figures 4A and 4B are the Future Background Traffic; Figures 5A and 5B show the Project Traffic and Figures 6A and 6B show the Future Total Traffic and includes the volumes at the proposed driveway on NW 7 Terrace.

The growth rate of 1% is documented through five (5) FDOT count stations around the project the FDOT Traffic Trends Analysis Tool. The five (5) sites yielded growth rate of 2.12%, -2.43%, 0.66%, 1.03% and 0.85%. The average of these rates is less than 1.00%, therefore, to be conservative a 1% growth rate is applied for the 2023 background traffic. The Historical AADT and FDOT Traffic Trends Analysis Tool spreadsheets are included in Appendix C.

The peak season factor was determined by using the FDOT Peak Season Factor Category Report for the area in which the project is located. For the peak season factor, the area is Central Broward, west of US 1 to SR 7. The peak season factor is also in Appendix C.

The analyses, to determine Level of Service (LOS), are done using Highway Capacity Software. The Highway Capacity Manual (HCM) states that the LOS is a quantitative stratification of a performance measure or measures that represent quality of service. The measures used to determine LOS for transportation system elements are called service measures. The HCM defines six (6) levels of service, ranging from A to F, for each service measure, or for the output from a mathematical model based on multiple performance measures. The results of the analyses for the eight (8) intersections are summarized in Table 4.



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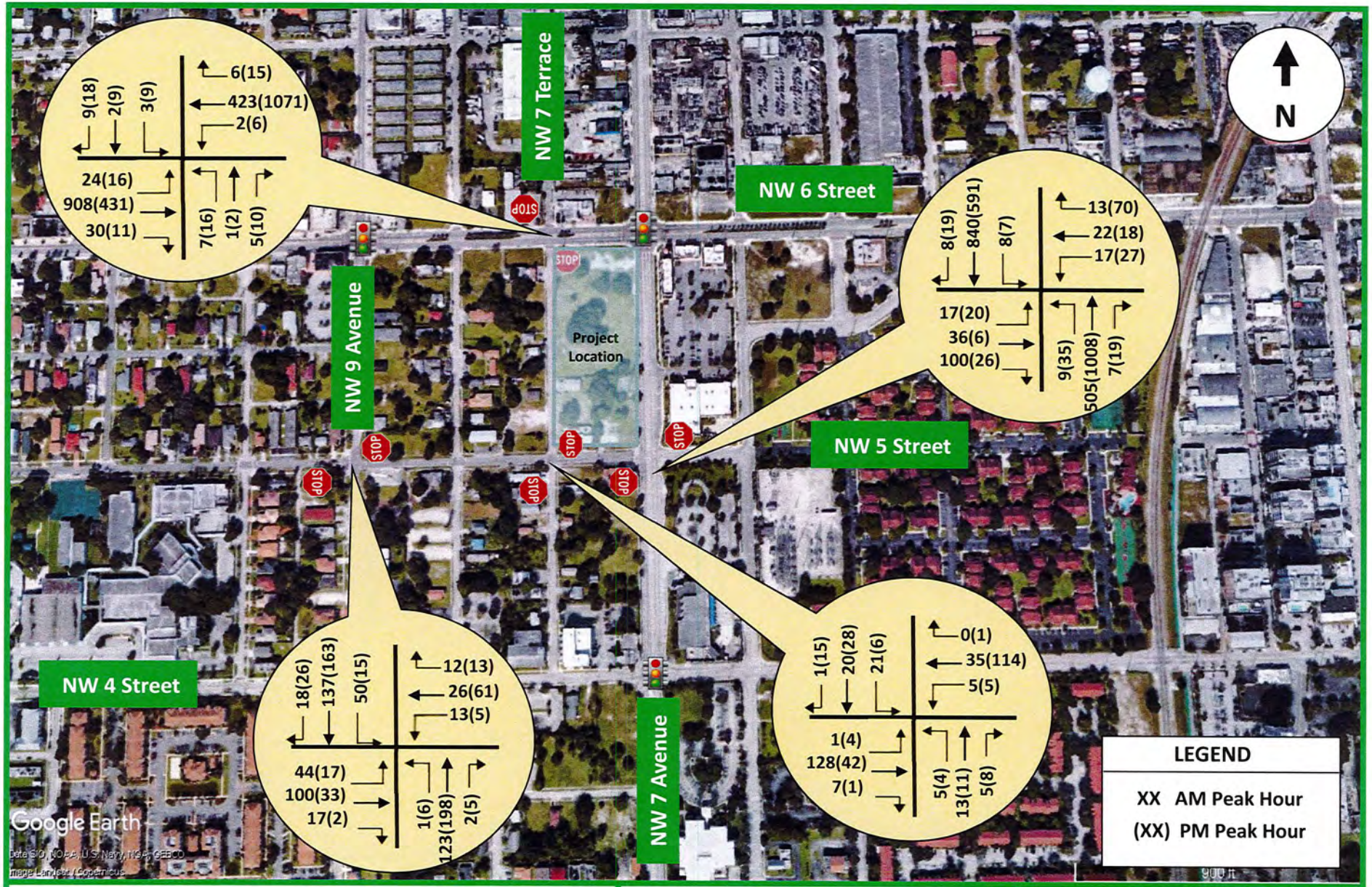
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Existing Traffic

Figure 3A
West Village
Fort Lauderdale, Florida



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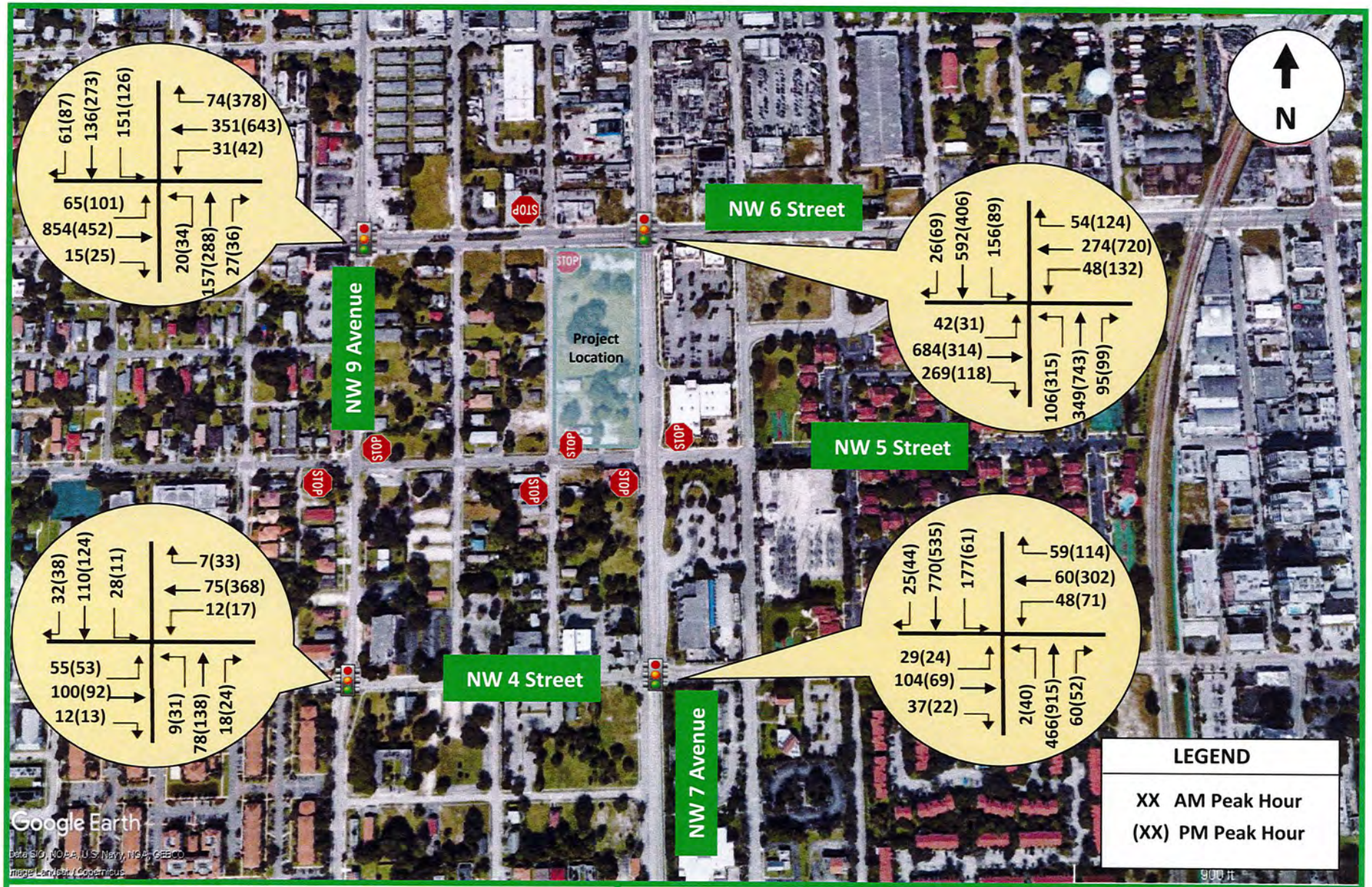
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Existing Traffic

Figure 3B
West Village
Fort Lauderdale, Florida



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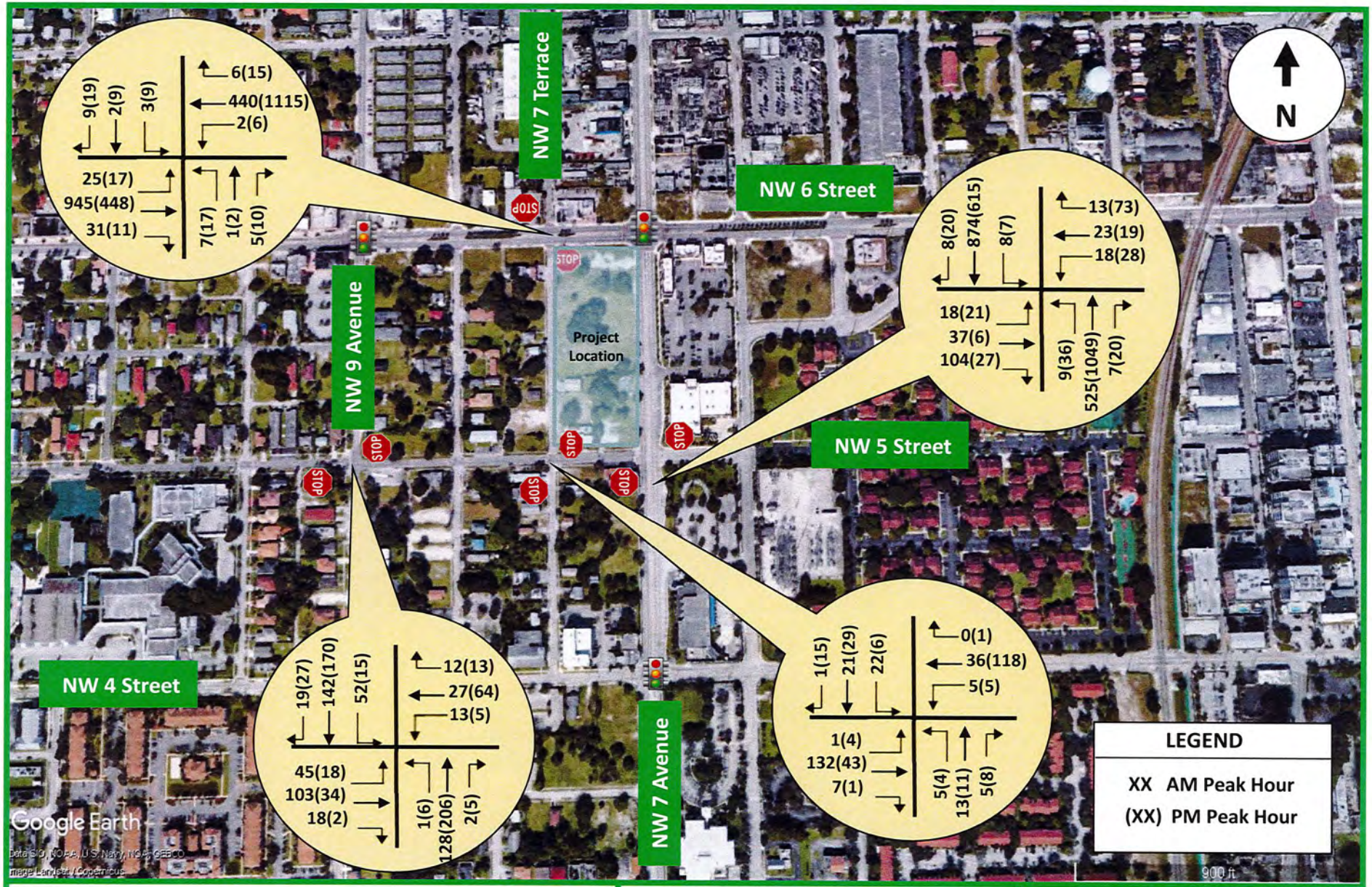
Pompano Beach, Florida 33060

Future Background Traffic

Figure 4A
Sistrunk Redevelopment
Fort Lauderdale, Florida



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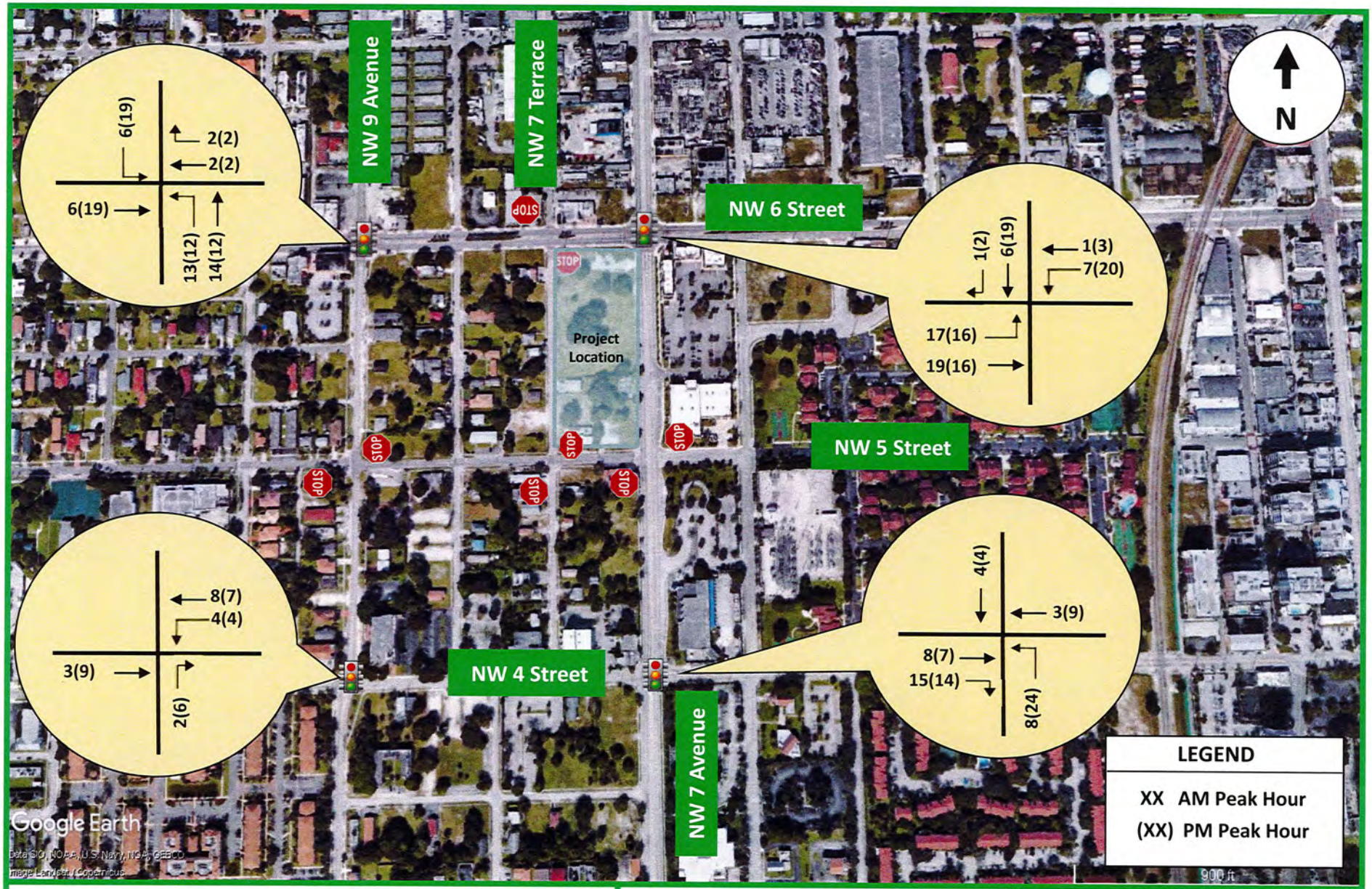
Pompano Beach, Florida 33060

Future Background Traffic

Figure 4B
Sistrunk Redevelopment
Fort Lauderdale, Florida

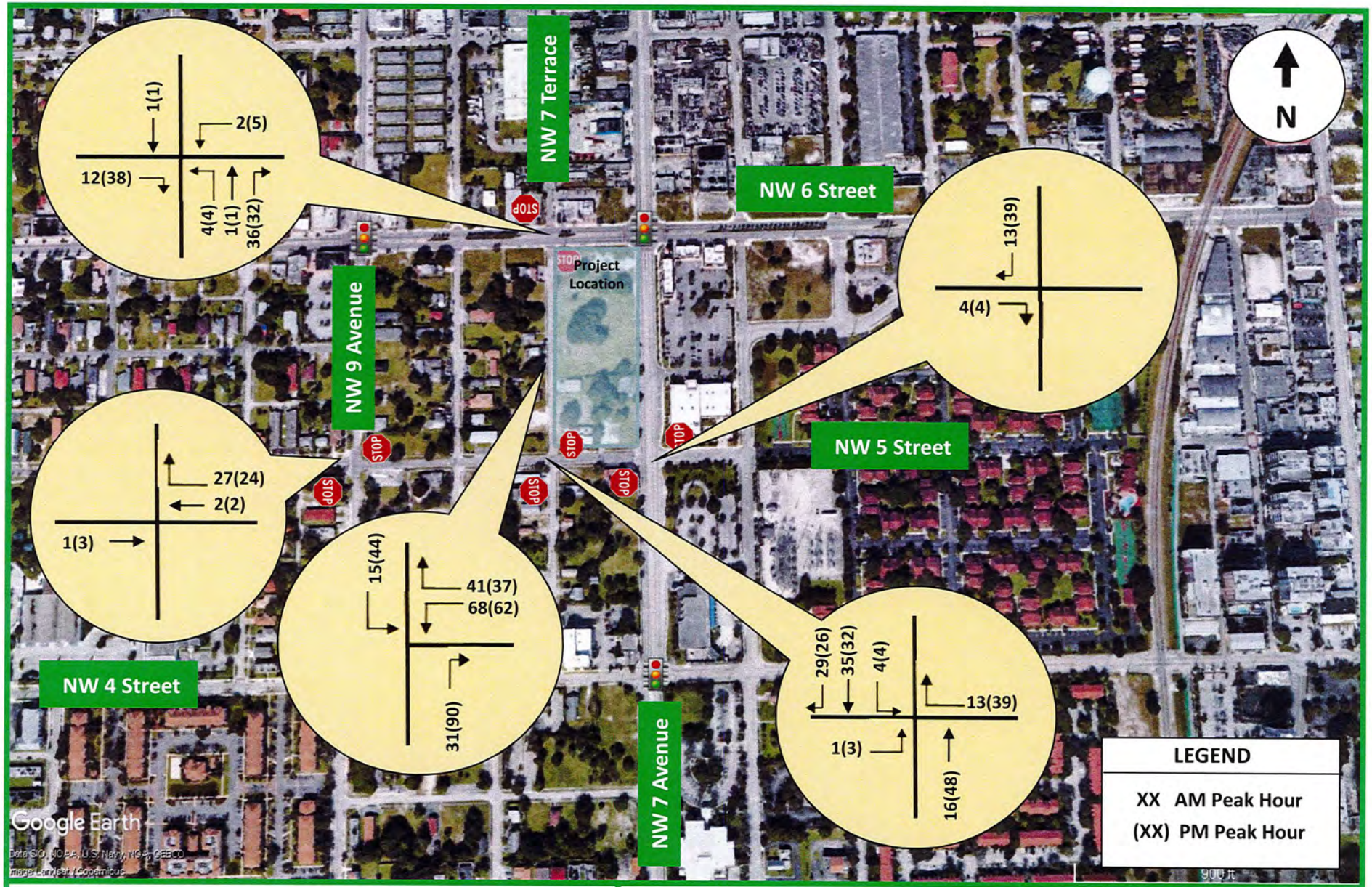


KEITH

301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Project Traffic

Figure 5A
West Village
Fort Lauderdale, Florida



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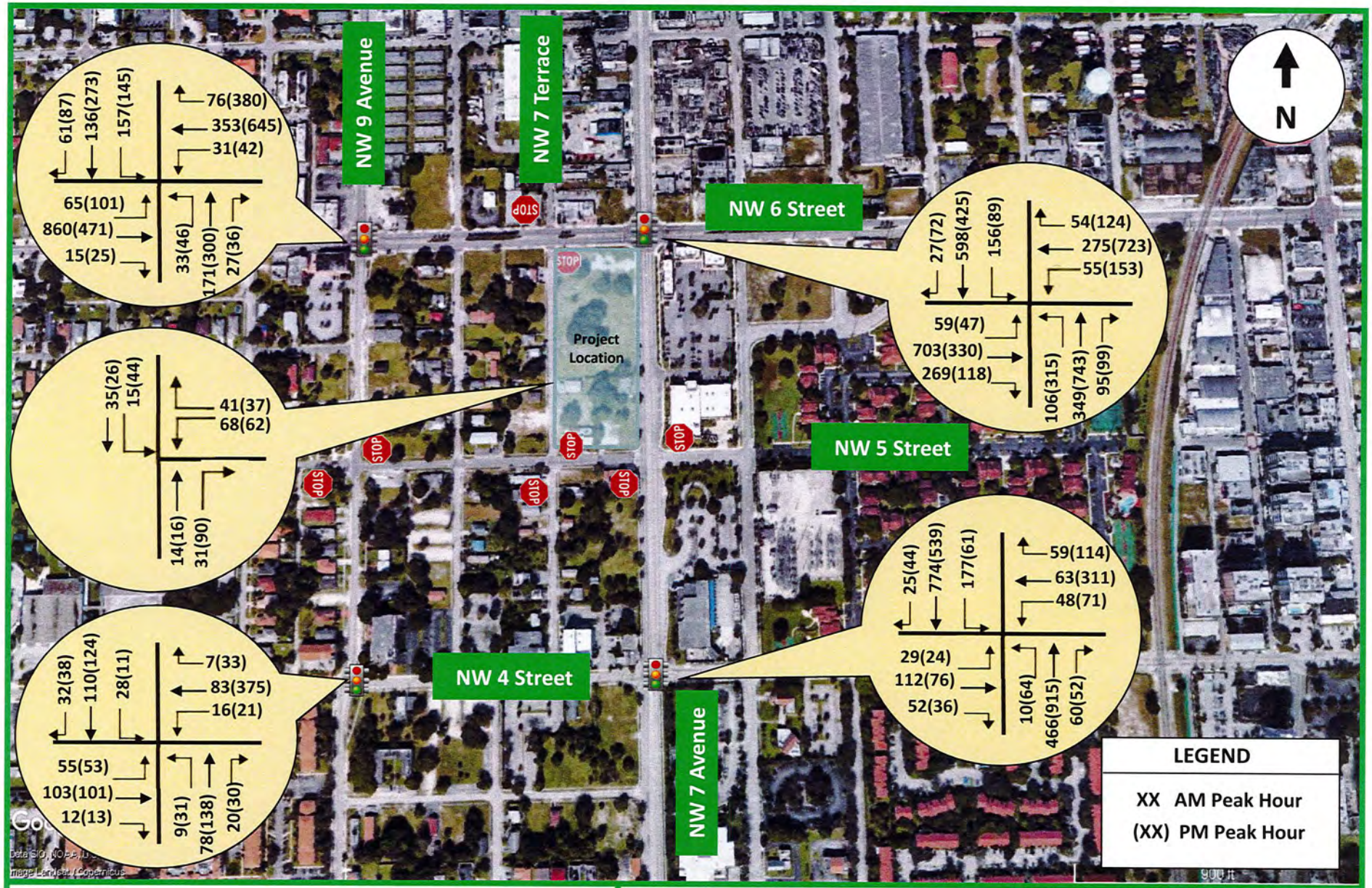
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Project Traffic

Figure 5B
West Village
Fort Lauderdale, Florida

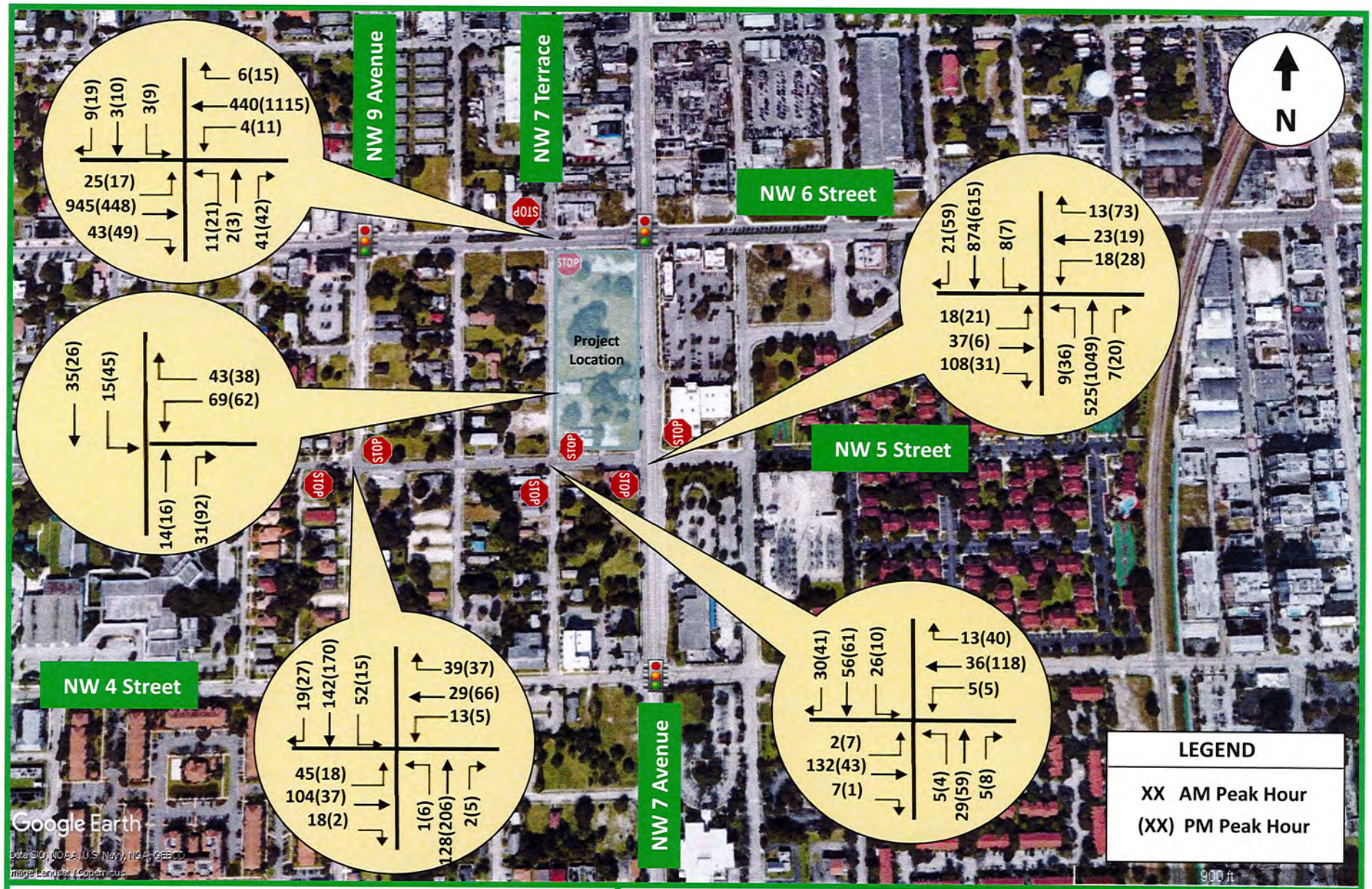


KEITH

301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Future Total Traffic

Figure 6A
Sistrunk Redevelopment
Fort Lauderdale, Florida



KEITH

301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Future Total Traffic

Figure 6B
Sistrunk Redevelopment
Fort Lauderdale, Florida

Table 4
Level of Service

Intersection	Existing 2018 (AM/PM)					Future Without Project (AM/PM)					Future With Project (AM/PM)				
	EB	WB	NB	SB	Int.	EB	WB	NB	SB	Int.	EB	WB	NB	SB	Int.
NW 6 Street/NW 7 Avenue Delay (s/veh) Signalized	C/C 33.4/23.6	C/C 24.1/29.0	B/B 10.6/12.8	C/C 22.2/21.2	**C/C** **24.2/20.9**	D/C 35.7/23.8	C/C 24.3/30.0	B/B 10.7/13.2	C/C 22.6/21.5	**C/C** **25.3/21.4**	D/C 36.9/24.4	C/C 26.0/30.6	B/B 10.7/13.3	C/C 22.6/21.6	**C/C** **26.1/21.9**
NW 6 Street/NW 7 Terrace Delay (s/veh) Unsignalized (Two-Way Stop)	A/B 8.3/11.1	B/A 10.2/8.3	C/C 18.7/16.1	B/C 12.7/20.1		A/B 8.4/11.4	B/A 10.4/8.4	C/C 19.4/16.8	B/C 13.0/20.6		A/B 8.4/11.4	B/A 10.4/8.4	C/C 15.8/14.5	B/C 13.9/20.9	
NW 6 Street/NW 9 Avenue Delay (s/veh) Signalized	B/B 10.2/10.9	A/B 9.4/14.8	B/C 17.5/21.2	B/C 17.5/20.3	**B/B** **12.0/15.9**	B/B 10.4/11.2	A/B 9.4/15.3	B/C 17.6/21.5	B/C 17.7/20.6	**B/B** **12.3/16.3**	B/B 10.4/11.3	A/B 9.6/15.3	B/C 17.7/21.9	B/C 17.9/22.0	**B/B** **12.4/16.7**
NW 5 Street/NW 7 Avenue Delay (s/veh) Unsignalized (Two-Way Stop)	D/C 31.0/24.7	D/D 27.0/32.4	A/A 9.8/9.1	A/B 8.5/10.9		E/D 35.2/26.9	D/E 29.3/37.6	A/A 10.0/9.2	A/B 8.6/11.1		E/D 35.9/26.8	D/E 29.8/39.2	B/A 10.0/9.3	A/B 8.6/11.1	
NW 5 Street/NW 7 Terrace Delay (s/veh) Unsignalized (Two-Way Stop)	A/A 7.3/7.5	A/A 7.6/7.3	B/A 10.2/9.7	B/A 10.6/10.1		A/A 7.3/7.5	A/A 7.6/7.3	B/A 10.3/9.8	B/A 10.7/10.2		A/A 7.3/7.6	A/A 7.6/7.3	B/B 10.7/11.2	B/B 11.1/11.3	
NW 5 Street/NW 9 Avenue Delay (s/veh) Unsignalized (All-Way Stop)	A/A 9.85/8.63	A/A 8.62/8.68	A/A 9.21/9.45	B/A 10.15/9.30	**A/A** **9.70/9.21**	B/A 10.02/8.73	A/A 8.70/8.79	A/A 9.34/9.62	B/A 10.36/9.47	**A/A** **9.87/9.36**	B/A 10.17/8.85	A/A 8.84/8.95	A/A 9.52/9.83	B/A 10.60/9.67	**B/A** **10.00+/9.51**
NW 4 Street/NW 7 Avenue Delay (s/veh) Signalized	C/B 20.1/19.5	B/C 19.1/25.4	B/B 13.3/16.5	B/B 15.7/14.1	**B/B** **15.7/17.9**	C/B 20.2/19.7	B/C 19.2/26.1	B/B 13.4/16.9	B/B 16.1/14.5	**B/B** **16.0/18.3**	C/C 20.6/20.1	B/C 19.2/26.6	B/B 13.4/16.8	B/B 16.2/14.5	**B/B** **16.1/18.4**
NW 4 Street/NW 9 Avenue Delay (s/veh) Signalized	B/B 12.1/12.1	B/B 11.3/15.3	B/B 10.9/11.3	B/B 11.2/11.4	**B/B** **11.4/13.2**	B/B 12.2/12.2	B/B 11.3/15.8	B/B 10.9/11.3	B/B 11.2/11.4	**B/B** **11.5/13.5**	B/B 12.2/12.3	B/B 11.4/16.2	B/B 10.9/11.4	B/B 11.2/11.4	**B/B** **11.5/13.7**
Project Driveway/NW 7 Terrace Delay (s/veh) Unsignalized (One-Way Stop)	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A		A/A			B/A	

The LOS, for the study intersections do not exceed the City of Fort Lauderdale requirements for capacity per City Code: *Article V. Development Review Criteria, Section 47.25. – Development Review Criteria, M. Transportation facilities, 3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.*

FDOT and Broward County did not require a traffic study.

The overall Level of Service (LOS) for the study intersections are acceptable for all conditions.

Pedestrian and bicycle activity were observed during the vehicle counts. The pedestrian and bicycle activity did not have a significant impact on the operation of any of the intersections.

The actual count data and the turning movement count data are included in Appendix D. The signal timing and the HCS+ summary reports are included in Appendix E.

Conclusions

Urbano 500 LLC is proposing to develop West Village, a six-story Mixed-Use Development on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts). There will be a maximum of 470 apartment units and 16,575 Square Feet (SF) of Retail use.

The access to the proposed development is sufficient to accommodate the project trips. The trip generation for the project indicates that the new trips anticipated to be generated will not have a significant impact on the surrounding roadways. The intersections around the proposed development will continue to operate at acceptable Levels of Service.

Based on the findings in this report, the proposed development, at NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts), is compatible with the surrounding neighborhood and will not have a significant impact on the surrounding roadways.

Appendix A

Site Plan

LEGAL DESCRIPTION:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

COPY FROM SURVEY
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

PLAN PURPOSE:

THE PROPOSED PROJECT INCLUDES..

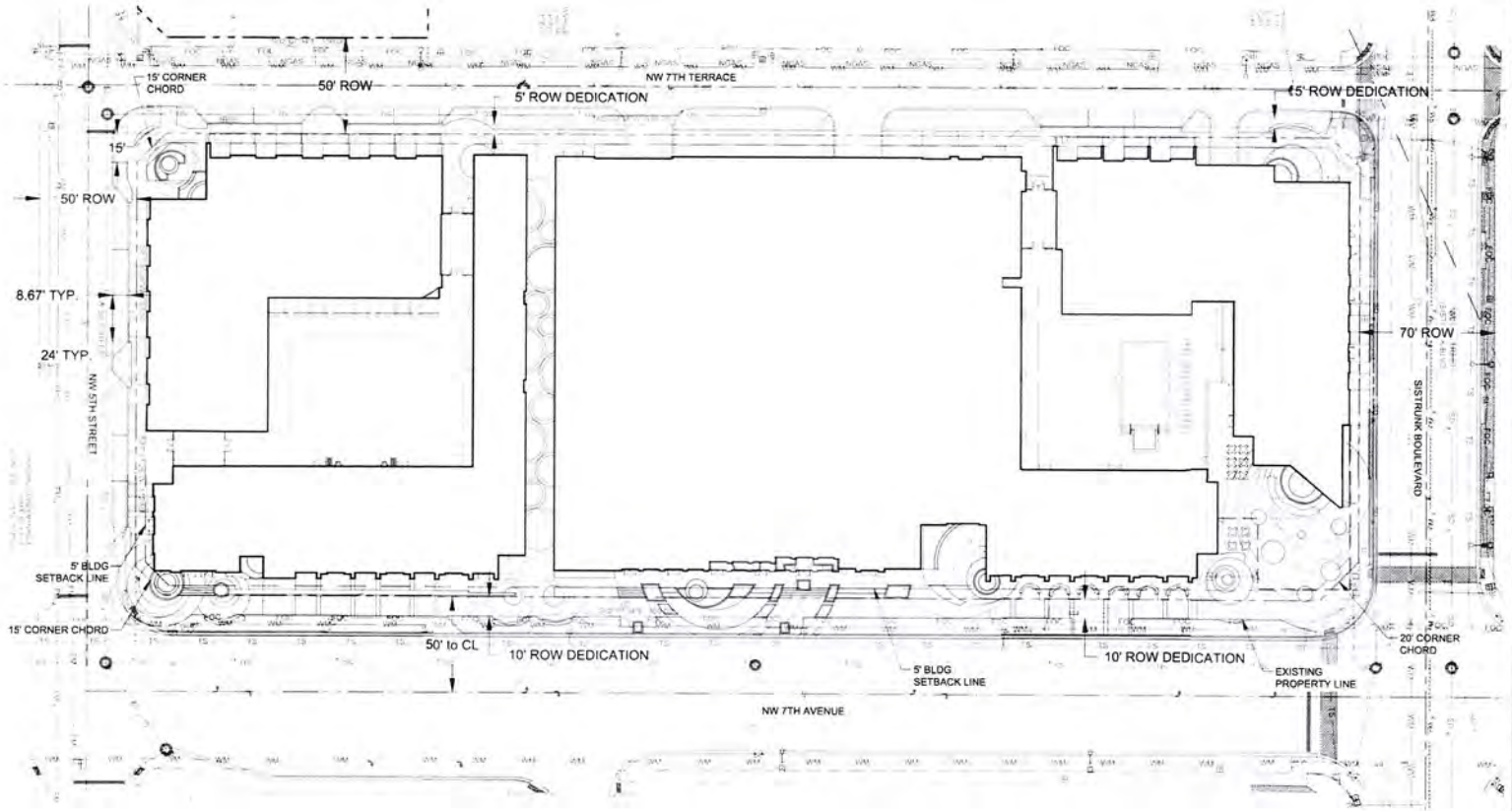
XXXXX EXAMPLE ONLY XXXXX

THE REDEVELOPMENT OF THREE EXISTING PARCELS FOR A 149,271 S.F. HOTEL FACILITY. THE HOTEL WILL FEATURE 175 ROOMS AND ENCOMPASS 12 STORIES, THREE OF WHICH WILL BE A PARKING GARAGE.

XXXXX EXAMPLE ONLY XXXXX

NOTES:

1. INSERT NOTE HERE



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

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2019
DRAWN BY:	MA, AS
DESIGNED BY:	FH
CHECKED BY:	PW

PAUL WEINBERG, PLA
FLORIDA REG. NO. LA0666804
(FOR THE FIRM)

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

SHEET 1 of

PROJECT NO 09535.01

Appendix B

Trip Generation

Multifamily Housing (Mid-Rise)
(221)

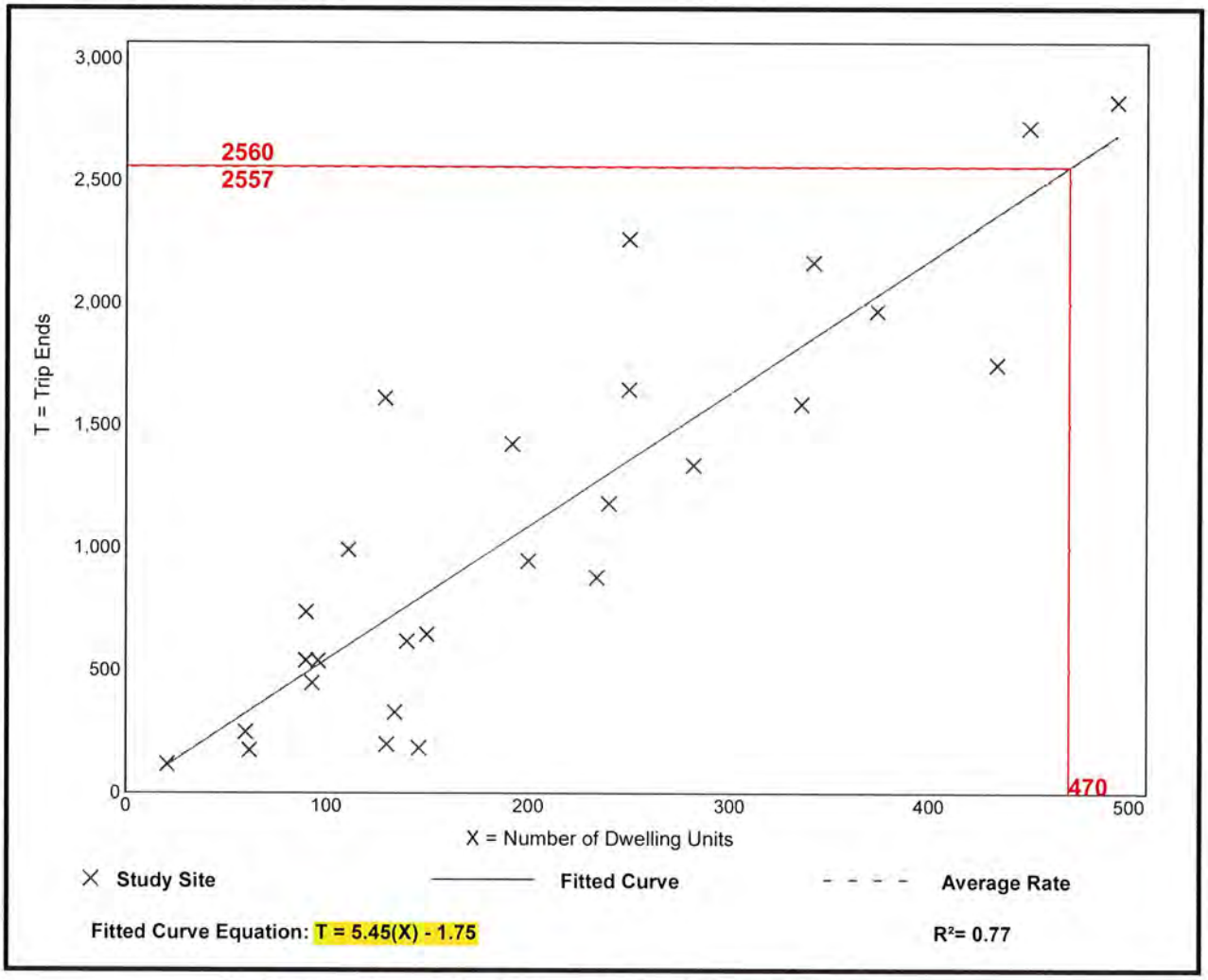
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



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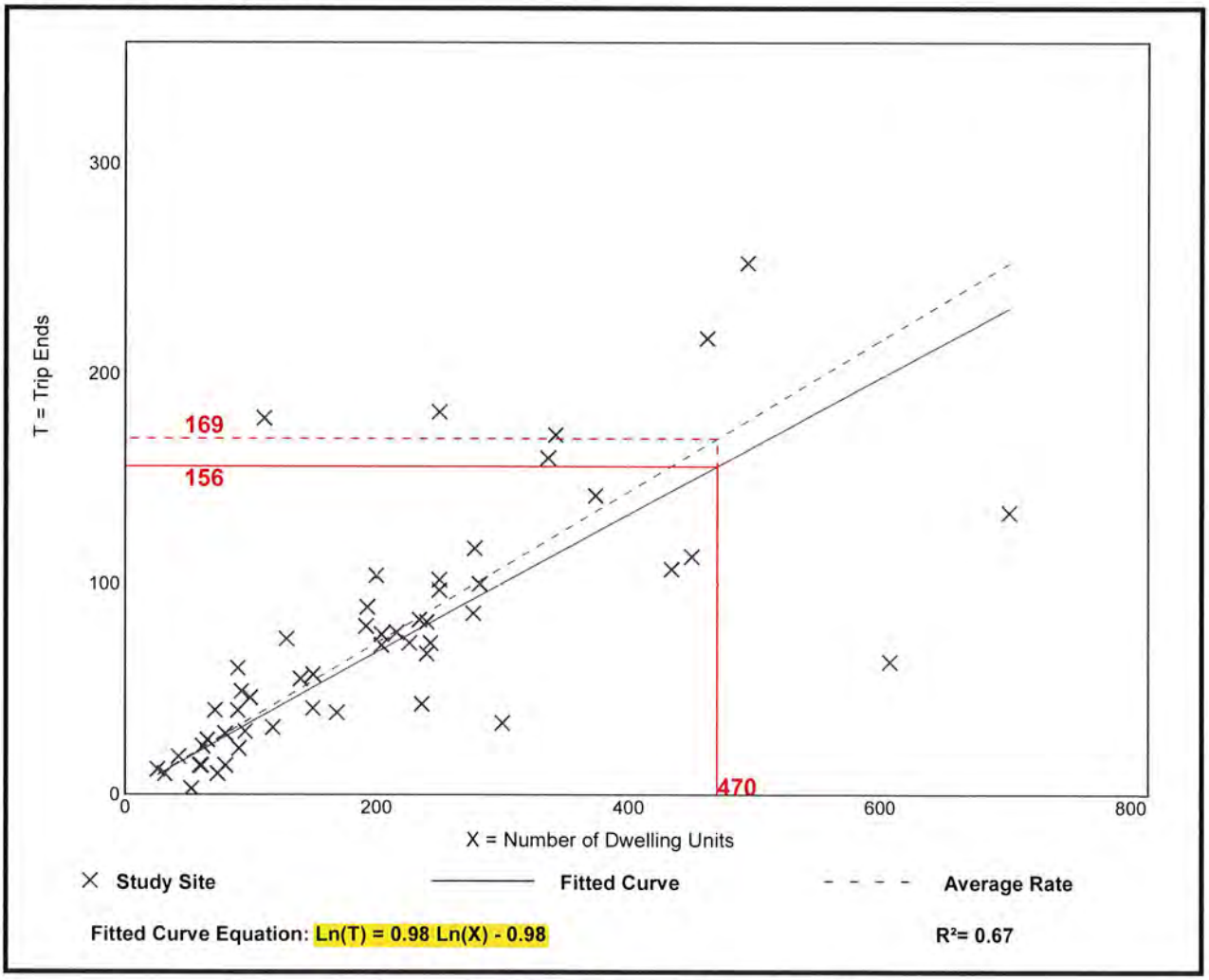
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 53
Avg. Num. of Dwelling Units: 207
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



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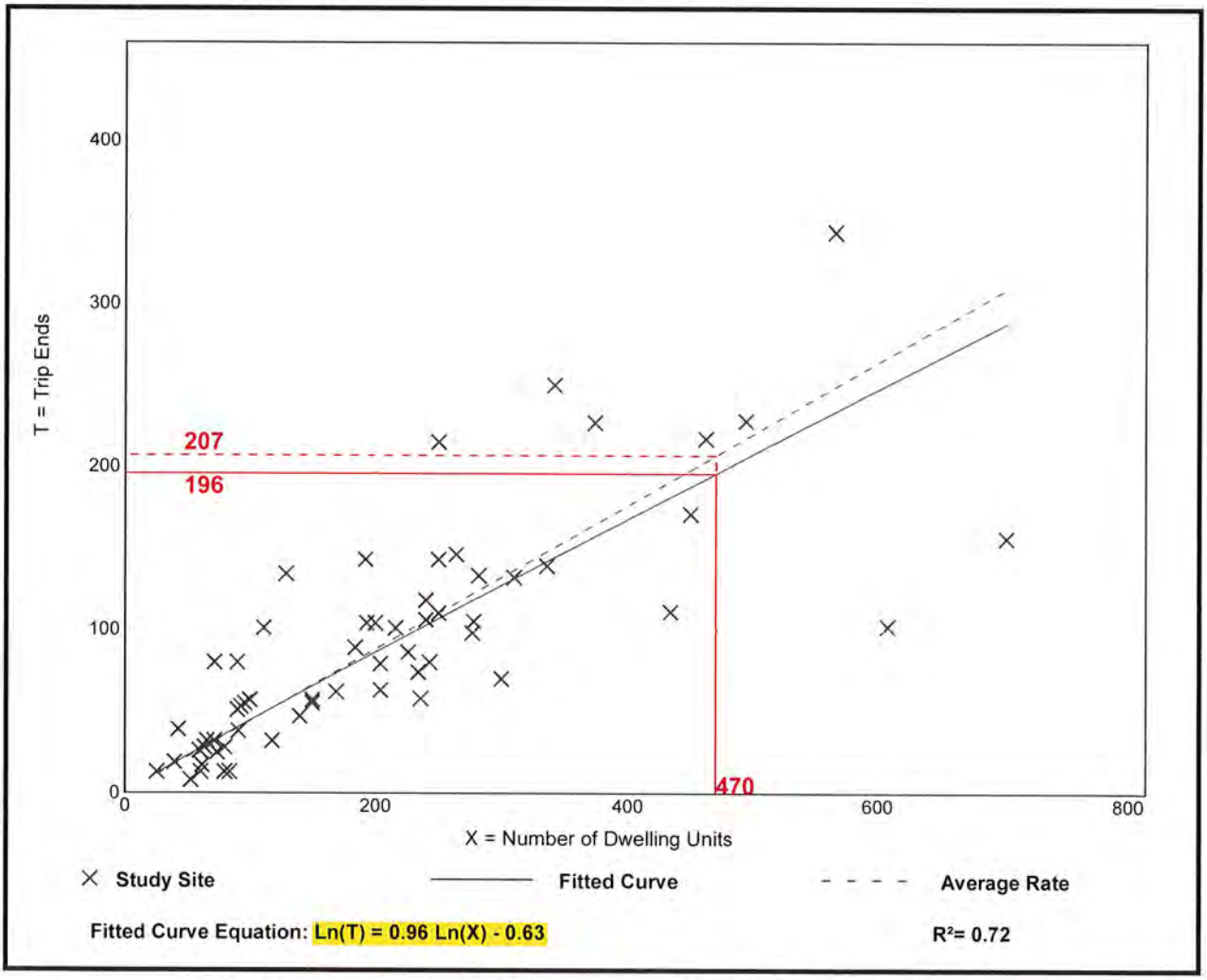
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 60
Avg. Num. of Dwelling Units: 208
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



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Shopping Center
(820)

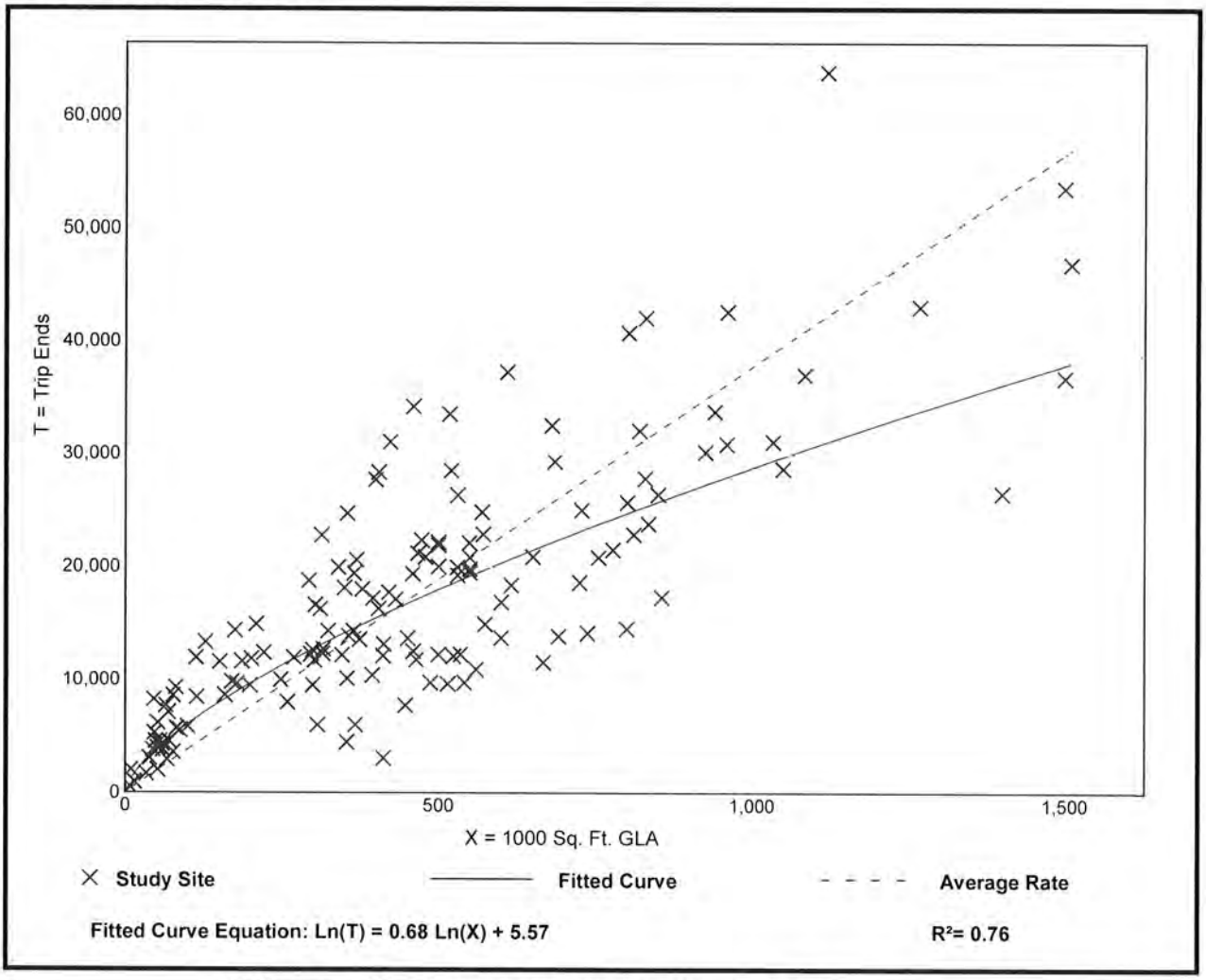
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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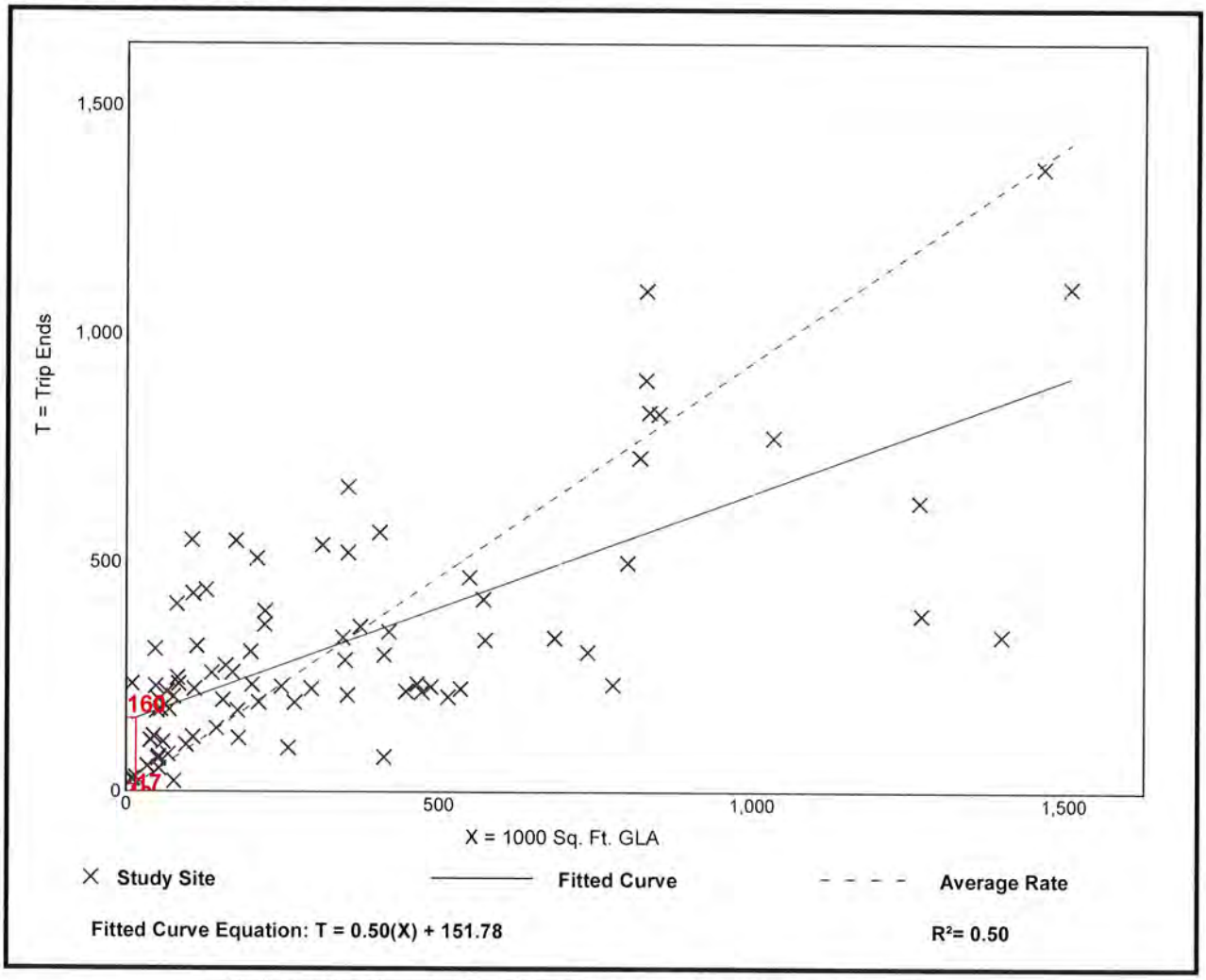
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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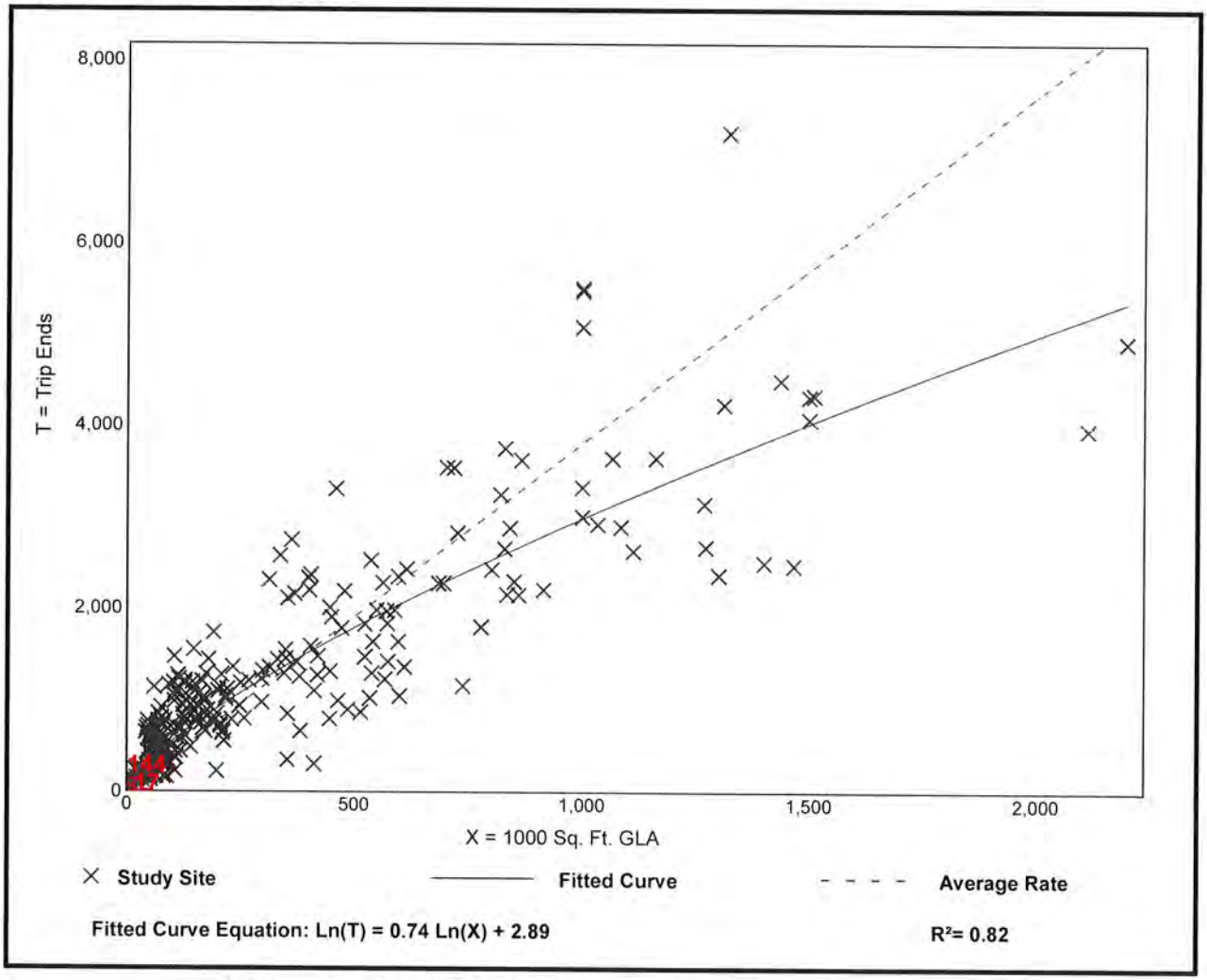
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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Appendix C

FDOT Historical AADT

FDOT Traffic Trends Analysis

FDOT Peak Season Factor

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 7729 - NW 6 ST, E OF NW 7 AVE

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2017	15200 F	E	7300	W	7900	9.00	51.90	4.10
2016	15200 C	E	7300	W	7900	9.00	54.10	4.10
2015	12400 S	E	5300	W	7100	9.00	54.00	5.10
2014	12200 F	E	5200	W	7000	9.00	54.20	5.10
2013	12100 C	E	5200	W	6900	9.00	53.60	5.10
2012	12500 S		0		0	9.00	52.20	5.90
2011	12400 F		0		0	9.00	52.50	6.30
2010	12400 C	E	5700	W	6700	8.35	52.69	6.50
2009	9000 F	E	4200	W	4800	8.53	53.89	6.50
2008	9200 C	E	4300	W	4900	8.81	54.16	6.50
2007	14000 C	E	6600	W	7400	8.63	55.75	4.80
2006	14000 C	E	6700	W	7300	8.40	55.34	2.90
2005	16900 C	E	7800	W	9100	8.20	51.70	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9042 - NW 6 STREET, W OF NW 9 AVENUE/FT. LAUDERDALE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	12400 S	E 4400	W 8000	9.00	51.90	6.20
2016	12400 F	E 4400	W 8000	9.00	54.10	2.90
2015	12200 C	E 4300	W 7900	9.00	54.00	3.40
2014	16000 X			9.00	54.20	7.40
2013	16000 X	0	0	9.00	53.60	7.60
2012	16000 T	0	0	9.00	52.20	5.90
2011	16200 S	0	0	9.00	52.50	6.30
2010	16200 F	E 7400	W 8800	8.35	52.69	9.30
2009	16200 C	E 7400	W 8800	8.53	53.89	5.30
2008	18200 C	E 8200	W 10000	8.81	54.16	6.50
2007	19200 C	E 8700	W 10500	8.63	55.75	4.80
2006	23500 C	E 10000	W 13500	8.40	55.34	2.90
2005	19800 C	E 8800	W 11000	8.20	51.70	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9029 - NW 7 AVENUE, N OF BROWARD BLVD.

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2017	18900 S	N	9700	S	9200	9.00	51.90	6.20
2016	18900 F	N	9700	S	9200	9.00	54.10	2.90
2015	18700 C	N	9600	S	9100	9.00	54.00	3.40
2014	17000 X					9.00	54.20	7.40
2013	17000 X		0		0	9.00	53.60	7.60
2012	17000 T		0		0	9.00	52.20	5.90
2011	16800 S		0		0	9.00	52.50	6.30
2010	16800 F	N	7900	S	8900	8.35	52.69	9.30
2009	16800 C	N	7900	S	8900	8.53	53.89	5.30
2008	16200 C	N	8200	S	8000	8.81	54.16	6.50
2007	17500 C	N	8800	S	8700	8.63	55.75	4.80
2006	18100 C	N	9200	S	8900	8.40	55.34	2.90
2005	17000 C	N	8800	S	8200	8.20	51.70	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9061 - NW 9 AVENUE, N OF BROWARD BLVD.

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2017	4400 S	N	1600	S	2800	9.00	51.90	6.20
2016	4400 F	N	1600	S	2800	9.00	54.10	2.90
2015	4400 C	N	1600	S	2800	9.00	54.00	3.40
2014	3600 X					9.00	54.20	7.40
2013	3600 X		0		0	9.00	53.60	7.60
2012	3570 E		0		0	9.00	52.20	5.90
2011	3400 E	N	0	S	0	9.00	52.50	6.30
2010	3400 F		0		0	8.35	52.69	9.30
2009	3400 C	N	0	S	0	8.53	53.89	5.30
2008	3400 C	N	0	S	0	8.81	54.16	6.50
2007	3600 C	N	0	S	0	8.63	55.75	4.80
2006	3800 C	N	0	S	0	8.40	55.34	2.90
2005	4000 C	N		S		8.20	51.70	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9047 - NW 9 AVENUE, N OF NW 6 STREET/FT. LAUDERDALE

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2017	9200 F	N	4700	S	4500	9.00	51.90	6.20
2016	9200 C	N	4700	S	4500	9.00	54.10	2.90
2015	8100 V		0		0	9.00	54.00	3.40
2014	8000 R					9.00	54.20	7.40
2013	7900 T		0		0	9.00	53.60	7.60
2012	7900 S		0		0	9.00	52.20	5.90
2011	7900 F		0		0	9.00	52.50	6.30
2010	7900 C	N	0	S	0	8.35	52.69	9.30
2009	8600 F		0		0	8.53	53.89	5.30
2008	8800 C	N	0	S	0	8.81	54.16	6.50
2007	9900 C	N	0	S	0	8.63	55.75	4.80
2006	9800 C	N	0	S	0	8.40	55.34	2.90
2005	9700 C	N		S		8.20	51.70	0.00

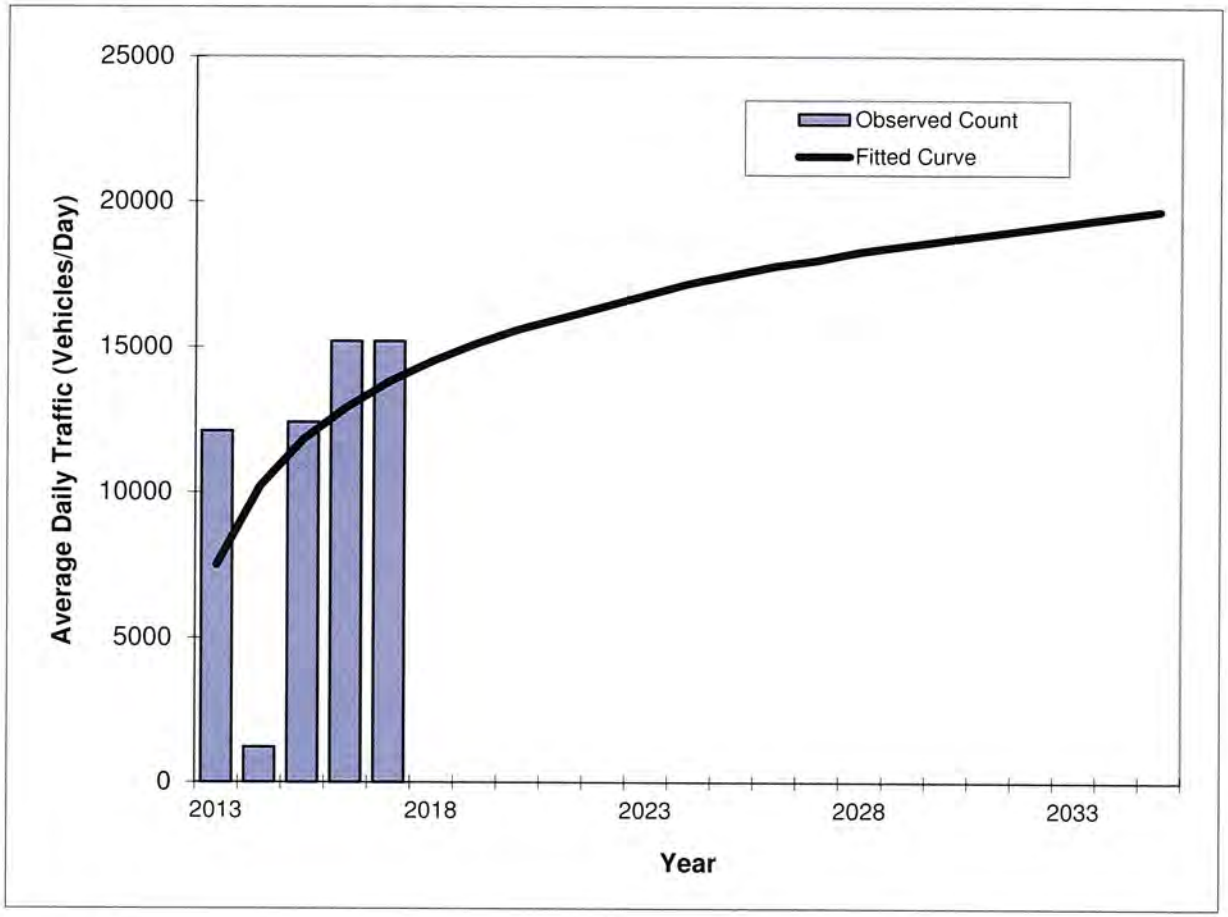
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 6 ST/SISTRUNK BLV --

FIN#	1234
Location	1

County:	Broward (86)
Station #:	7729
Highway:	NW 6 ST/SISTRUNK BLV



Year	Traffic (ADT/AADT) Count*	Trend**
2013	12100	7500
2014	1200	10200
2015	12400	11800
2016	15200	12900
2017	15200	13800
2019 Opening Year Trend		
2019	N/A	15100
2029 Mid-Year Trend		
2029	N/A	18500
2033 Design Year Trend		
2033	N/A	19300
TRANPLAN Forecasts/Trends		

Trend R-squared:	18.15%
Compounded Annual Historic Growth Rate:	16.47%
Compounded Growth Rate (2017 to Design Year):	2.12%
Printed:	18-Dec-18

Decaying Exponential Growth Option

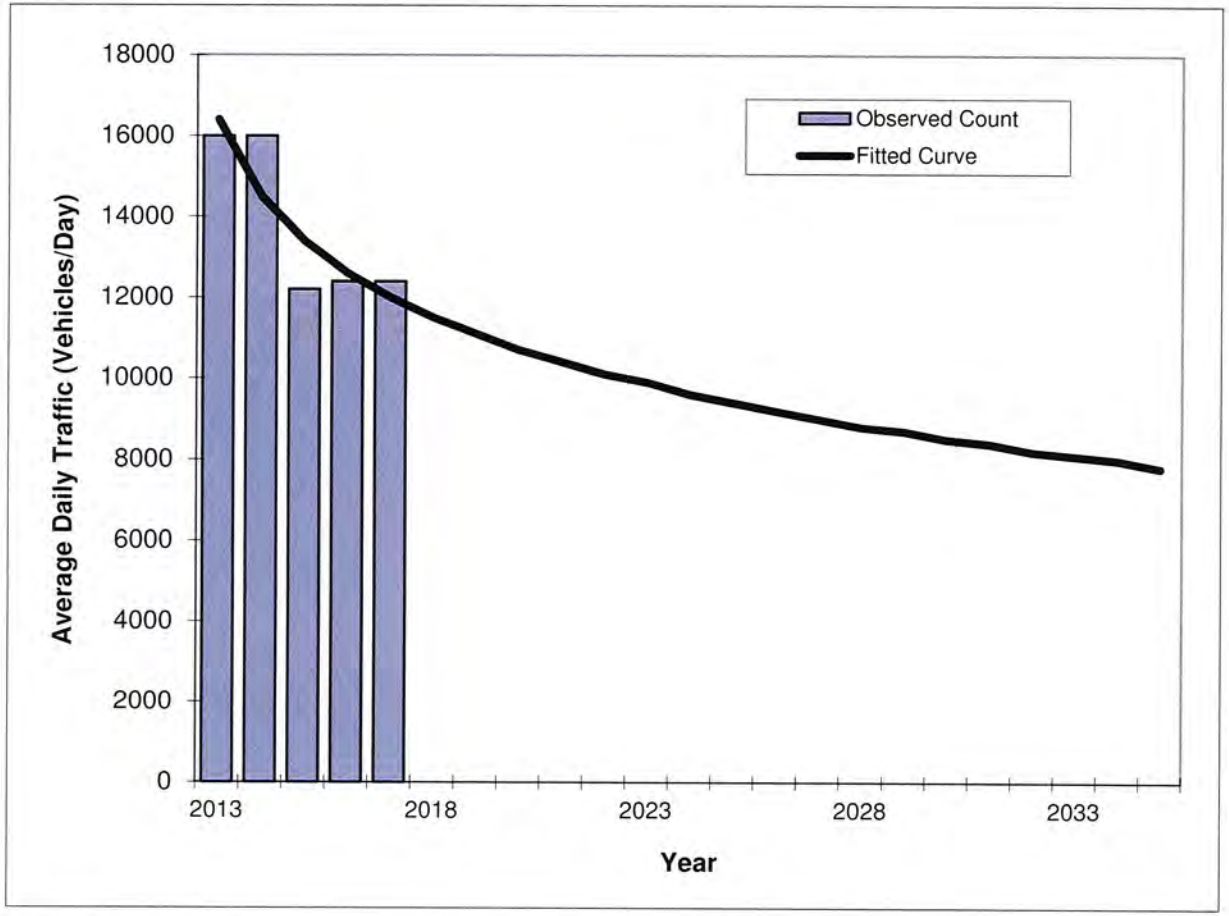
*Axle-Adjusted

Traffic Trends - V03.a

NW 6 ST/SISTRUNK BLV --

FIN#	1234
Location	1

County:	Broward (86)
Station #:	9042
Highway:	NW 6 ST/SISTRUNK BLV



Year	Traffic (ADT/AADT) Count*	Trend**
2013	16000	16400
2014	16000	14500
2015	12200	13400
2016	12400	12600
2017	12400	12000
2019 Opening Year Trend		
2019	N/A	11100
2029 Mid-Year Trend		
2029	N/A	8700
2033 Design Year Trend		
2033	N/A	8100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	75.07%
Compounded Annual Historic Growth Rate:	-7.51%
Compounded Growth Rate (2017 to Design Year):	-2.43%
Printed:	18-Dec-18

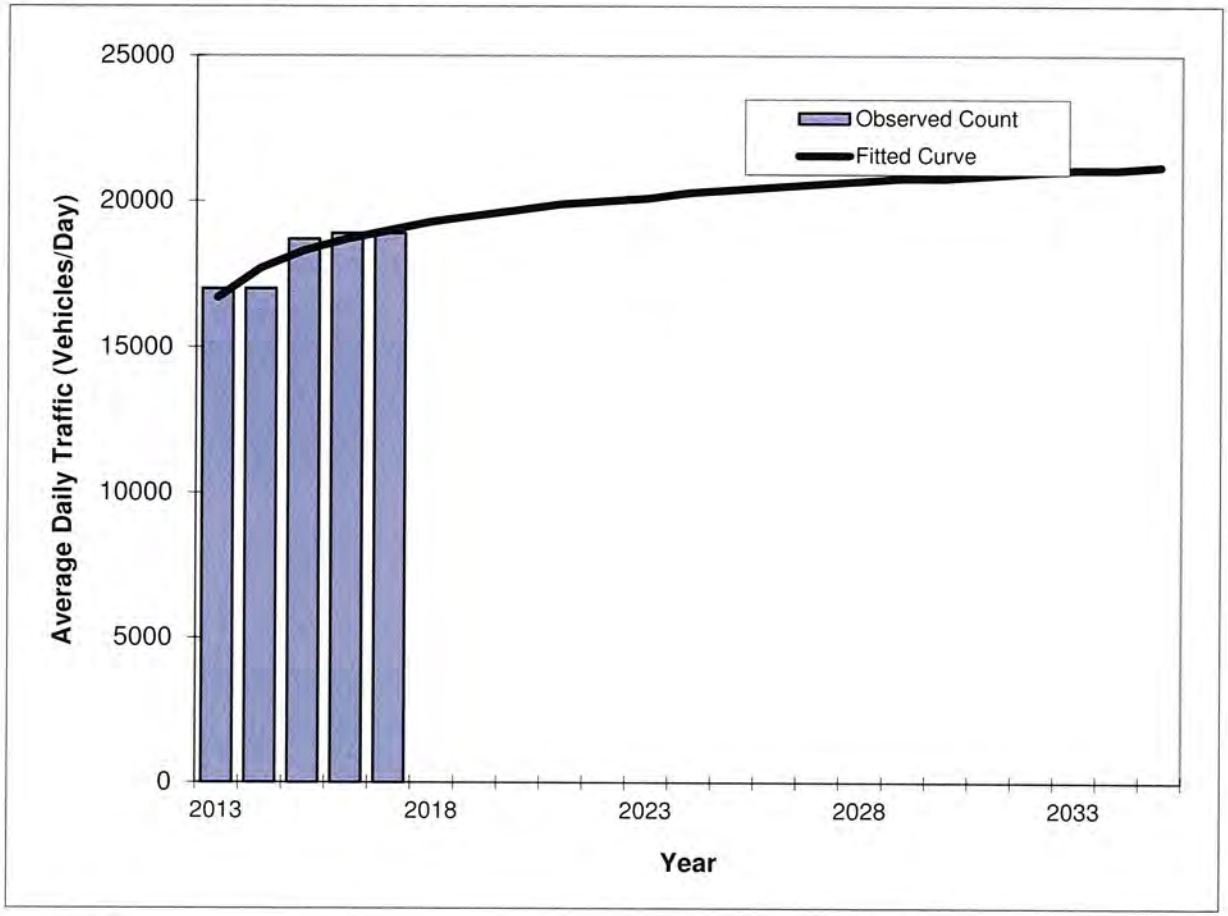
Decaying Exponential Growth Option

Traffic Trends - V03.a

NW 7 Ave --

FIN#	1234
Location	1

County:	Broward (86)
Station #:	9029
Highway:	NW 7 Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2013	17000	16700
2014	17000	17700
2015	18700	18300
2016	18900	18700
2017	18900	19000
2019 Opening Year Trend		
2019	N/A	19500
2029 Mid-Year Trend		
2029	N/A	20800
2033 Design Year Trend		
2033	N/A	21100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	80.18%
Compounded Annual Historic Growth Rate:	3.28%
Compounded Growth Rate (2017 to Design Year):	0.66%
Printed:	18-Dec-18

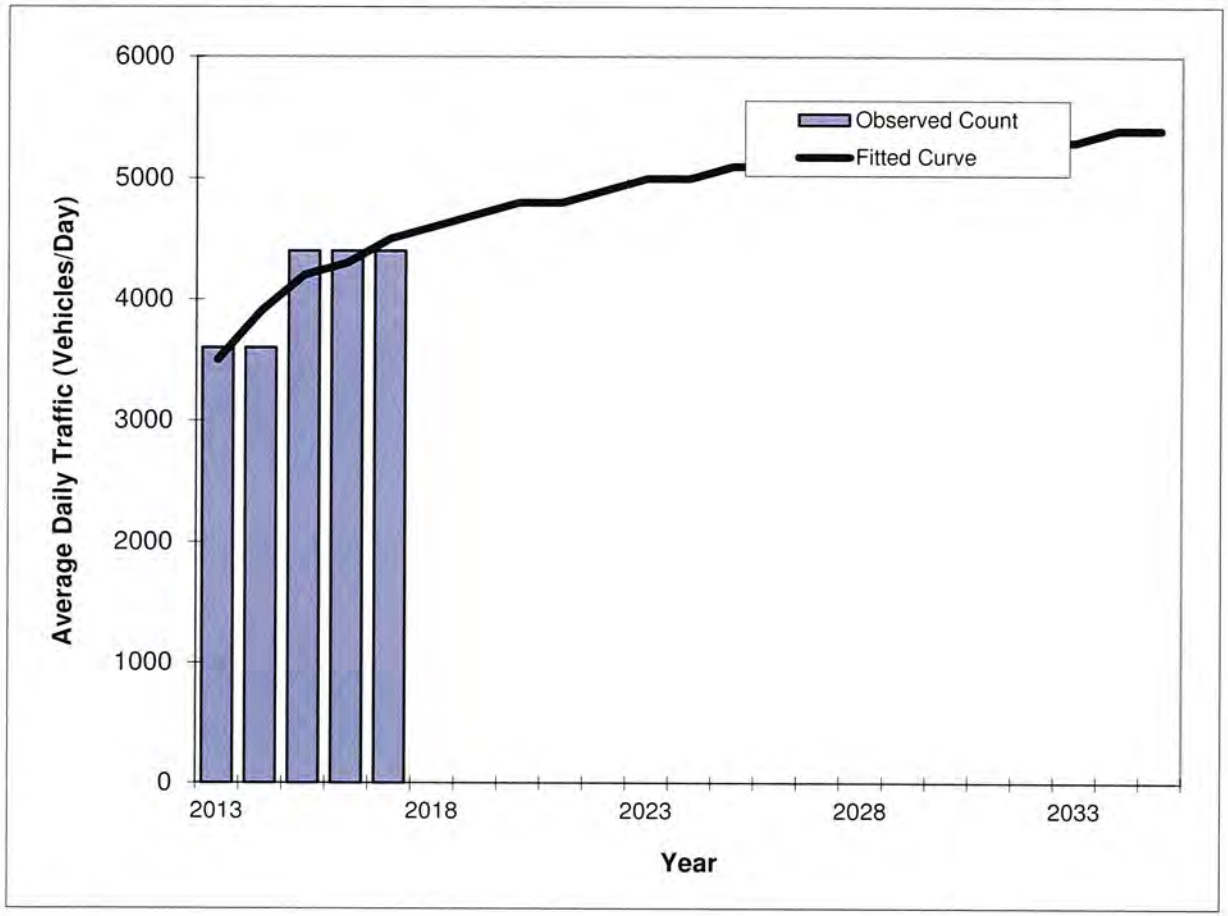
Decaying Exponential Growth Option

Traffic Trends - V03.a

NW 9 Ave --

FIN#	1234
Location	1

County:	Broward (86)
Station #:	9061
Highway:	NW 9 Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2013	3600	3500
2014	3600	3900
2015	4400	4200
2016	4400	4300
2017	4400	4500
2019 Opening Year Trend		
2019	N/A	4700
2029 Mid-Year Trend		
2029	N/A	5200
2033 Design Year Trend		
2033	N/A	5300
TRANPLAN Forecasts/Trends		

Trend R-squared:	77.01%
Compounded Annual Historic Growth Rate:	6.48%
Compounded Growth Rate (2017 to Design Year):	1.03%
Printed:	18-Dec-18

Decaying Exponential Growth Option

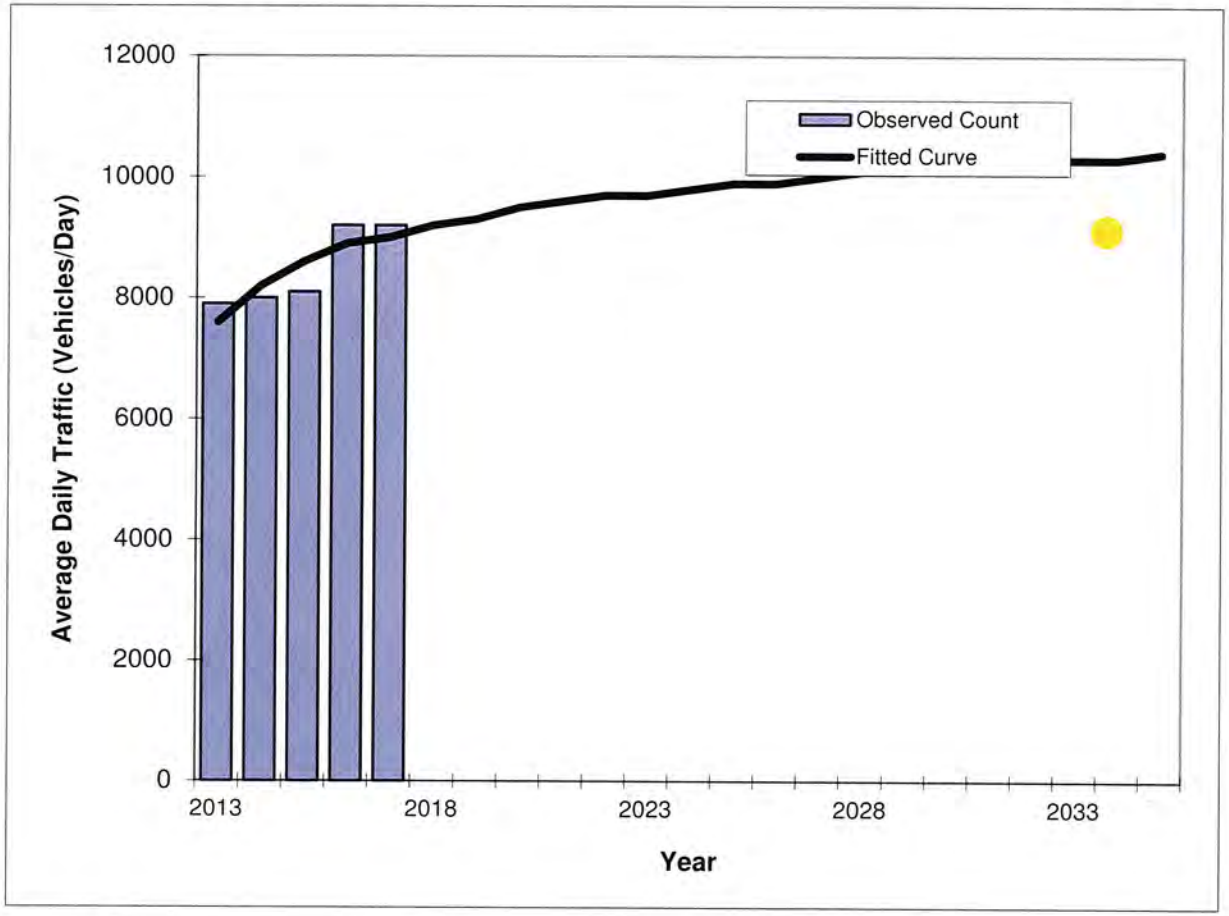
*Axle-Adjusted

Traffic Trends - V03.a

NW 9 Ave --

FIN#	1234
Location	1

County:	Broward (86)
Station #:	9047
Highway:	NW 9 Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2013	7900	7600
2014	8000	8200
2015	8100	8600
2016	9200	8900
2017	9200	9000
2019 Opening Year Trend		
2019	N/A	9300
2029 Mid-Year Trend		
2029	N/A	10100
2033 Design Year Trend		
2033	N/A	10300
TRANPLAN Forecasts/Trends		

Trend R-squared:	70.08%
Compounded Annual Historic Growth Rate:	4.32%
Compounded Growth Rate (2017 to Design Year):	0.85%
Printed:	18-Dec-18

Decaying Exponential Growth Option

*Axle-Adjusted

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	0.96	0.99
	01/08/2017 - 01/14/2017	0.98	1.01
	01/15/2017 - 01/21/2017	0.99	1.02
4	01/22/2017 - 01/28/2017	0.99	1.02
* 5	01/29/2017 - 02/04/2017	0.98	1.01
* 6	02/05/2017 - 02/11/2017	0.98	1.01
* 7	02/12/2017 - 02/18/2017	0.97	1.00
* 8	02/19/2017 - 02/25/2017	0.97	1.00
* 9	02/26/2017 - 03/04/2017	0.96	0.99
*10	03/05/2017 - 03/11/2017	0.96	0.99
*11	03/12/2017 - 03/18/2017	0.96	0.99
*12	03/19/2017 - 03/25/2017	0.96	0.99
*13	03/26/2017 - 04/01/2017	0.97	1.00
*14	04/02/2017 - 04/08/2017	0.97	1.00
*15	04/09/2017 - 04/15/2017	0.98	1.01
*16	04/16/2017 - 04/22/2017	0.98	1.01
*17	04/23/2017 - 04/29/2017	0.99	1.02
18	04/30/2017 - 05/06/2017	0.99	1.02
19	05/07/2017 - 05/13/2017	0.99	1.02
20	05/14/2017 - 05/20/2017	1.00	1.03
21	05/21/2017 - 05/27/2017	1.00	1.03
22	05/28/2017 - 06/03/2017	1.00	1.03
23	06/04/2017 - 06/10/2017	1.01	1.04
24	06/11/2017 - 06/17/2017	1.01	1.04
25	06/18/2017 - 06/24/2017	1.01	1.04
26	06/25/2017 - 07/01/2017	1.01	1.04
27	07/02/2017 - 07/08/2017	1.01	1.04
28	07/09/2017 - 07/15/2017	1.02	1.05
29	07/16/2017 - 07/22/2017	1.01	1.04
30	07/23/2017 - 07/29/2017	1.01	1.04
31	07/30/2017 - 08/05/2017	1.01	1.04
32	08/06/2017 - 08/12/2017	1.01	1.04
33	08/13/2017 - 08/19/2017	1.01	1.04
1	08/20/2017 - 08/26/2017	1.05	1.08
	08/27/2017 - 09/02/2017	1.08	1.11
36	09/03/2017 - 09/09/2017	1.12	1.15
37	09/10/2017 - 09/16/2017	1.16	1.20
38	09/17/2017 - 09/23/2017	1.13	1.16
39	09/24/2017 - 09/30/2017	1.10	1.13
40	10/01/2017 - 10/07/2017	1.08	1.11
41	10/08/2017 - 10/14/2017	1.05	1.08
42	10/15/2017 - 10/21/2017	1.03	1.06
43	10/22/2017 - 10/28/2017	1.02	1.05
44	10/29/2017 - 11/04/2017	1.01	1.04
45	11/05/2017 - 11/11/2017	1.00	1.03
46	11/12/2017 - 11/18/2017	0.99	1.02
47	11/19/2017 - 11/25/2017	0.98	1.01
48	11/26/2017 - 12/02/2017	0.98	1.01
49	12/03/2017 - 12/09/2017	0.97	1.00
50	12/10/2017 - 12/16/2017	0.96	0.99
51	12/17/2017 - 12/23/2017	0.97	1.00
52	12/24/2017 - 12/30/2017	0.98	1.01
53	12/31/2017 - 12/31/2017	0.99	1.02

* PEAK SEASON

02-MAR-2018 15:35:06 830UPD 4_8601_PKSEASON.TXT

Appendix D

Field Data Counts

Turning Movement Counts

NW 6TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 6ST_9AVE
Page : 1

ALL VEHICLES

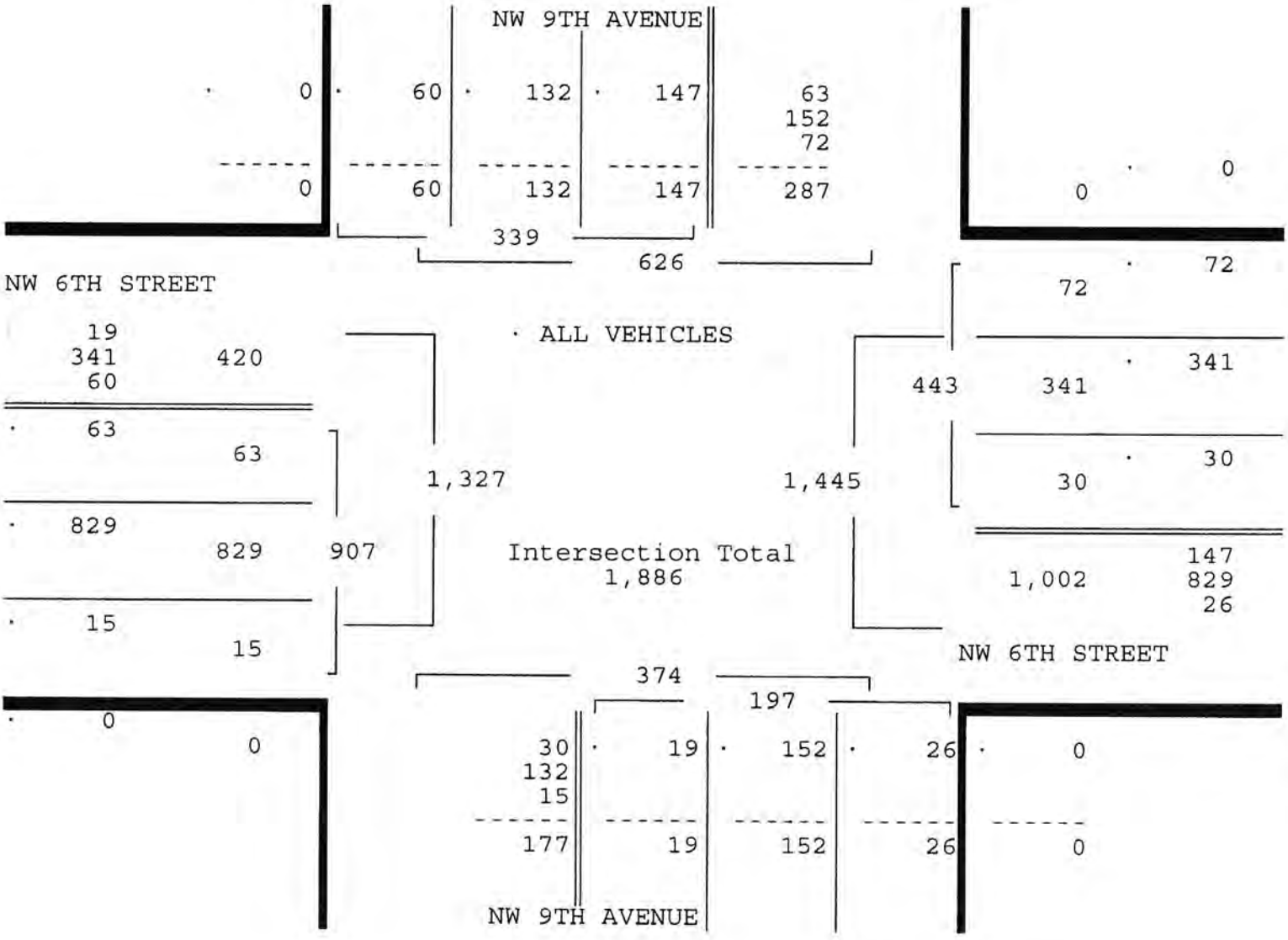
	NW 9TH AVENUE From North				NW 6TH STREET From East				NW 9TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
07:00	0	22	17	18	0	1	55	16	0	2	22	2	0	17	101	4	277
07:15	0	32	36	16	0	6	79	25	0	3	30	5	0	30	146	0	408
07:30	0	37	36	14	0	5	92	15	0	7	52	7	0	17	198	6	486
07:45	0	28	26	15	0	8	97	17	0	6	38	7	0	11	209	4	466
Hr Total	0	119	115	63	0	20	323	73	0	18	142	21	0	75	654	14	1637
08:00	0	37	33	11	0	8	64	17	0	4	27	5	0	18	208	4	436
08:15	0	45	37	20	0	9	88	23	0	2	35	7	0	17	214	1	498
08:30	0	36	23	13	0	4	78	17	0	5	27	10	0	18	207	3	441
08:45	0	32	27	15	0	8	76	23	0	4	26	7	0	15	207	4	444
Hr Total	0	150	120	59	0	29	306	80	0	15	115	29	0	68	836	12	1819
* BREAK *																	
16:00	0	22	29	14	0	4	173	55	0	7	29	5	0	21	67	1	427
16:15	0	18	24	22	0	7	206	81	0	8	40	4	0	13	71	5	499
16:30	0	24	32	10	0	8	178	54	0	10	54	6	0	15	66	6	463
16:45	0	33	39	19	0	1	204	75	0	10	42	10	0	18	81	4	536
Hr Total	0	97	124	65	0	20	761	265	0	35	165	25	0	67	285	16	1925
17:00	0	29	51	20	0	9	172	81	0	6	66	7	0	22	105	3	571
[illegible]	0	31	77	20	0	14	150	95	0	10	73	10	0	21	95	8	604
[illegible]	0	35	68	21	0	9	149	92	0	6	67	7	0	21	118	7	600
17:45	0	27	69	23	0	9	153	99	0	11	74	11	0	34	121	6	637
Hr Total	0	122	265	84	0	41	624	367	0	33	280	35	0	98	439	24	2412
TOTAL	0	488	624	271	0	110	2014	785	0	101	702	110	0	308	2214	66	7793

NW 6TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 6ST_9AVE
Page : 2

ALL VEHICLES

	NW 9TH AVENUE From North				NW 6TH STREET From East				NW 9TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/11/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	147	132	60	0	30	341	72	0	19	152	26	0	63	829	15	
Percent	0%	43%	39%	18%	0%	7%	77%	16%	0%	10%	77%	13%	0%	7%	91%	2%	
Pk total	339				443				197				907				
Highest	08:15				07:45				07:30				08:15				
Volume	0	45	37	20	0	8	97	17	0	7	52	7	0	17	214	1	
Hi total	102				122				66				232				
PHF	.83				.91				.75				.98				



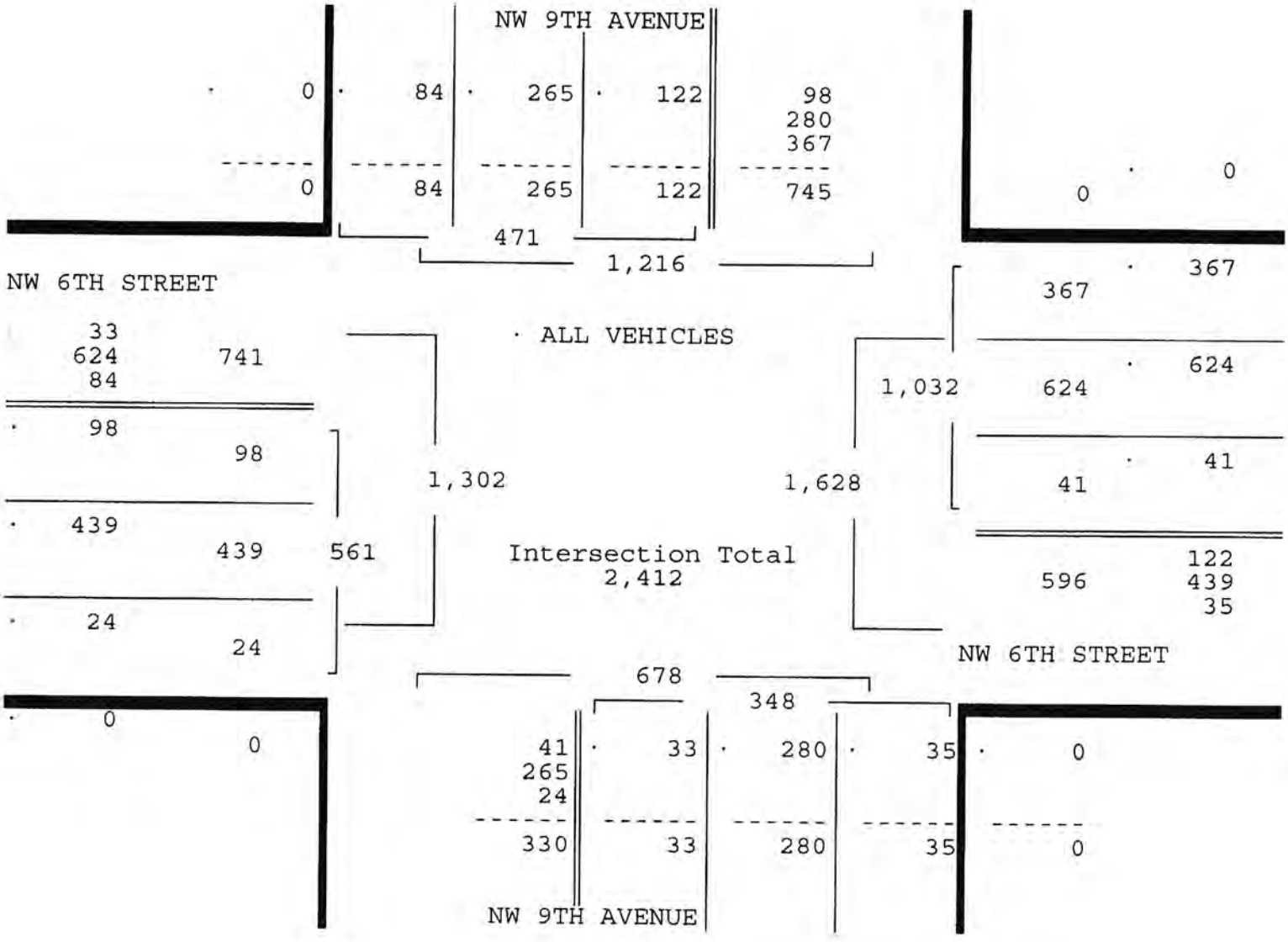
NW 6TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 6ST_9AVE
Page : 3

ALL VEHICLES

	NW 9TH AVENUE From North				NW 6TH STREET From East				NW 9TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/11/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	122	265	84	0	41	624	367	0	33	280	35	0	98	439	24	
Percent	0%	26%	56%	18%	0%	4%	60%	36%	0%	9%	80%	10%	0%	17%	78%	4%	
Pk total	471				1032				348				561				
Highest	17:15				17:00				17:45				17:45				
Volume	0	31	77	20	0	9	172	81	0	11	74	11	0	34	121	6	
Hi total	128				262				96				161				
PHF	.92				.98				.91				.87				



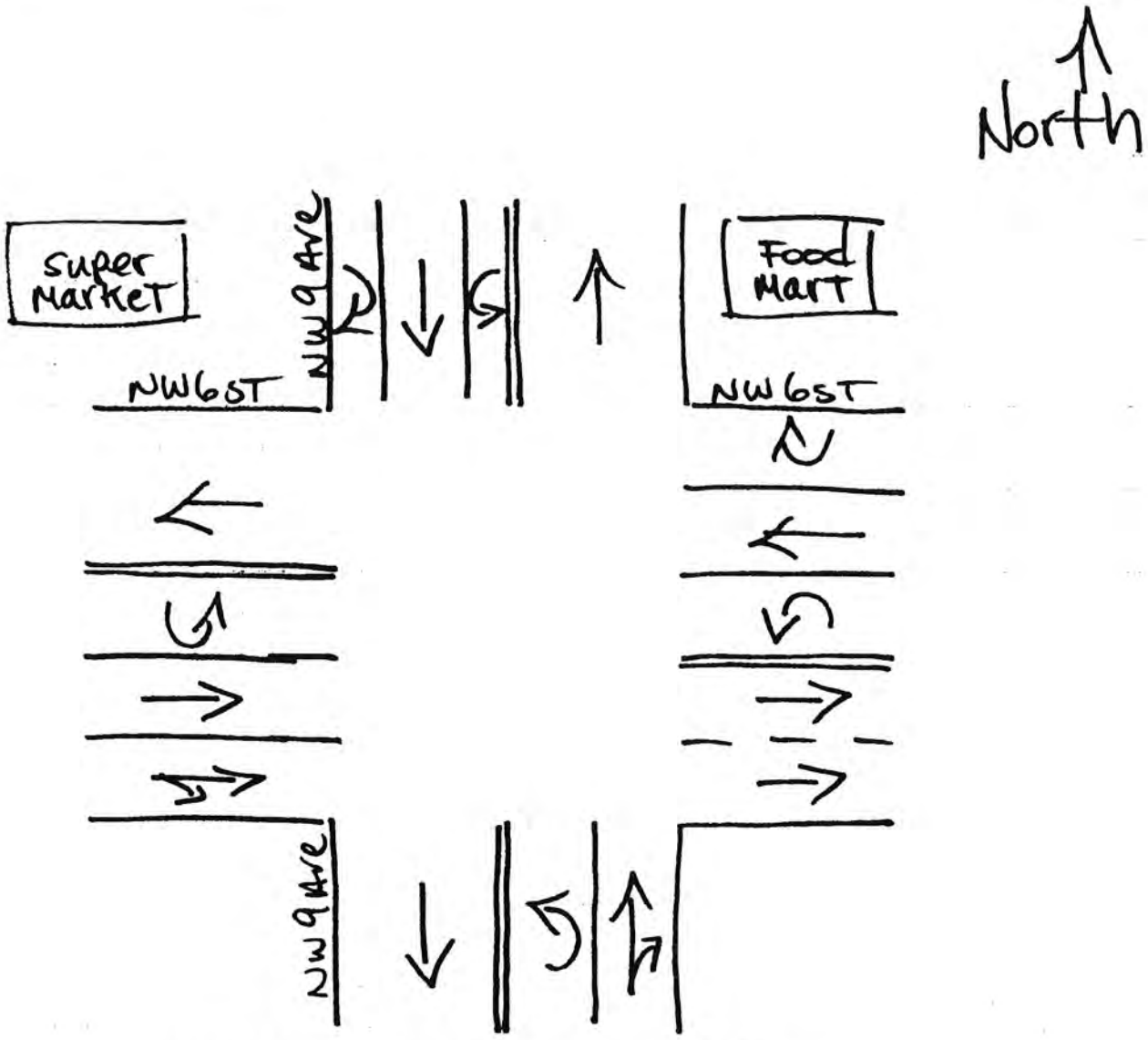
NW 6TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 6ST_9AVE
Page : 1

PEDESTRIANS & BIKES

	NW 9TH AVENUE From North				NW 6TH STREET From East				NW 9TH AVENUE From South				NW 6TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/11/18																	
07:00	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
07:15	0	0	0	5	0	0	0	3	0	0	0	2	0	1	0	0	11
07:30	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	3
07:45	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	4	0	9	0	0	0	3	0	0	0	3	0	1	0	1	21
08:00	0	0	0	1	0	0	0	1	0	1	0	1	0	0	0	1	5
08:15	0	0	0	7	0	0	0	5	0	2	0	0	0	0	0	0	14
08:30	0	1	0	3	0	0	0	0	0	1	0	0	0	0	0	0	5
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Hr Total	0	1	0	11	0	0	0	6	0	4	0	1	0	0	0	2	25
* BREAK *																	
16:00	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	1	5
16:15	0	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	3
16:30	0	1	0	1	0	0	0	0	0	1	0	2	0	1	0	0	6
16:45	0	1	0	0	0	0	0	0	0	2	0	0	0	1	0	0	4
Hr Total	0	3	0	5	0	0	0	0	0	4	0	2	0	3	0	1	18
17:00	0	0	0	6	0	1	0	1	0	0	0	0	0	0	0	0	8
17:15	0	2	0	8	0	0	0	0	0	2	0	0	0	0	0	0	12
	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	3
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	2	0	16	0	1	0	2	0	2	0	0	0	0	0	0	23
TOTAL	0	10	0	41	0	1	0	11	0	10	0	6	0	4	0	4	87



Ft. Lauderdale, Florida

September 26, 2012

drawn by: Luis Palomino

Signalized

12-11-18

NW 6TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7TER
Page : 1

ALL VEHICLES

	NW 7TH TERRACE From North				NW 6TH STREET From East				NW 7TH TERRACE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	0	0	1	0	0	71	0	0	4	1	0	0	2	103	7	189
07:15	0	1	2	1	0	0	100	0	0	3	1	0	0	5	177	8	298
07:30	0	0	0	3	0	1	108	2	0	2	0	3	1	2	208	7	337
07:45	0	1	1	4	0	0	107	1	1	2	0	1	1	6	227	10	362
Hr Total	0	2	3	9	0	1	386	3	1	11	2	4	2	15	715	32	1186
08:00	0	0	0	0	0	1	107	1	0	1	1	0	0	8	230	7	356
08:15	0	2	1	2	0	0	105	2	0	1	0	1	0	6	252	6	378
08:30	0	1	0	1	0	0	92	2	0	0	1	1	0	3	216	7	324
08:45	0	1	0	6	0	0	99	3	0	0	0	0	0	4	245	7	365
Hr Total	0	4	1	9	0	1	403	8	0	2	2	2	0	21	943	27	1423
* BREAK *																	
16:00	0	0	0	4	0	2	264	0	0	1	1	0	0	3	89	2	366
16:15	0	0	2	3	0	1	248	1	0	3	2	0	0	1	118	7	386
16:30	0	1	2	3	1	2	235	1	0	3	0	1	0	3	99	4	355
16:45	0	3	1	7	0	2	261	0	0	6	0	3	0	3	136	5	427
Hr Total	0	4	5	17	1	7	1008	2	0	13	3	4	0	10	442	18	1534
17:00	0	4	3	3	0	2	264	4	0	3	0	5	0	2	105	2	397
17:15	0	0	2	4	0	2	294	6	0	3	1	2	1	4	95	3	417
	0	2	3	4	0	0	263	5	0	4	1	0	0	6	99	1	388
17:45	0	5	3	4	0	0	217	1	0	1	2	1	0	4	108	2	348
Hr Total	0	11	11	15	0	4	1038	16	0	11	4	8	1	16	407	8	1550
TOTAL	0	21	20	50	1	13	2835	29	1	37	11	18	3	62	2507	85	5693

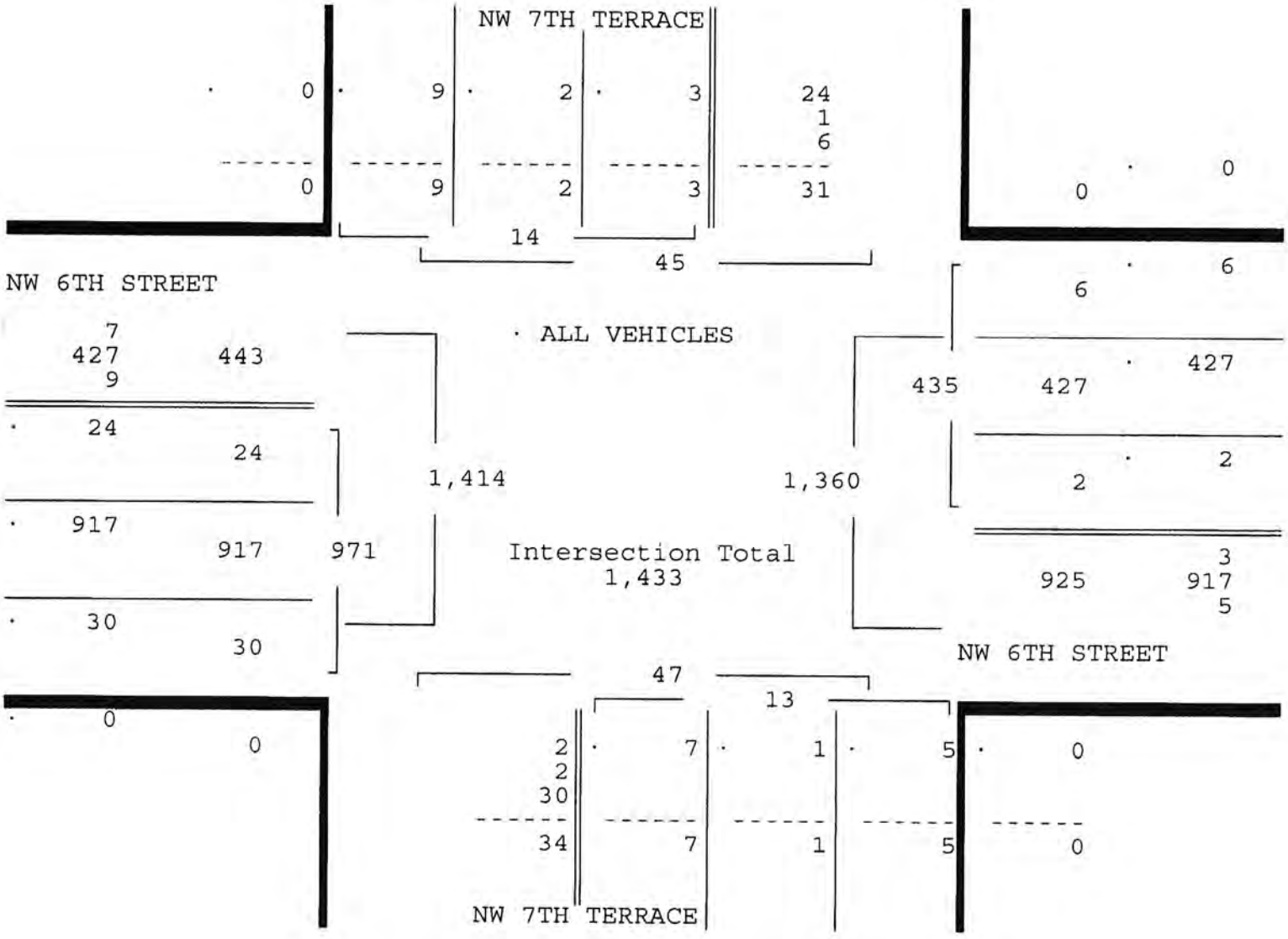
NW 6TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7TER
Page : 2

ALL VEHICLES

	NW 7TH TERRACE From North				NW 6TH STREET From East				NW 7TH TERRACE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	3	2	9	0	2	427	6	1	6	1	5	2	22	917	30	
Percent	0%	21%	14%	64%	0%	0%	98%	1%	8%	46%	8%	38%	0%	2%	94%	3%	
Pk total	14				435				13				971				
Highest	07:45				07:30				07:30				08:15				
Volume	0	1	1	4	0	1	108	2	0	2	0	3	0	6	252	6	
Hi total	6				111				5				264				
PHF	.58				.98				.65				.92				



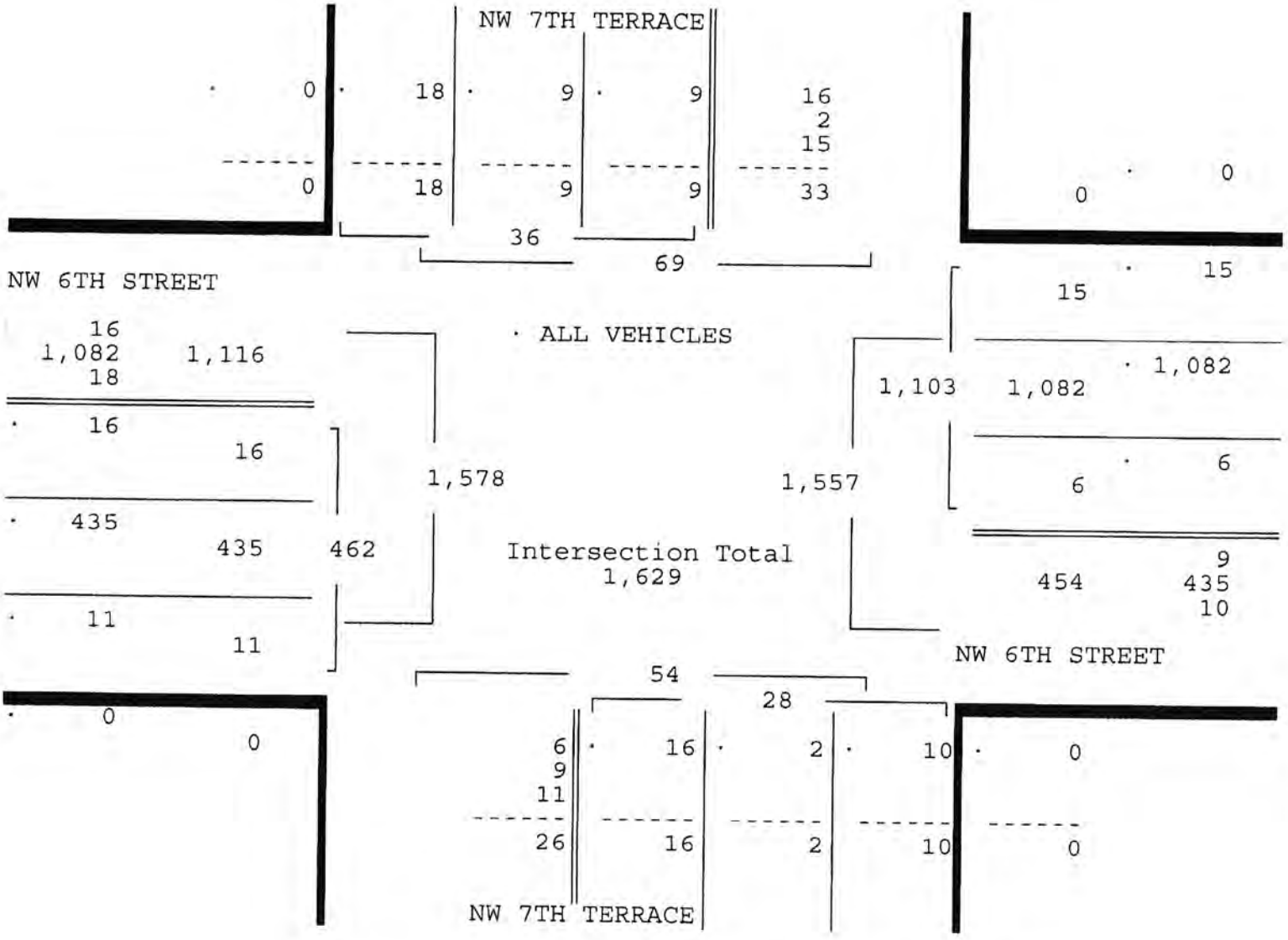
NW 6TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7TER
Page : 3

ALL VEHICLES

	NW 7TH TERRACE From North				NW 6TH STREET From East				NW 7TH TERRACE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	9	9	18	0	6	1082	15	0	16	2	10	1	15	435	11	
Percent	0%	25%	25%	50%	0%	1%	98%	1%	0%	57%	7%	36%	0%	3%	94%	2%	
Pk total	36				1103				28				462				
Highest	16:45				17:15				16:45				16:45				
Volume	0	3	1	7	0	2	294	6	0	6	0	3	0	3	136	5	
Hi total	11				302				9				144				
PHF	.82				.91				.78				.80				



NW 6TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

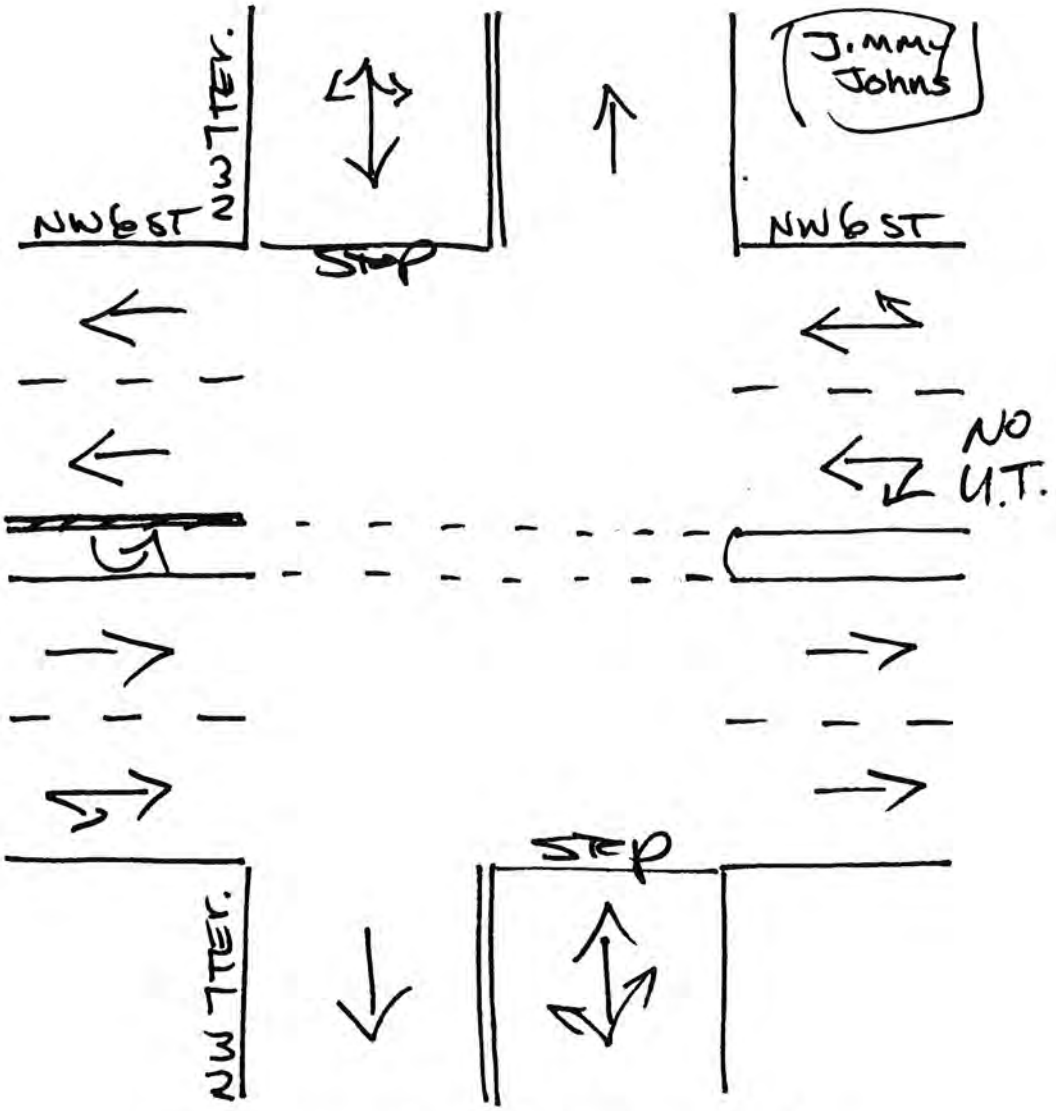
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7TER
Page : 1

PEDESTRIANS & BIKES

	NW 7TH TERRACE From North				NW 6TH STREET From East				NW 7TH TERRACE From South				NW 6TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	2	0	1	0	0	0	0	0	1	0	0	0	0	0	1	5
07:15	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3
07:30	0	2	0	1	0	0	0	0	0	1	0	1	0	0	0	0	5
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	4	0	4	0	1	0	0	0	2	0	1	0	0	0	1	13
08:00	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	3
08:15	0	1	0	1	0	0	0	0	0	2	0	1	0	0	0	0	5
08:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
Hr Total	0	2	0	1	0	0	0	0	0	5	0	3	0	0	0	0	11
* BREAK *																	
16:00	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:15	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	1	4
16:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2
16:45	0	2	0	5	0	0	0	0	0	1	0	0	0	1	0	0	9
Hr Total	0	6	0	6	0	0	0	0	0	3	0	0	0	2	0	1	18
17:00	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	3
17:[illegible]5	0	3	0	2	0	0	0	0	0	0	0	2	0	0	0	0	7
	0	2	0	3	0	0	0	0	0	4	0	3	0	0	0	0	12
17:45	0	1	0	3	0	0	0	0	0	2	0	1	0	0	0	0	7
Hr Total	0	7	0	9	0	0	0	0	0	6	0	7	0	0	0	0	29
TOTAL	0	19	0	20	0	1	0	0	0	16	0	11	0	2	0	2	71

North



FT. Lauderdale, Florida
December 12, 2018
drawn by: Luis Palomino

NW 6TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7AVE
Page : 1

ALL VEHICLES

	NW 7TH AVENUE From North				NW 6TH STREET From East				NW 7TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	19	71	4	0	13	50	8	0	16	65	10	0	8	67	31	362
07:15	0	17	101	6	0	15	74	17	0	16	82	10	0	10	112	56	516
07:30	0	29	122	13	0	12	72	22	0	19	74	17	0	11	134	59	584
07:45	0	32	148	10	0	18	83	20	0	19	95	27	0	10	154	48	664
Hr Total	0	97	442	33	0	58	279	67	0	70	316	64	0	39	467	194	2126
08:00	0	33	138	4	0	15	77	15	0	29	91	22	0	11	174	61	670
08:15	0	37	145	6	0	12	64	9	0	22	84	26	0	14	159	68	646
08:30	0	30	150	8	0	6	68	16	0	24	88	23	0	7	156	60	636
08:45	0	51	142	7	0	14	57	12	0	27	76	21	0	9	176	72	664
Hr Total	0	151	575	25	0	47	266	52	0	102	339	92	0	41	665	261	2616
* BREAK *																	
16:00	0	13	99	22	1	29	149	22	0	72	139	20	0	9	59	25	659
16:15	0	14	82	16	0	22	164	15	0	64	163	25	0	6	89	26	686
16:30	1	21	106	19	1	27	149	24	0	70	151	22	0	5	73	24	693
16:45	0	17	107	17	0	30	179	21	0	59	163	21	0	10	93	31	748
Hr Total	1	65	394	74	2	108	641	82	0	265	616	88	0	30	314	106	2786
17:00	1	24	88	10	0	39	183	31	0	81	194	26	0	8	73	34	792
17:15	0	22	105	20	0	28	178	42	0	89	191	26	0	7	68	27	803
	0	22	94	20	0	31	159	26	0	77	173	23	0	5	71	23	724
17:45	0	16	108	13	0	27	133	20	0	60	168	23	0	8	86	20	682
Hr Total	1	84	395	63	0	125	653	119	0	307	726	98	0	28	298	104	3001
TOTAL	2	397	1806	195	2	338	1839	320	0	744	1997	342	0	138	1744	665	10529

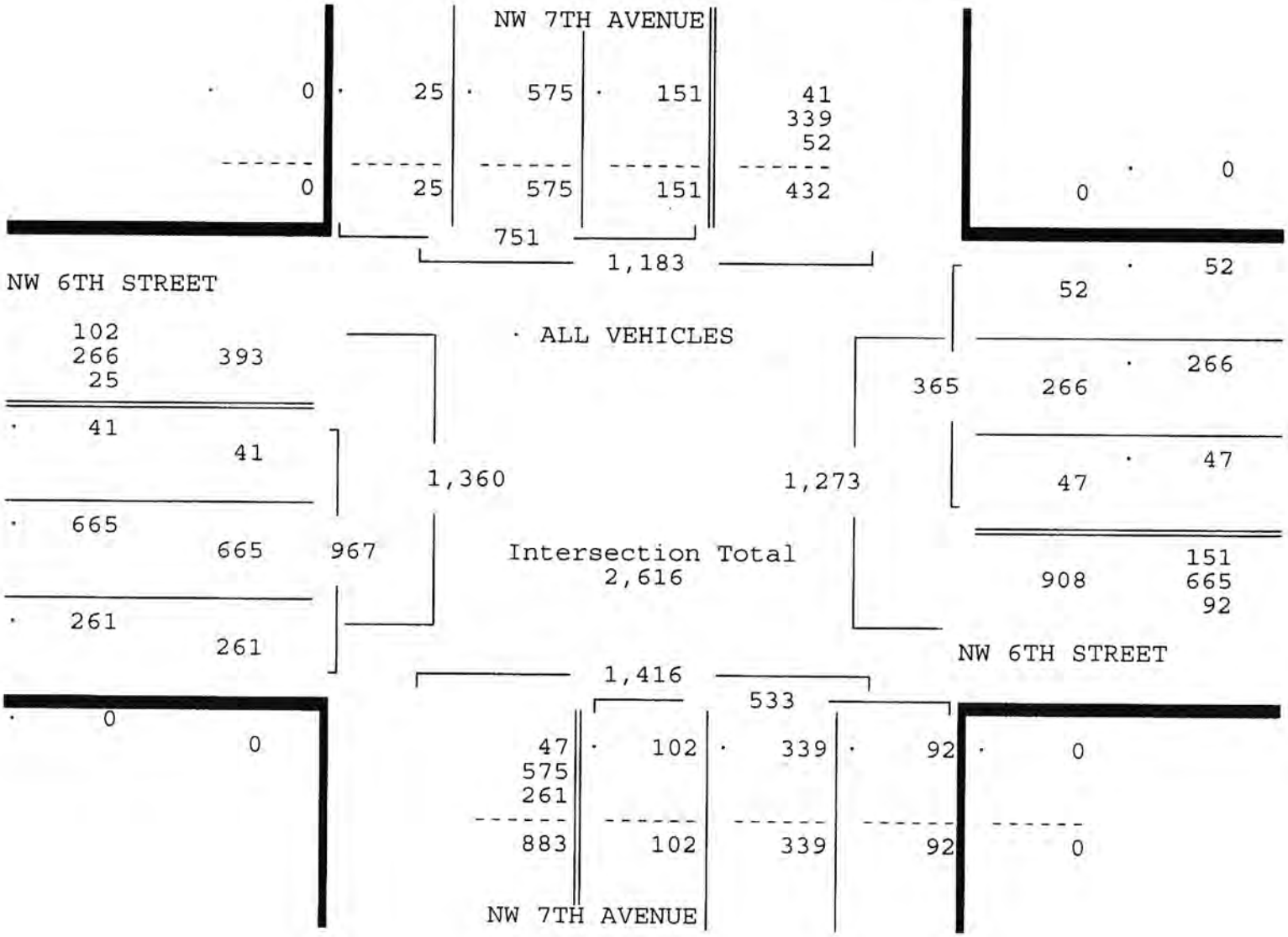
NW 6TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7AVE
Page : 2

ALL VEHICLES

	NW 7TH AVENUE From North				NW 6TH STREET From East				NW 7TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	08:00				08:00				08:00				08:00				
Volume	0	151	575	25	0	47	266	52	0	102	339	92	0	41	665	261	
Percent	0%	20%	77%	3%	0%	13%	73%	14%	0%	19%	64%	17%	0%	4%	69%	27%	
Pk total	751				365				533				967				
Highest	08:45				08:00				08:00				08:45				
Volume	0	51	142	7	0	15	77	15	0	29	91	22	0	9	176	72	
Hi total	200				107				142				257				
PHF	.94				.85				.94				.94				



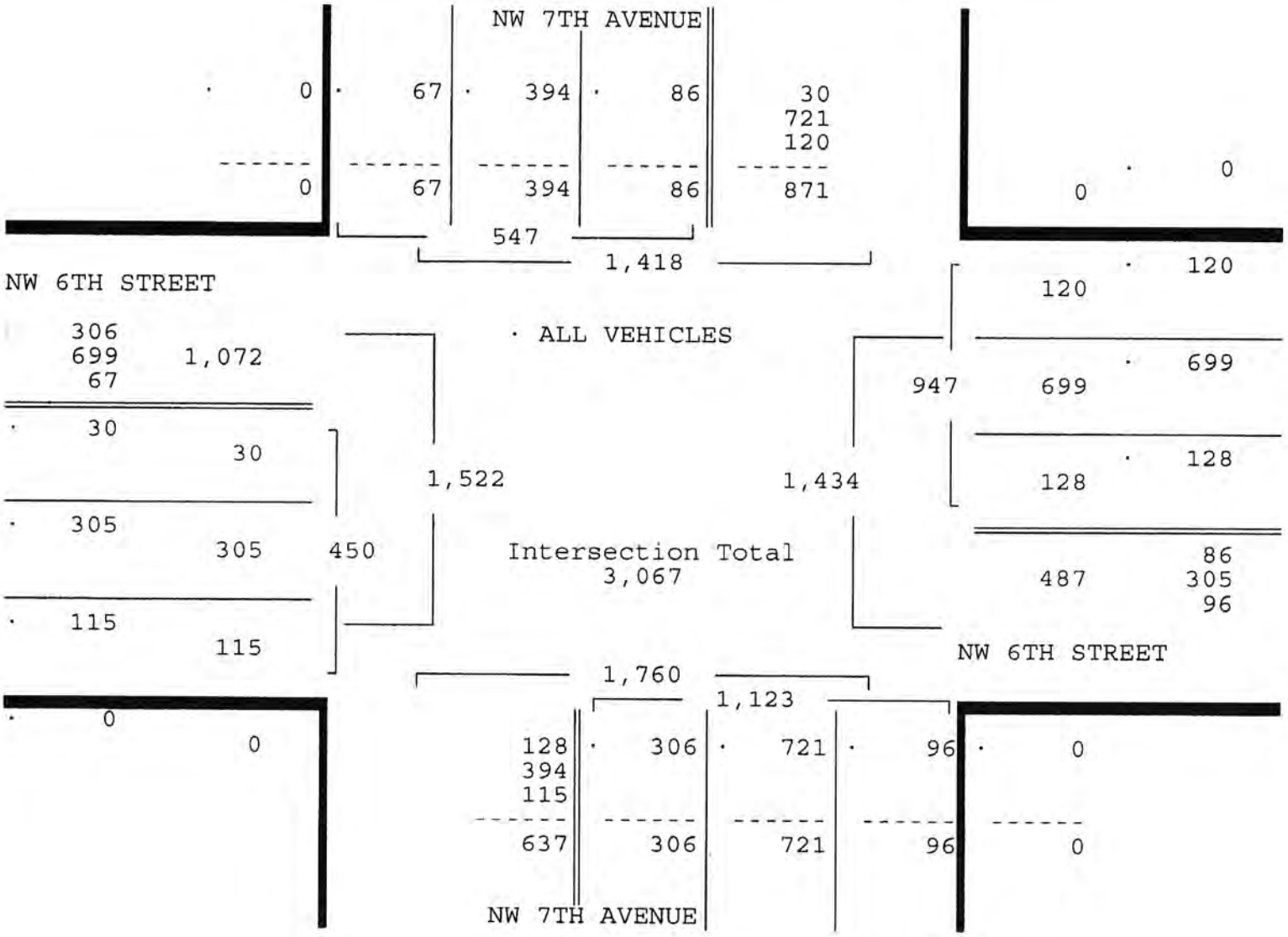
NW 6TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7AVE
Page : 3

ALL VEHICLES

	NW 7TH AVENUE From North				NW 6TH STREET From East				NW 7TH AVENUE From South				NW 6TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	1	85	394	67	0	128	699	120	0	306	721	96	0	30	305	115	
Percent	0%	16%	72%	12%	0%	14%	74%	13%	0%	27%	64%	9%	0%	7%	68%	26%	
Pk total	547				947				1123				450				
Highest	17:15				17:00				17:15				16:45				
Volume	0	22	105	20	0	39	183	31	0	89	191	26	0	10	93	31	
Hi total	147				253				306				134				
PHF	.93				.94				.92				.84				



NW 6TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

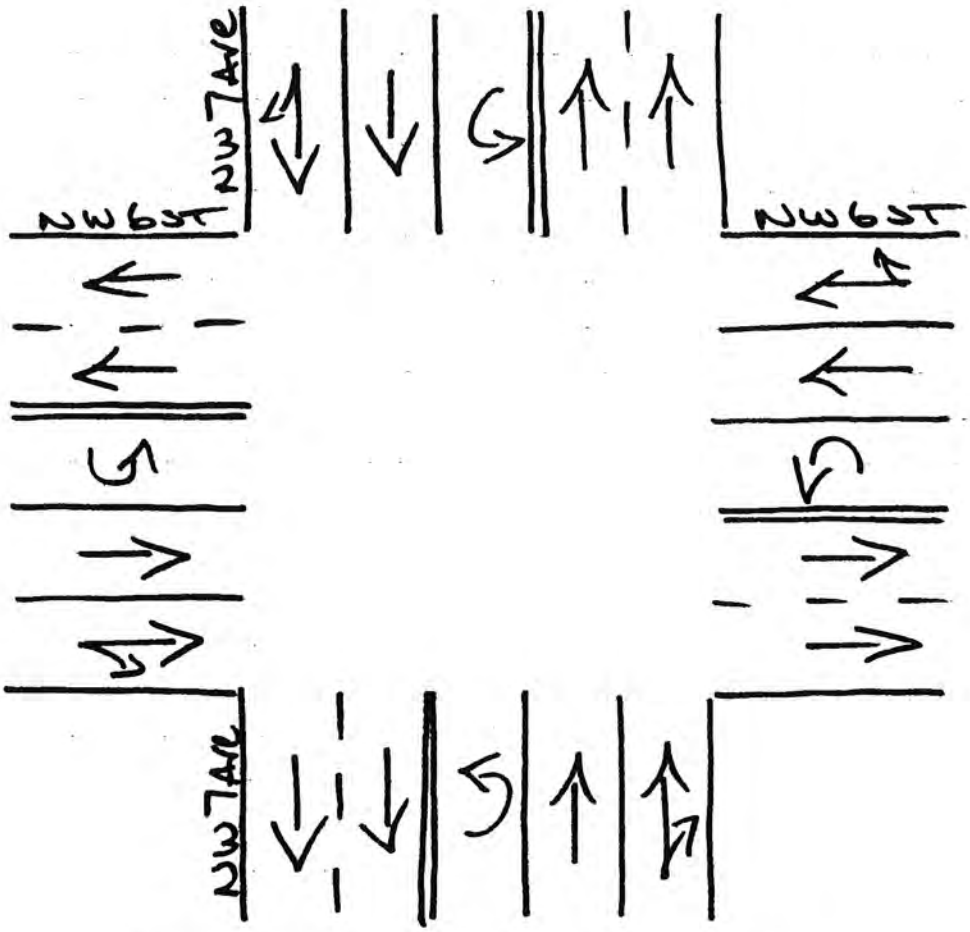
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 6ST_7AVE
Page : 1

PEDESTRIANS & BIKES

	NW 7TH AVENUE From North				NW 6TH STREET From East				NW 7TH AVENUE From South				NW 6TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
07:15	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	1	5
07:30	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	1	4
07:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	4	0	2	0	0	0	0	0	1	0	1	0	2	12
08:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
08:15	0	1	0	0	0	2	0	0	0	2	0	0	0	0	0	1	6
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	2	0	1	0	3	0	1	0	3	0	0	0	0	10
Hr Total	0	1	0	2	0	3	0	4	0	3	0	3	0	0	0	1	17
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
16:15	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
16:45	0	0	0	4	0	2	0	4	0	0	0	0	0	0	0	0	10
Hr Total	0	1	0	4	0	3	0	4	0	1	0	0	0	0	0	2	15
17:00	0	0	0	5	0	0	0	2	0	0	0	2	0	0	0	3	12
17:15	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	1	5
	0	4	0	1	0	2	0	5	0	0	0	0	0	1	0	0	13
17:45	0	0	0	1	0	2	0	0	0	1	0	2	0	0	0	0	6
Hr Total	0	6	0	7	0	4	0	7	0	1	0	6	0	1	0	4	36
TOTAL	0	10	0	17	0	12	0	15	0	5	0	10	0	2	0	9	80

North



Ft. Lauderdale, Florida
September 26, 2012
drawn by: Luis Palomino
Signalized

12-12-18

NW 5TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_9AVE
Page : 1

ALL VEHICLES

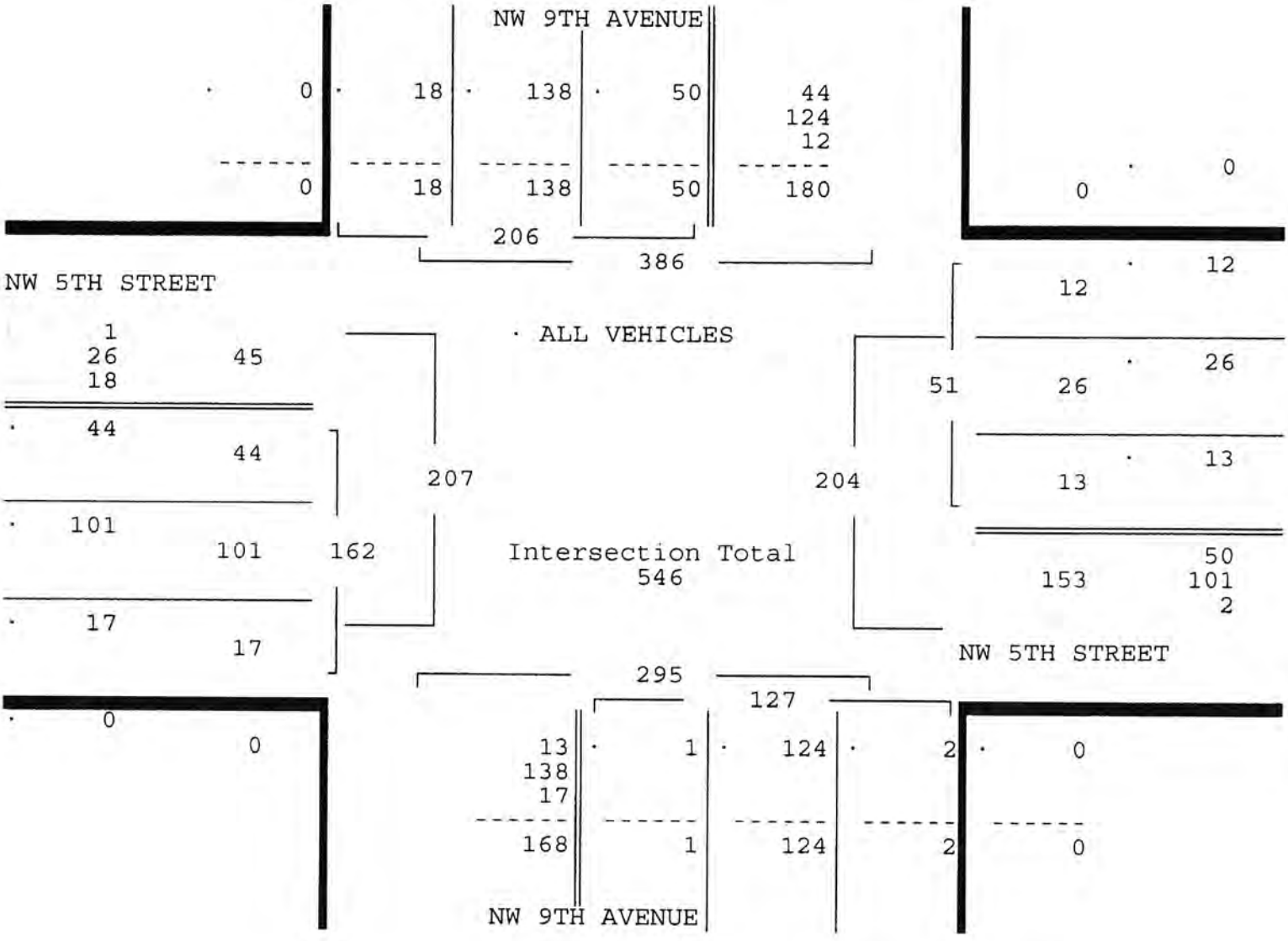
	NW 9TH AVENUE From North				NW 5TH STREET From East				NW 9TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	3	21	7	0	1	1	2	0	1	25	0	0	2	2	1	66
07:15	0	5	25	6	0	1	11	2	0	0	35	0	0	11	5	1	102
07:30	0	16	32	9	0	5	8	6	0	1	37	0	0	16	32	3	165
07:45	0	14	39	2	0	5	8	2	0	0	33	1	0	14	23	5	146
Hr Total	0	38	117	24	0	12	28	12	0	2	130	1	0	43	62	10	479
08:00	0	8	38	3	0	2	6	2	0	0	29	1	0	8	21	5	123
08:15	0	12	29	4	0	1	4	2	0	0	25	0	0	6	25	4	112
08:30	0	6	37	2	0	1	5	1	0	0	23	3	0	5	19	1	103
08:45	0	6	35	1	0	0	4	4	0	0	28	0	0	2	17	6	103
Hr Total	0	32	139	10	0	4	19	9	0	0	105	4	0	21	82	16	441
* BREAK *																	
16:00	0	4	37	3	0	2	8	2	0	0	41	1	0	1	7	1	107
16:15	0	3	29	3	0	0	9	1	0	0	39	4	0	4	4	2	98
16:30	0	4	30	5	0	2	13	3	0	2	35	2	0	7	3	1	107
16:45	0	2	37	7	0	2	8	0	0	0	54	1	0	5	6	0	122
Hr Total	0	13	133	18	0	6	38	6	0	2	169	8	0	17	20	4	434
17:00	0	4	44	8	0	0	19	5	0	3	56	2	0	5	4	2	152
17:15	0	8	41	6	0	2	25	6	0	3	40	0	0	4	11	0	146
[illegible]	0	1	43	5	0	1	10	2	0	0	50	2	0	3	12	0	129
17:45	0	4	35	4	0	4	15	3	0	0	45	2	0	2	4	0	118
Hr Total	0	17	163	23	0	7	69	16	0	6	191	6	0	14	31	2	545
TOTAL	0	100	552	75	0	29	154	43	0	10	595	19	0	95	195	32	1899

NW 5TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_9AVE
Page : 2

ALL VEHICLES

	NW 9TH AVENUE From North				NW 5TH STREET From East				NW 9TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	50	138	18	0	13	26	12	0	1	124	2	0	44	101	17	
Percent	0%	24%	67%	9%	0%	25%	51%	24%	0%	1%	98%	2%	0%	27%	62%	10%	
Pk total	206				51				127				162				
Highest	07:30				07:30				07:30				07:30				
Volume	0	16	32	9	0	5	8	6	0	1	37	0	0	16	32	3	
Hi total	57				19				38				51				
PHF	.90				.67				.84				.79				



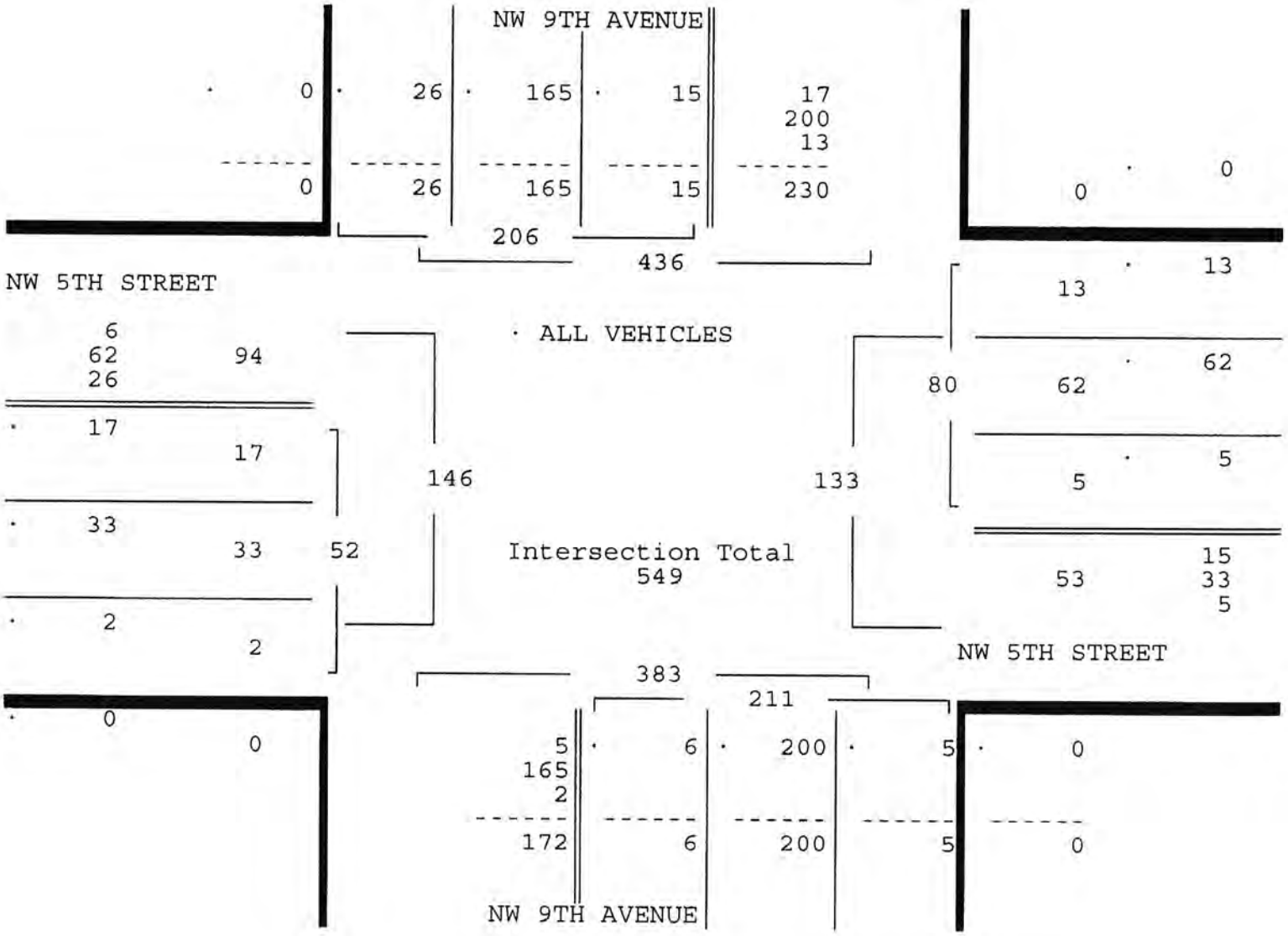
NW 5TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_9AVE
Page : 3

ALL VEHICLES

	NW 9TH AVENUE From North				NW 5TH STREET From East				NW 9TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	15	165	26	0	5	62	13	0	6	200	5	0	17	33	2	
Percent	0%	7%	80%	13%	0%	6%	78%	16%	0%	3%	95%	2%	0%	33%	63%	4%	
Pk total	206				80				211				52				
Highest	17:00				17:15				17:00				17:15				
Volume	0	4	44	8	0	2	25	6	0	3	56	2	0	4	11	0	
Hi total	56				33				61				15				
PHF	.92				.61				.86				.87				



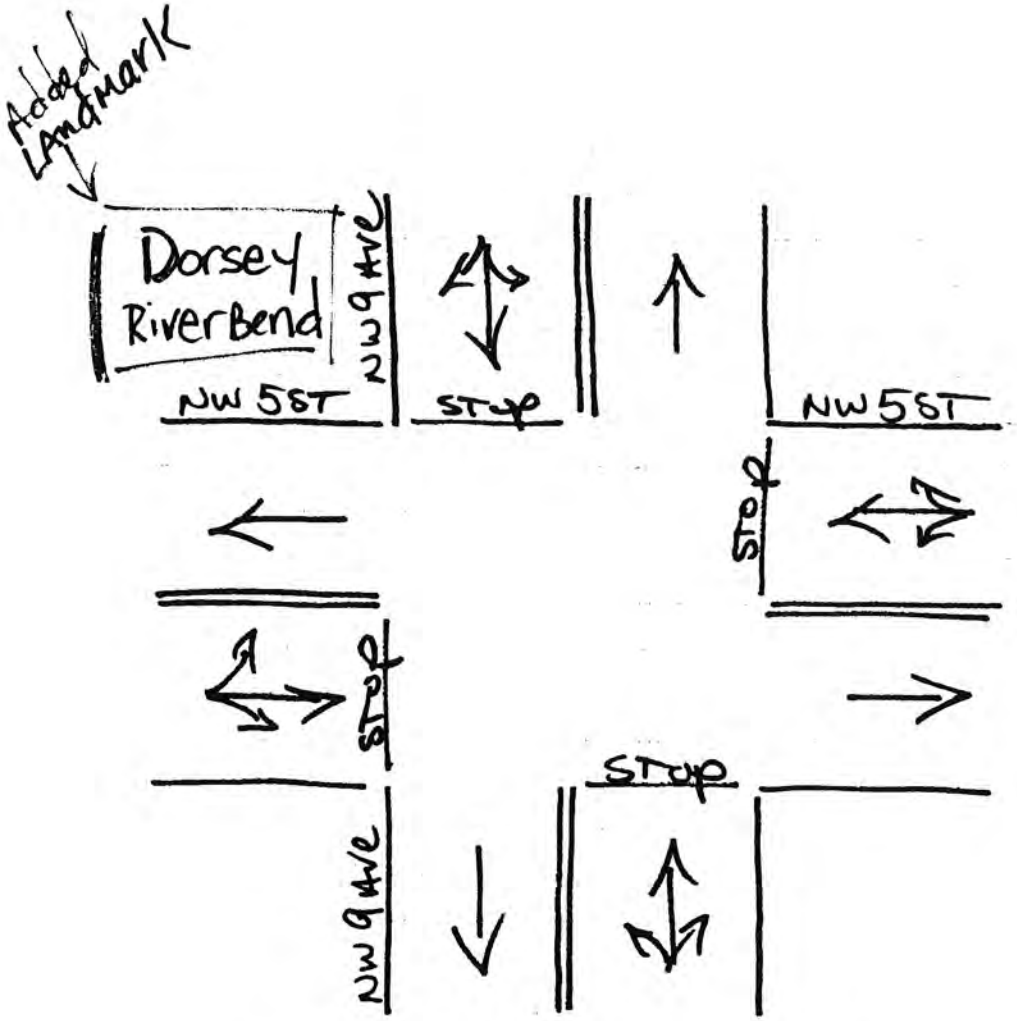
NW 5TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_9AVE
Page : 1

PEDESTRIANS & BIKES

	NW 9TH AVENUE From North				NW 5TH STREET From East				NW 9TH AVENUE From South				NW 5TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2	4
07:15	0	0	0	0	0	0	0	3	0	0	0	2	0	0	0	1	6
07:30	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
07:45	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	3
Hr Total	0	2	0	0	0	0	0	3	0	3	0	4	0	0	0	3	15
08:00	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	2	5
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
08:45	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	3
Hr Total	0	1	0	2	0	0	0	0	0	2	0	0	0	2	0	3	10
* BREAK *																	
16:00	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
16:15	0	0	0	6	0	0	0	1	0	1	0	2	0	0	0	0	10
16:30	0	2	0	0	0	1	0	1	0	0	0	0	0	0	0	0	4
16:45	0	3	0	1	0	0	0	1	0	0	0	0	0	0	0	1	6
Hr Total	0	5	0	7	0	1	0	4	0	2	0	2	0	0	0	1	22
17:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
[illegible]	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	3
[illegible]	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	3
17:45	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	1	5
Hr Total	0	2	0	1	0	2	0	0	0	3	0	3	0	0	0	2	13
TOTAL	0	10	0	10	0	3	0	7	0	10	0	9	0	2	0	9	60



FT. Lauderdale, FLorida

September 26, 2012

drawn by: Luis Palomino

NOT Signalized

LP 12-12-18

TRAFFIC SURVEY SPECIALISTS, INC.

NW 5TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

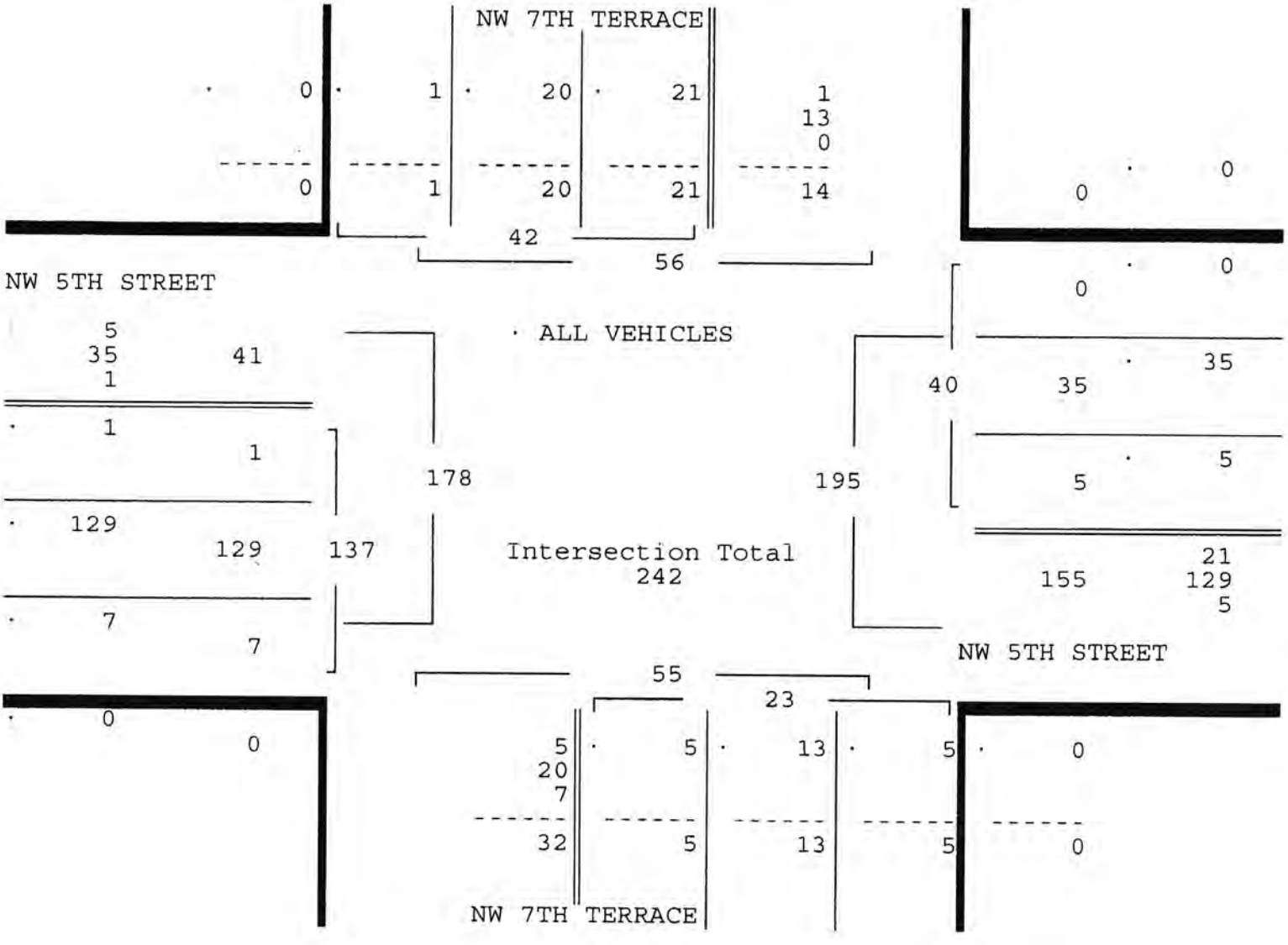
Site Code : 00180222
Start Date: 12/11/18
File I.D. : 5ST_7TER
Page : 1

ALL VEHICLES

	NW 7TH TERRACE From North				NW 5TH STREET From East				NW 7TH TERRACE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
07:00	0	4	5	0	0	0	9	1	0	0	2	0	0	0	5	0	26
07:15	0	0	7	0	0	1	17	0	0	1	4	1	0	0	12	5	48
07:30	0	7	4	1	0	2	15	0	0	2	5	2	0	0	24	3	65
07:45	0	6	10	0	0	1	8	0	0	3	4	0	0	1	40	3	76
Hr Total	0	17	26	1	0	4	49	1	0	6	15	3	0	1	81	11	215
08:00	0	5	5	0	0	0	7	0	0	0	3	2	0	0	23	0	45
08:15	0	3	1	0	0	2	5	0	0	0	1	1	0	0	42	1	56
08:30	0	3	3	0	0	1	8	1	0	0	2	0	0	0	25	0	43
08:45	0	2	4	0	0	0	4	1	0	0	2	1	0	1	21	0	36
Hr Total	0	13	13	0	0	3	24	2	0	0	8	4	0	1	111	1	180
* BREAK *																	
16:00	0	0	2	0	0	0	8	0	0	0	3	2	0	0	9	0	24
16:15	0	0	6	2	0	1	15	0	0	2	2	1	0	1	7	1	38
16:30	0	1	3	2	0	0	12	0	0	0	3	1	0	0	7	0	29
16:45	0	1	5	4	0	0	20	0	0	0	3	1	0	0	5	1	40
Hr Total	0	2	16	8	0	1	55	0	0	2	11	5	0	1	28	2	131
17:00	0	0	3	2	0	0	29	0	0	1	3	4	0	1	13	1	57
	0	3	9	2	0	1	29	0	0	1	3	3	0	0	10	0	61
	0	3	9	9	0	2	29	1	1	0	2	0	0	3	11	0	70
17:45	0	0	7	2	0	2	28	0	0	1	3	1	0	0	8	0	52
Hr Total	0	6	28	15	0	5	115	1	1	3	11	8	0	4	42	1	240
TOTAL	0	38	83	24	0	13	243	4	1	11	45	20	0	7	262	15	766

ALL VEHICLES

	NW 7TH TERRACE From North				NW 5TH STREET From East				NW 7TH TERRACE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/11/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	21	20	1	0	5	35	0	0	5	13	5	0	1	129	7	
Percent	0%	50%	48%	2%	0%	12%	88%	0%	0%	22%	57%	22%	0%	1%	94%	5%	
Pk total	42				40				23				137				
Highest	07:45				07:30				07:30				07:45				
Volume	0	6	10	0	0	2	15	0	0	2	5	2	0	1	40	3	
Hi total	16				17				9				44				
PHF	.66				.59				.64				.78				



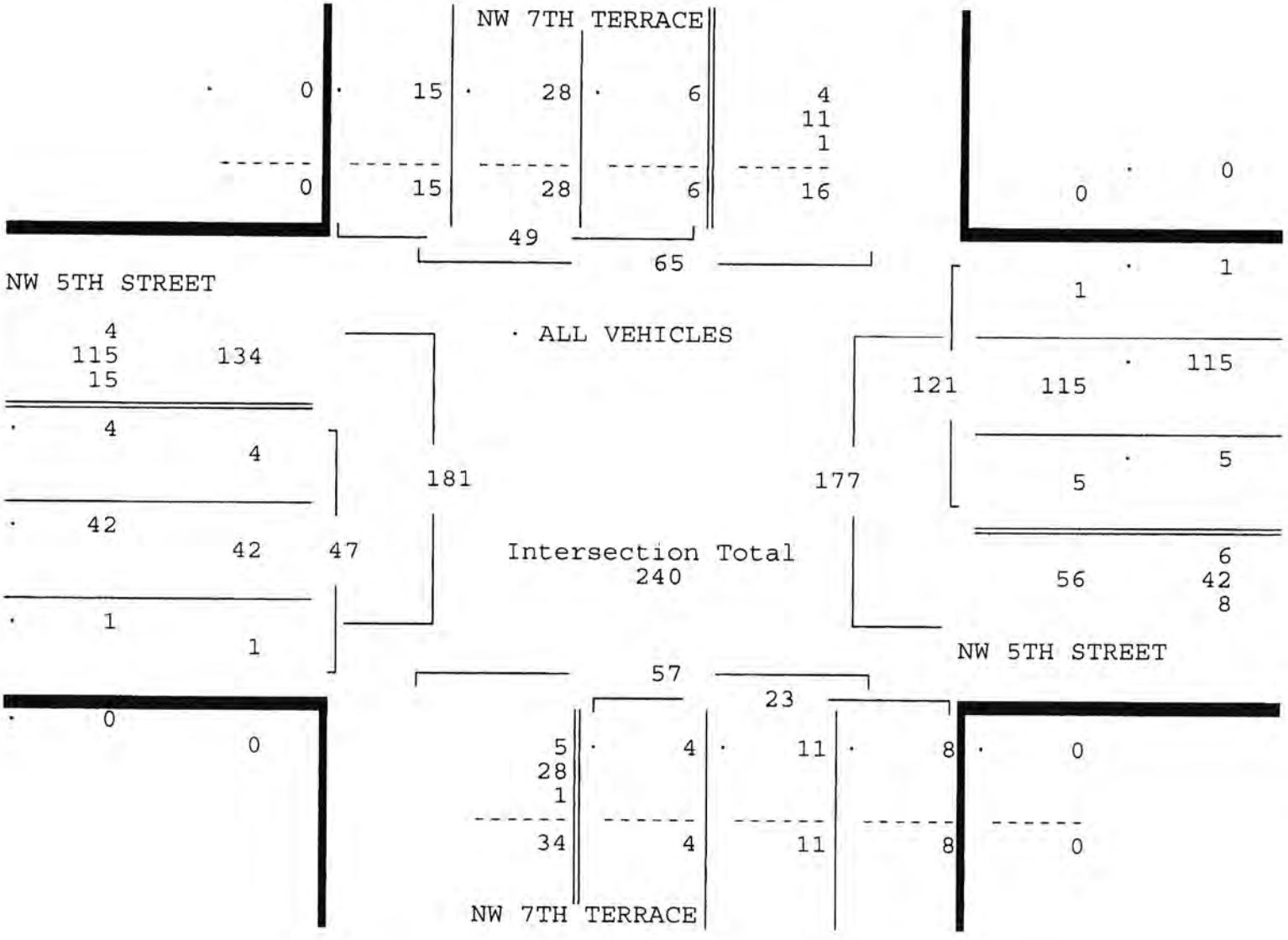
NW 5TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 5ST_7TER
Page : 3

ALL VEHICLES

	NW 7TH TERRACE From North				NW 5TH STREET From East				NW 7TH TERRACE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/11/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/11/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	6	28	15	0	5	115	1	1	3	11	8	0	4	42	1	
Percent	0%	12%	57%	31%	0%	4%	95%	1%	4%	13%	48%	35%	0%	9%	89%	2%	
Pk total	49				121				23				47				
Highest	17:30				17:30				17:00				17:00				
Volume	0	3	9	9	0	2	29	1	0	1	3	4	0	1	13	1	
Hi total	21				32				8				15				
PHF	.58				.95				.72				.78				



TRAFFIC SURVEY SPECIALISTS, INC.

NW 5TH STREET & NW 7TH TERRACE
FT LAUDERDALE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

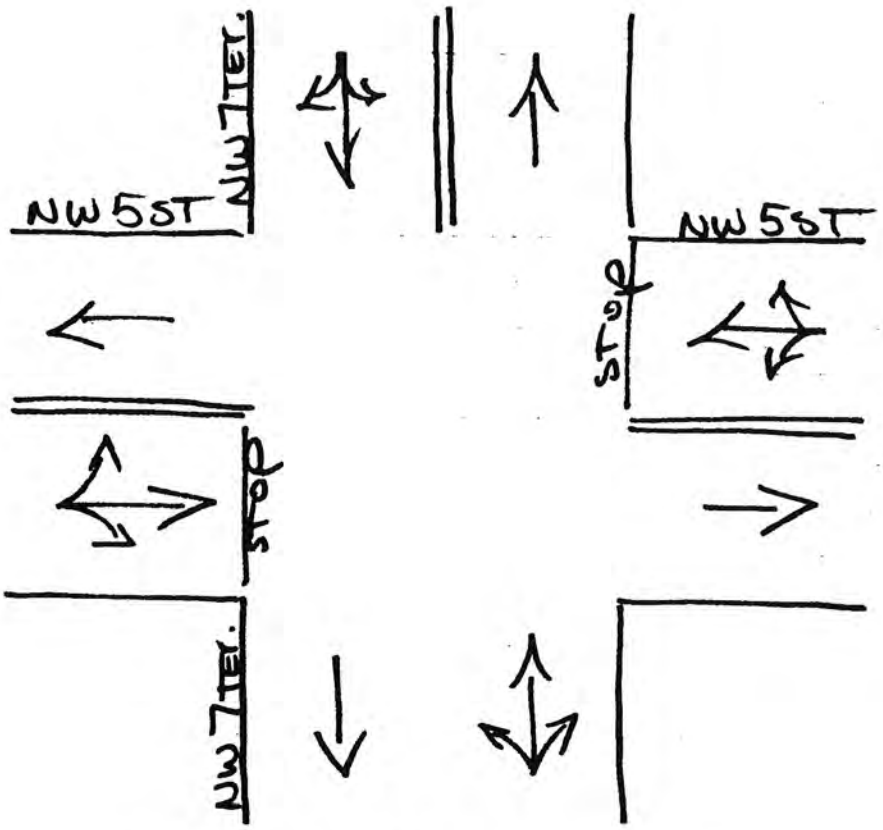
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/11/18
File I.D. : 5ST_7TER
Page : 1

PEDESTRIANS & BIKES

	NW 7TH TERRACE From North				NW 5TH STREET From East				NW 7TH TERRACE From South				NW 5TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/11/18																	
07:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:15	0	0	0	2	0	1	0	0	0	1	0	2	0	0	0	0	6
07:30	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	3
07:45	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
Hr Total	0	1	0	4	0	2	0	1	0	3	0	2	0	0	0	0	13
08:00	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	3
08:15	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	3
08:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2
08:45	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	1	0	3	0	0	0	0	0	3	0	2	0	1	0	1	11
* BREAK *																	
16:00	0	2	0	1	0	0	0	0	0	1	0	0	0	0	0	0	4
16:15	0	0	0	4	0	0	0	0	0	2	0	0	0	0	0	0	6
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	1	0	2	0	0	0	2	0	0	0	1	0	0	0	0	6
Hr Total	0	3	0	7	0	0	0	2	0	3	0	1	0	0	0	0	16
17:00	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	0	3
17:[illegible]	0	0	0	2	0	0	0	0	0	1	0	1	0	0	0	0	4
[illegible]	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	3	0	0	0	0	0	0	0	0	0	3	0	1	0	0	7
Hr Total	0	4	0	2	0	0	0	2	0	1	0	5	0	1	0	0	15
TOTAL	0	9	0	16	0	2	0	5	0	10	0	10	0	2	0	1	55

North



FT. Lauderdale, Florida
September 26, 2012
drawn by: Luis Palomino
NOT signalized

LP
12-11-18

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 5TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MIKE MALONE
NOT SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_7AVE
Page : 1

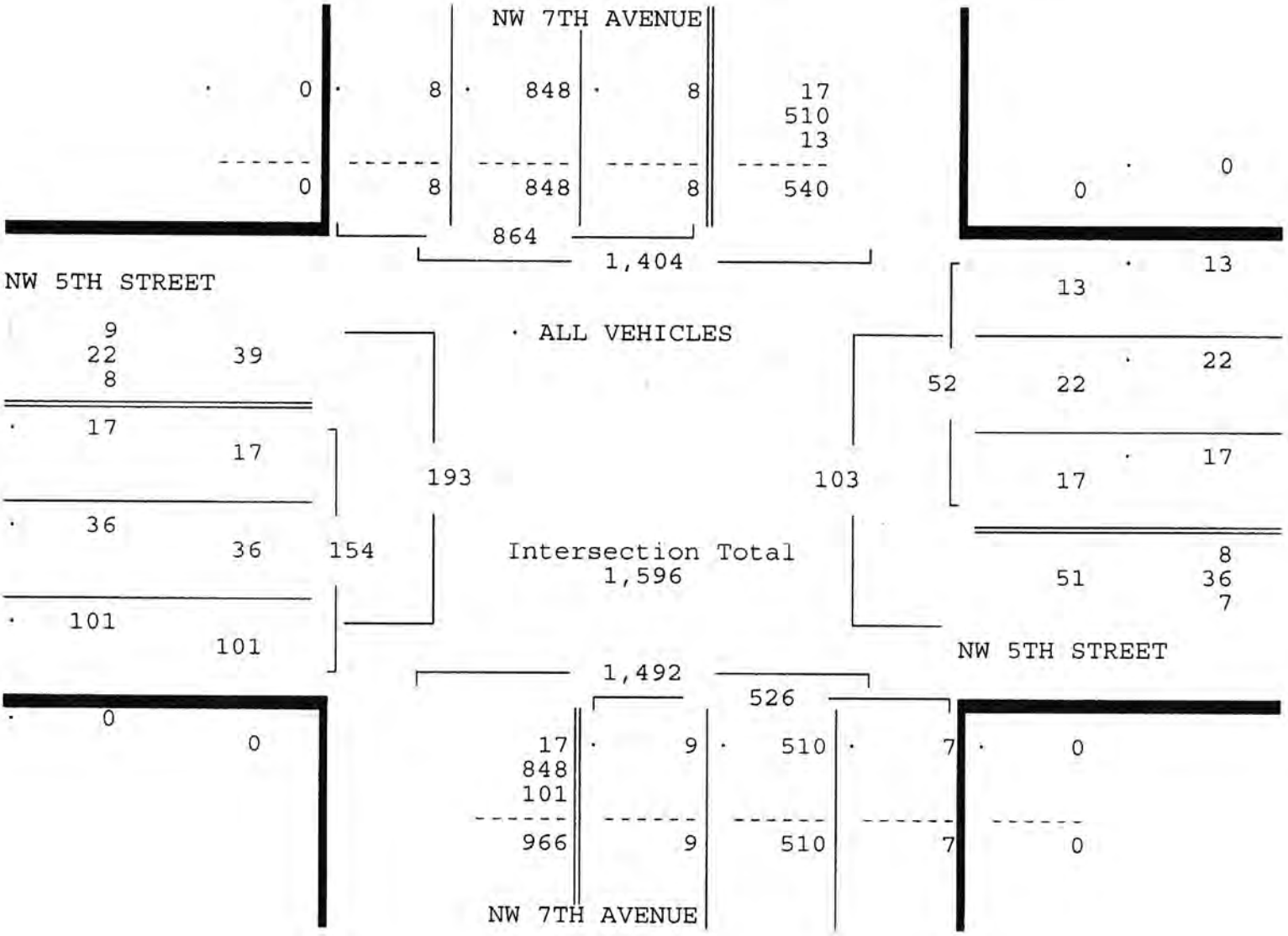
ALL VEHICLES

	NW 7TH AVENUE From North				NW 5TH STREET From East				NW 7TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	3	111	1	0	9	0	3	1	1	92	0	0	0	0	5	226
07:15	0	2	167	1	0	11	7	3	0	7	97	1	0	0	2	6	304
07:30	0	7	183	4	0	9	9	5	0	1	108	1	0	3	11	24	365
07:45	0	2	209	1	0	4	12	4	0	2	132	3	0	2	12	39	422
Hr Total	0	14	670	7	0	33	28	15	1	11	429	5	0	5	25	74	1317
08:00	0	4	208	2	0	9	3	5	0	2	134	0	0	6	8	16	397
08:15	0	2	221	4	0	1	3	2	0	1	120	2	0	4	10	25	395
08:30	0	0	210	1	0	3	4	2	0	4	124	2	0	5	6	21	382
08:45	0	5	227	3	0	2	1	3	0	1	106	0	0	2	5	13	368
Hr Total	0	11	866	10	0	15	11	12	0	8	484	4	0	17	29	75	1542
* BREAK *																	
16:00	0	3	136	7	0	4	2	9	0	2	212	4	0	5	2	4	390
16:15	0	7	121	3	0	3	0	5	0	2	233	5	0	6	1	9	395
16:30	0	5	151	6	0	6	8	19	0	3	212	5	0	2	1	5	423
16:45	0	3	160	6	0	4	2	11	0	5	219	6	0	3	1	5	425
Hr Total	0	18	568	22	0	17	12	44	0	12	876	20	0	16	5	23	1633
17:00	0	1	138	6	0	10	9	32	0	10	261	6	0	5	0	8	486
[illegible]	0	1	163	6	0	5	4	11	0	11	282	6	0	5	3	7	504
[illegible]	0	2	136	1	0	8	3	17	0	9	256	1	0	7	2	6	448
17:45	0	3	152	8	0	4	3	5	0	4	230	3	0	3	2	4	421
Hr Total	0	7	589	21	0	27	19	65	0	34	1029	16	0	20	7	25	1859
TOTAL	0	50	2693	60	0	92	70	136	1	65	2818	45	0	58	66	197	6351

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

ALL VEHICLES

	NW 7TH AVENUE From North				NW 5TH STREET From East				NW 7TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	07:45				07:45				07:45				07:45				
Volume	0	8	848	8	0	17	22	13	0	9	510	7	0	17	36	101	
Percent	0%	1%	98%	1%	0%	33%	42%	25%	0%	2%	97%	1%	0%	11%	23%	66%	
Pk total	864				52				526				154				
Highest	08:15				07:45				07:45				07:45				
Volume	0	2	221	4	0	4	12	4	0	2	132	3	0	2	12	39	
Hi total	227				20				137				53				
PHF	.95				.65				.96				.73				



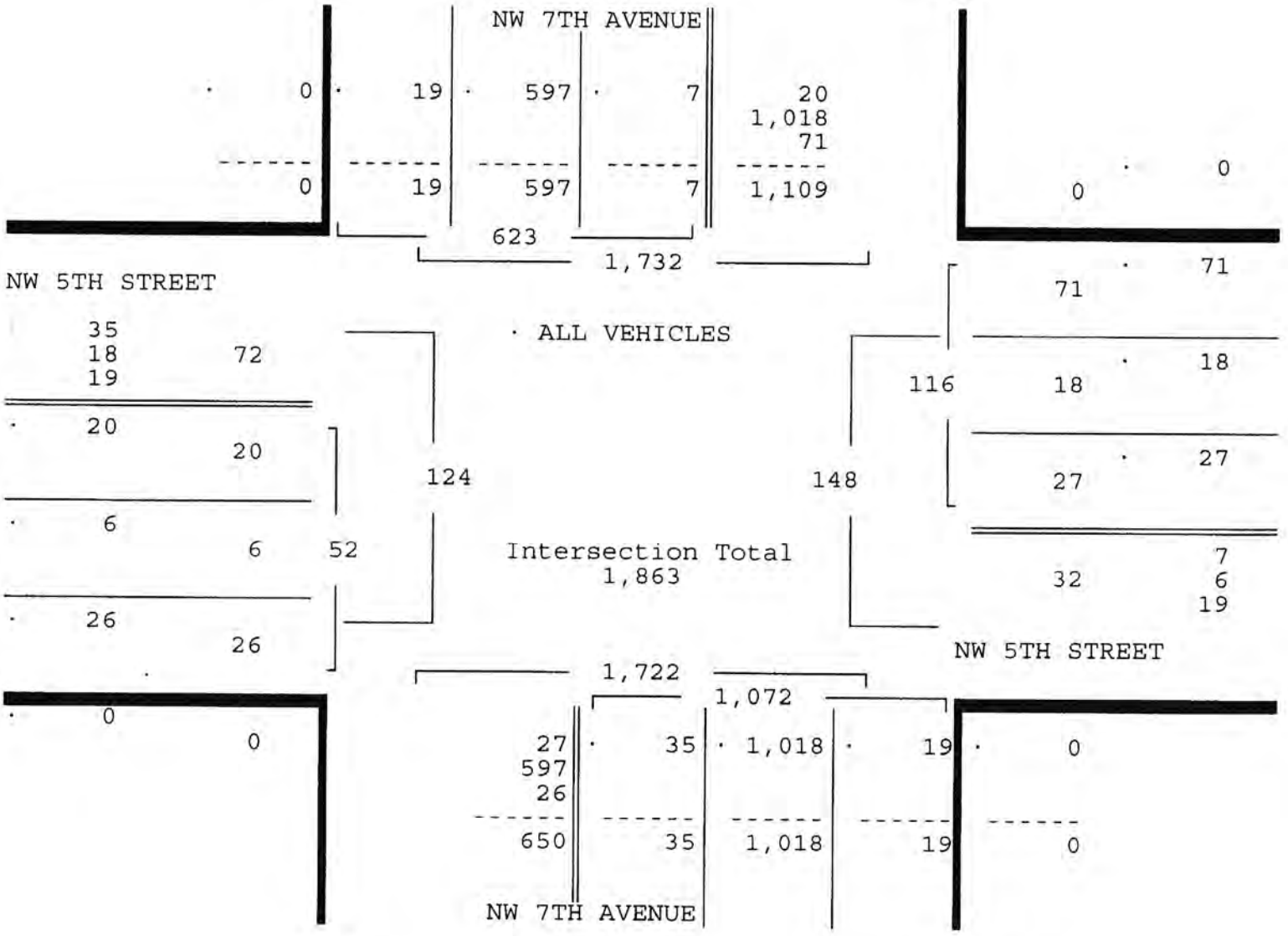
NW 5TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MIKE MALONE
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_7AVE
Page : 3

ALL VEHICLES

	NW 7TH AVENUE From North				NW 5TH STREET From East				NW 7TH AVENUE From South				NW 5TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start 16:45					16:45				16:45				16:45				
Volume	0	7	597	19	0	27	18	71	0	35	1018	19	0	20	6	26	
Percent	0%	1%	96%	3%	0%	23%	16%	61%	0%	3%	95%	2%	0%	38%	12%	50%	
Pk total	623				116				1072				52				
Highest	17:15				17:00				17:15				17:15				
Volume	0	1	163	6	0	10	9	32	0	11	282	6	0	5	3	7	
Hi total	170				51				299				15				
PHF	.92				.57				.90				.87				



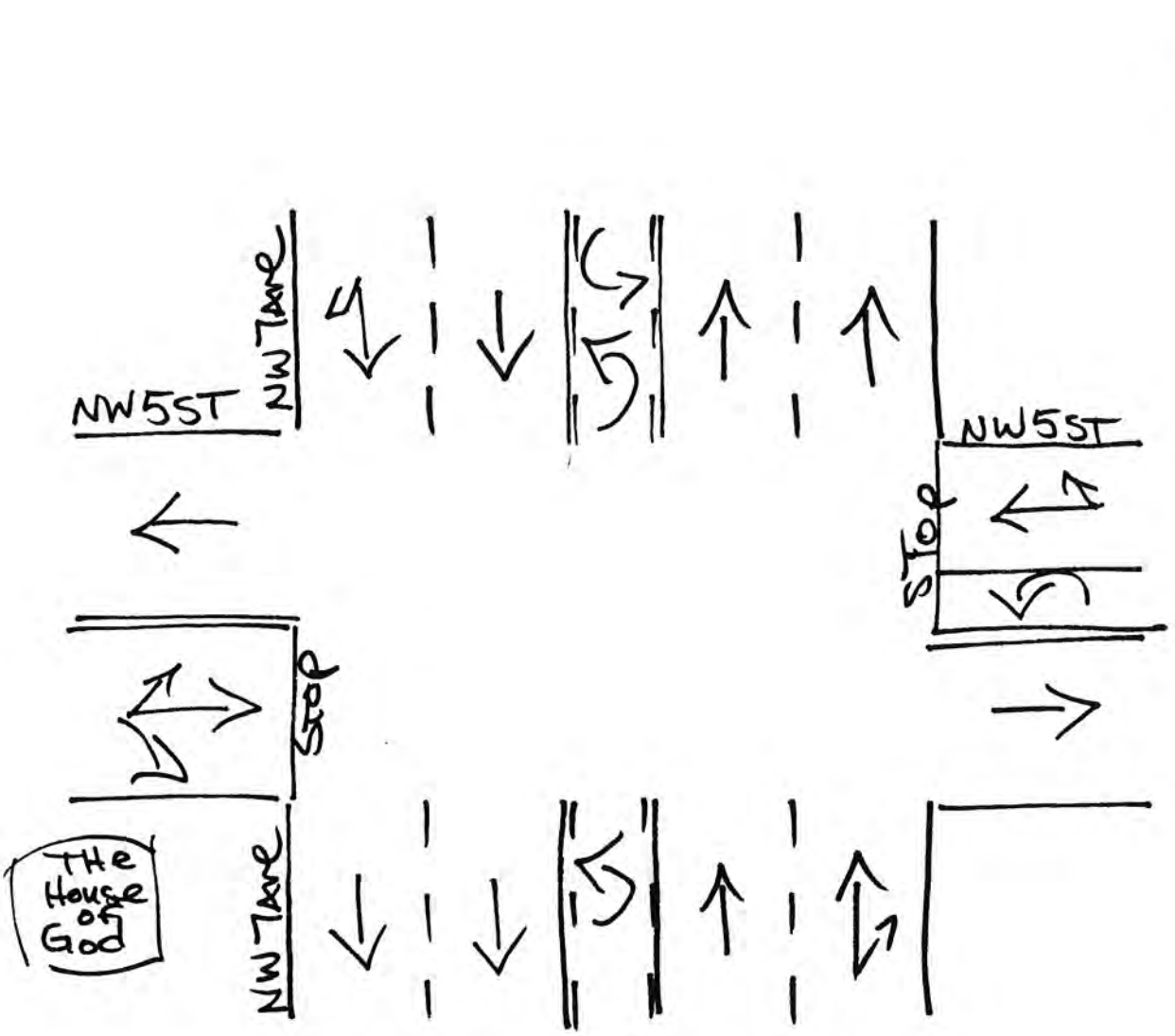
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 5TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MIKE MALONE
NOT SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 5ST_7AVE
Page : 1

PEDESTRIANS & BIKES

	NW 7TH AVENUE From North				NW 5TH STREET From East				NW 7TH AVENUE From South				NW 5TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2	4
07:15	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3
07:30	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2
07:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Hr Total	0	2	0	2	0	1	0	1	0	0	0	1	0	1	0	2	10
* BREAK *																	
16:00	0	1	0	2	0	0	0	1	0	0	0	0	0	0	0	0	4
16:15	0	1	0	2	0	0	0	0	0	0	0	0	0	1	0	0	4
16:30	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	3
16:45	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	3
Hr Total	0	2	0	4	0	2	0	3	0	1	0	1	0	1	0	0	14
17:00	0	0	0	1	0	2	0	2	0	0	0	0	0	0	0	0	5
17:15	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	3
17:30	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	2
17:45	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3	5
Hr Total	0	1	0	2	0	3	0	4	0	0	0	1	0	1	0	3	15
TOTAL	0	5	0	8	0	6	0	8	0	1	0	3	0	3	0	5	39



Ft. Lauderdale, Florida
December 12, 2018
drawn by: luis Palomino
not signalized

NW 4TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MELISSA INOJOSA
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

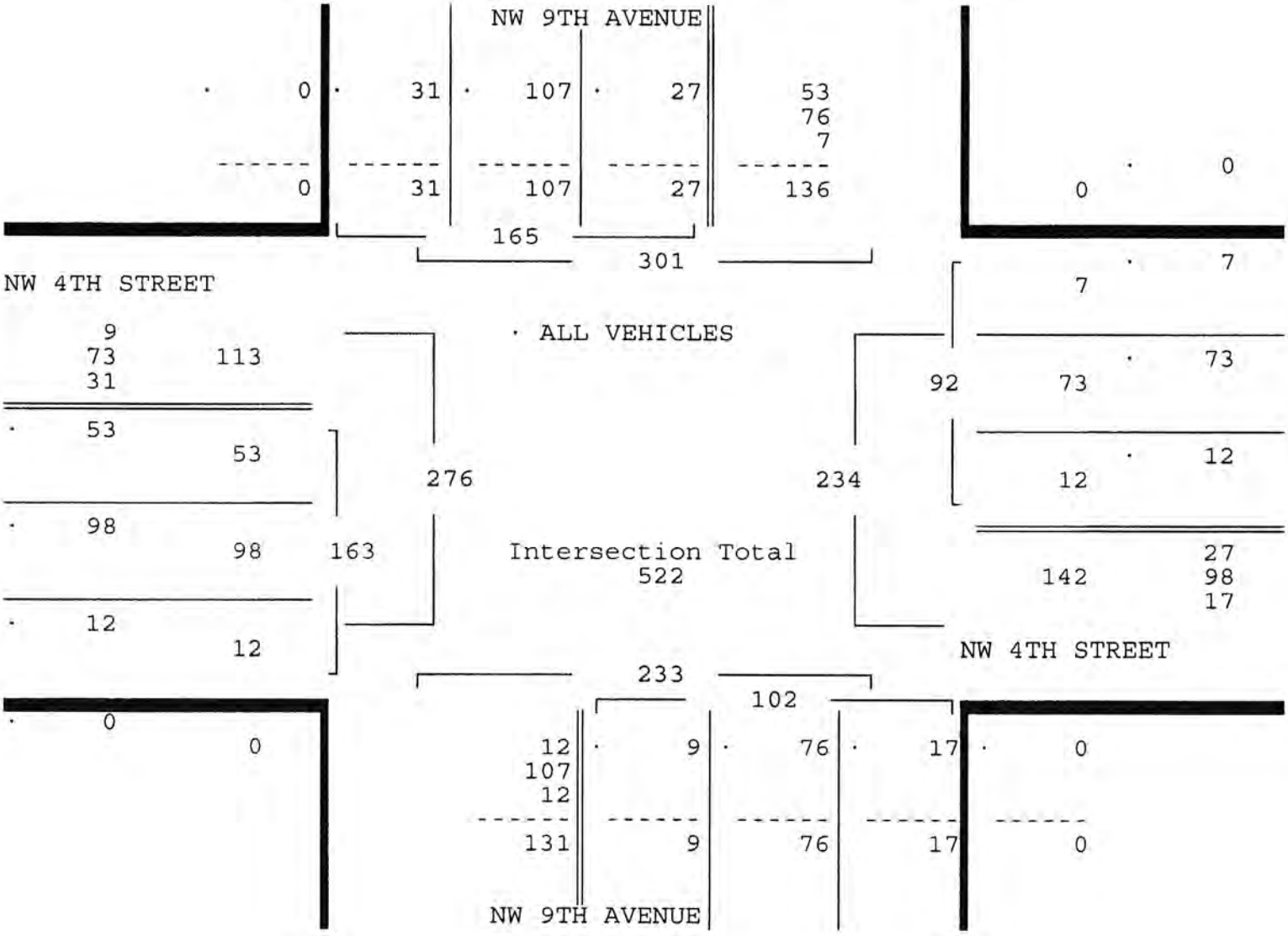
Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_9AVE
Page : 1

ALL VEHICLES

	NW 9TH AVENUE From North				NW 4TH STREET From East				NW 9TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	0	11	7	0	4	13	0	0	4	10	2	0	13	4	2	70
07:15	0	4	18	8	0	0	17	1	0	5	20	2	0	13	17	3	108
07:30	0	5	27	8	0	5	25	1	0	0	25	2	0	12	24	3	137
07:45	0	9	31	9	0	3	14	2	0	1	15	10	0	17	35	4	150
Hr Total	0	18	87	32	0	12	69	4	0	10	70	16	0	55	80	12	465
08:00	0	9	31	6	0	4	17	3	0	3	16	3	0	11	22	2	127
08:15	0	9	23	2	0	3	8	0	0	2	21	1	0	3	28	6	106
08:30	0	3	30	6	0	1	19	3	0	1	19	2	0	6	28	3	121
08:45	0	14	25	2	0	3	9	2	0	1	13	8	0	13	33	3	126
Hr Total	0	35	109	16	0	11	53	8	0	7	69	14	0	33	111	14	480
* BREAK *																	
16:00	0	1	33	6	0	4	35	4	0	2	30	4	0	6	15	4	144
16:15	0	1	24	4	0	3	48	4	0	4	33	4	0	7	26	4	162
16:30	0	1	24	8	0	5	62	7	0	6	21	5	0	13	20	7	179
16:45	0	3	23	13	0	4	66	9	0	11	36	2	0	15	20	2	204
Hr Total	0	6	104	31	0	16	211	24	0	23	120	15	0	41	81	17	689
17:00	0	2	34	7	0	2	103	4	0	10	41	9	0	14	25	3	254
17:15	0	3	32	8	0	3	109	12	0	5	25	6	0	8	25	6	242
[illegible]	0	3	31	9	0	7	79	7	0	4	32	6	0	14	19	2	213
17:45	0	2	23	8	0	0	53	1	0	1	26	8	0	19	24	3	168
Hr Total	0	10	120	32	0	12	344	24	0	20	124	29	0	55	93	14	877
TOTAL	0	69	420	111	0	51	677	60	0	60	383	74	0	184	365	57	2511

ALL VEHICLES

	NW 9TH AVENUE From North				NW 4TH STREET From East				NW 9TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	07:15				07:15				07:15				07:15				
Volume	0	27	107	31	0	12	73	7	0	9	76	17	0	53	98	12	
Percent	0%	16%	65%	19%	0%	13%	79%	8%	0%	9%	75%	17%	0%	33%	60%	7%	
Pk total	165				92				102				163				
Highest	07:45				07:30				07:15				07:45				
Volume	0	9	31	9	0	5	25	1	0	5	20	2	0	17	35	4	
Hi total	49				31				27				56				
PHF	.84				.74				.94				.73				

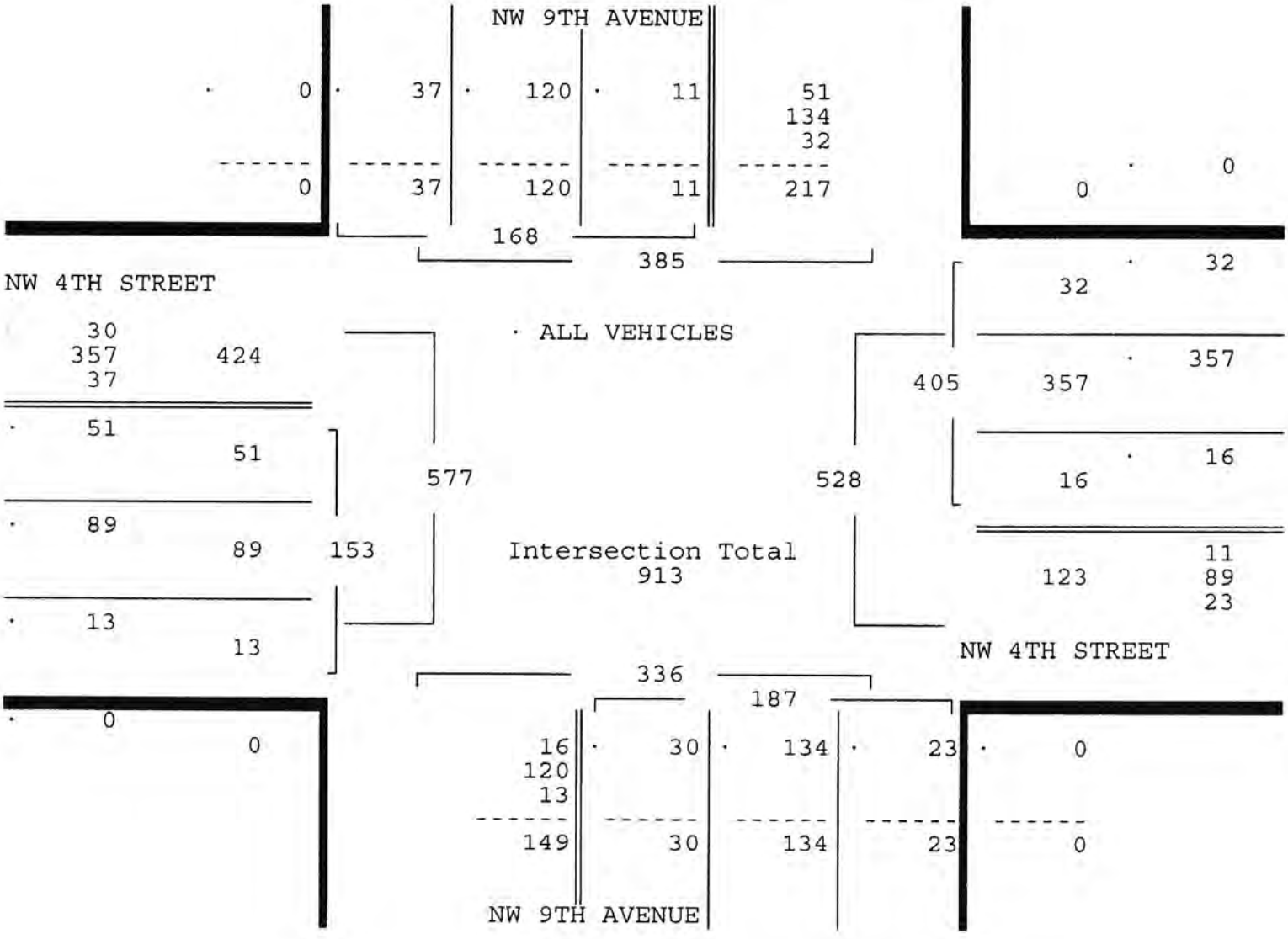


NW 4TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MELISSA INOJOSA
SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_9AVE
Page : 3

ALL VEHICLES

	NW 9TH AVENUE From North				NW 4TH STREET From East				NW 9TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	11	120	37	0	16	357	32	0	30	134	23	0	51	89	13	
Percent	0%	7%	71%	22%	0%	4%	88%	8%	0%	16%	72%	12%	0%	33%	58%	8%	
Pk total	168				405				187				153				
Highest	17:00				17:15				17:00				17:00				
Volume	0	2	34	7	0	3	109	12	0	10	41	9	0	14	25	3	
Hi total	43				124				60				42				
PHF	.98				.82				.78				.91				



TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

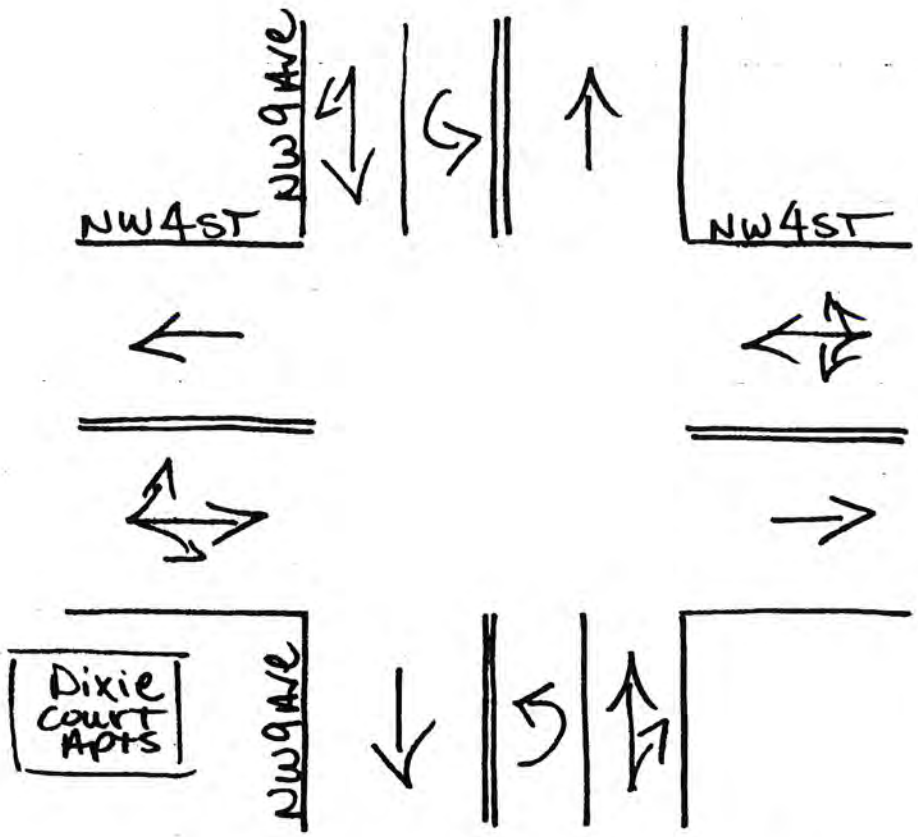
NW 4TH STREET & NW 9TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: MELISSA INOJOSA
SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_9AVE
Page : 1

PEDESTRIANS & BIKES

	NW 9TH AVENUE From North				NW 4TH STREET From East				NW 9TH AVENUE From South				NW 4TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	1	0	1	0	0	0	1	0	1	0	0	0	0	4
07:30	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
07:45	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
Hr Total	0	0	0	1	0	1	0	0	0	3	0	3	0	0	0	0	8
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	1	0	1	0	1	0	0	0	0	0	1	0	1	0	1	6
16:30	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	2	5
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	2	0	2	0	1	0	0	0	0	0	1	0	2	0	3	11
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	2	0	1	0	0	0	0	0	1	0	1	5
:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	2	0	1	0	0	0	0	0	1	0	1	5
TOTAL	0	3	0	4	0	4	0	1	0	4	0	4	0	3	0	4	27

North



Ft. Lauderdale, Florida
September 26, 2012
drawn by: Luis Palomino
Signalized

LP 12-12-18

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 4TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: SEBASTIAN SALVO
SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_7AVE

ALL VEHICLES

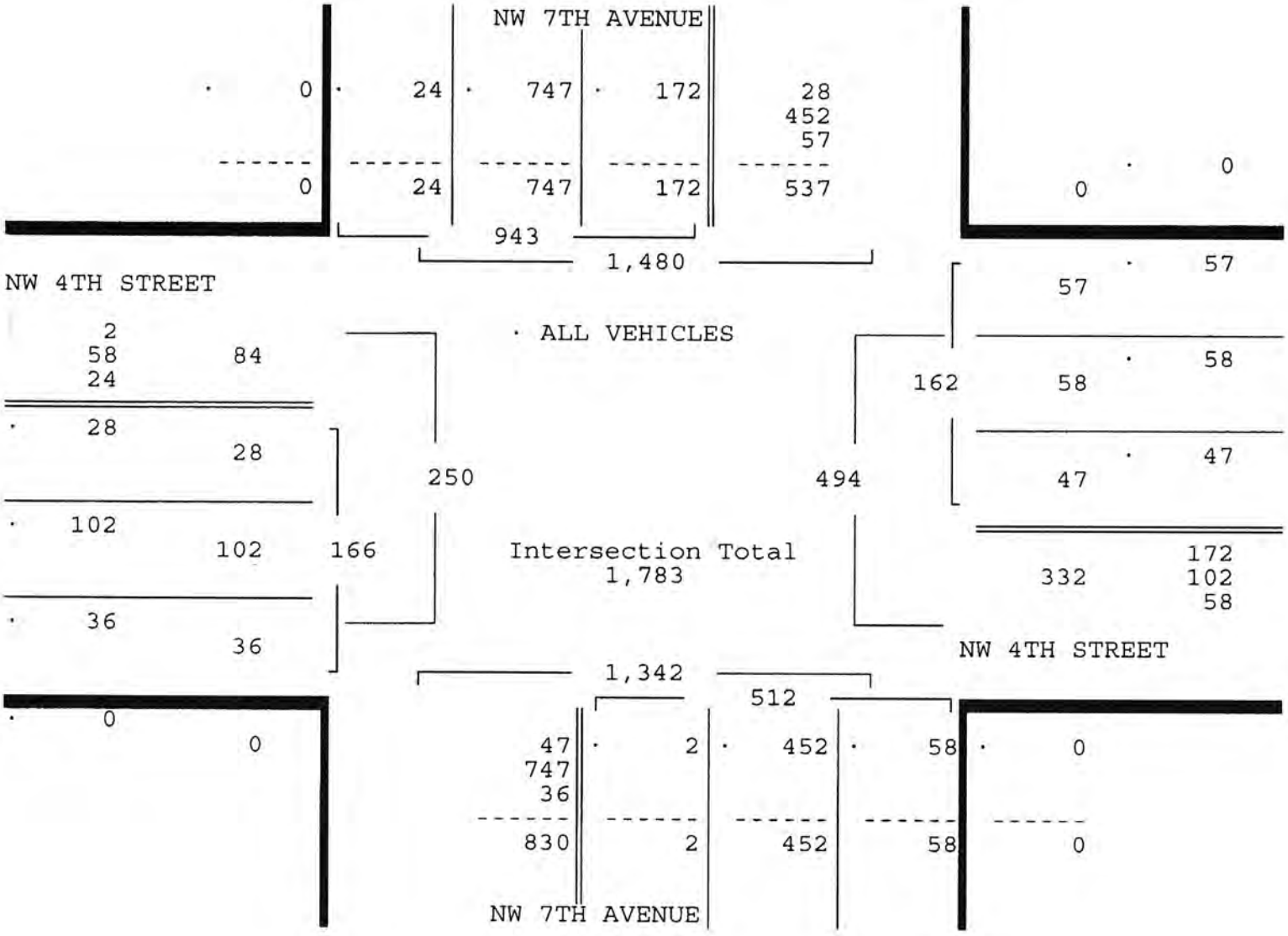
	NW 7TH AVENUE From North				NW 4TH STREET From East				NW 7TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
07:00	0	13	100	5	0	10	10	16	0	0	85	8	0	8	8	1	264
07:15	0	26	160	3	0	14	9	12	0	2	94	11	0	2	14	3	350
07:30	0	30	172	8	0	9	15	8	0	4	108	10	0	7	20	8	399
07:45	0	57	190	12	0	16	10	12	0	1	122	16	0	14	33	11	494
Hr Total	0	126	622	28	0	49	44	48	0	7	409	45	0	31	75	23	1507
08:00	0	33	192	4	0	9	16	16	0	0	116	15	0	5	19	8	433
08:15	0	42	181	4	0	12	13	13	0	1	109	11	0	3	24	10	423
08:30	0	40	184	4	0	10	19	16	0	0	105	16	0	6	26	7	433
08:45	0	46	199	2	0	9	16	14	0	1	87	15	0	5	37	3	434
Hr Total	0	161	756	14	0	40	64	59	0	2	417	57	0	19	106	28	1723
* BREAK *																	
16:00	0	21	119	3	1	11	30	28	0	8	195	12	0	3	11	3	445
16:15	0	14	107	8	0	12	35	22	0	7	209	13	0	6	13	9	455
16:30	0	3	132	16	0	16	43	35	0	12	174	12	0	6	14	6	469
16:45	0	16	140	7	0	14	59	26	0	5	194	9	0	7	14	5	496
Hr Total	0	54	498	34	1	53	167	111	0	32	772	46	0	22	52	23	1865
17:00	0	18	119	16	0	10	82	25	0	11	220	14	0	5	19	2	541
17:30	0	12	139	10	0	33	80	29	0	15	250	14	0	8	17	6	613
[illegible]	1	12	121	10	0	12	72	31	0	8	224	13	0	3	17	8	532
17:45	0	14	135	10	0	23	42	26	0	5	203	15	0	7	6	8	494
Hr Total	1	56	514	46	0	78	276	111	0	39	897	56	0	23	59	24	2180
TOTAL	1	397	2390	122	1	220	551	329	0	80	2495	204	0	95	292	98	7275

NW 4TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: SEBASTIAN SALVO
SIGNALIZED

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_7AVE
Page : 2

ALL VEHICLES

	NW 7TH AVENUE From North				NW 4TH STREET From East				NW 7TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 12/12/18																	
Peak start	07:45				07:45				07:45				07:45				
Volume	0	172	747	24	0	47	58	57	0	2	452	58	0	28	102	36	
Percent	0%	18%	79%	3%	0%	29%	36%	35%	0%	0%	88%	11%	0%	17%	61%	22%	
Pk total	943				162				512				166				
Highest	07:45				08:30				07:45				07:45				
Volume	0	57	190	12	0	10	19	16	0	1	122	16	0	14	33	11	
Hi total	259				45				139				58				
PHF	.91				.90				.92				.72				



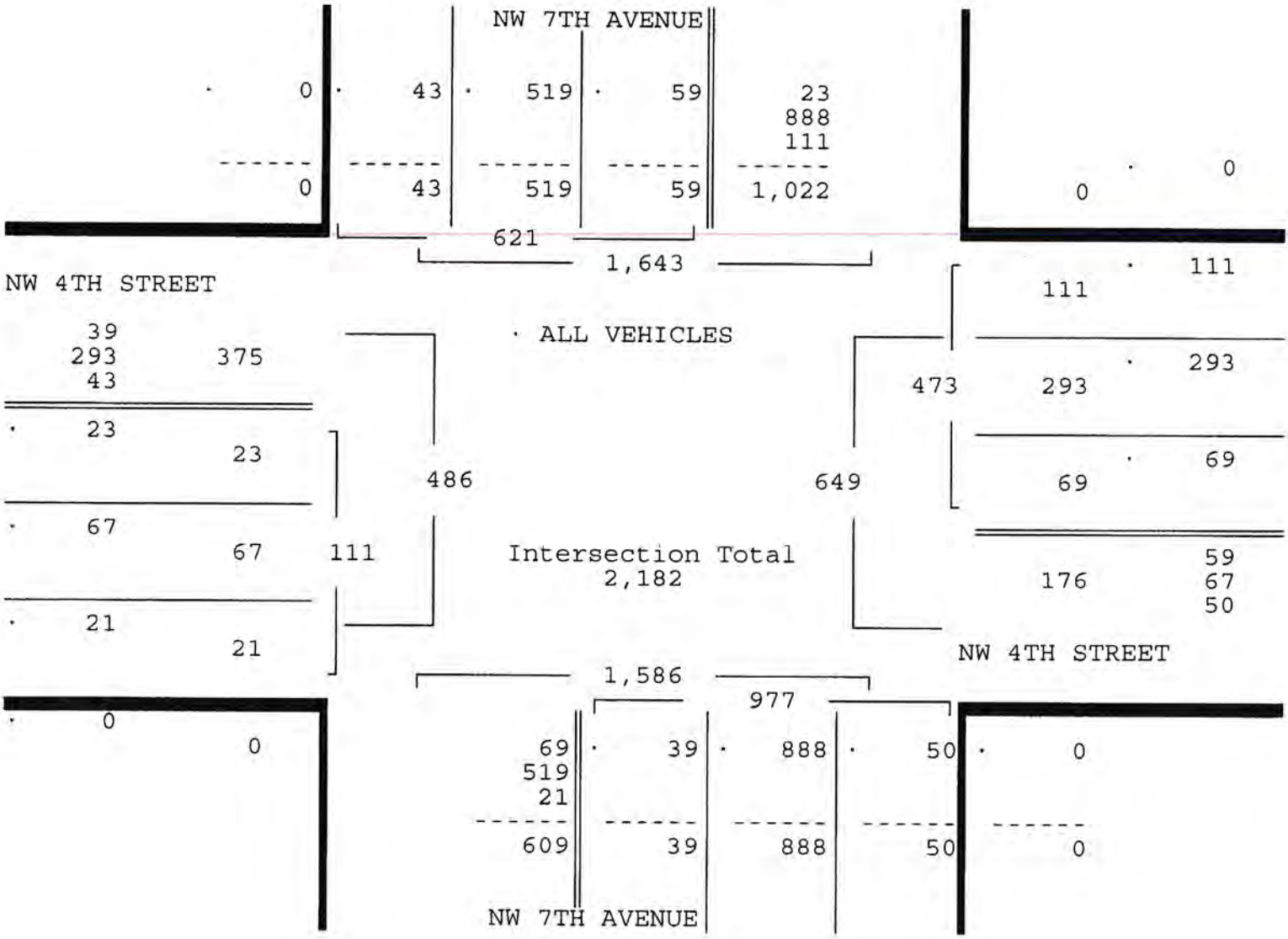
NW 4TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: SEBASTIAN SALVO
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_7AVE

ALL VEHICLES

	NW 7TH AVENUE From North				NW 4TH STREET From East				NW 7TH AVENUE From South				NW 4TH STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 12/12/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 12/12/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	1	58	519	43	0	69	293	111	0	39	888	50	0	23	67	21	
Percent	0%	9%	84%	7%	0%	15%	62%	23%	0%	4%	91%	5%	0%	21%	60%	19%	
Pk total	621				473				977				111				
Highest	16:45				17:15				17:15				17:15				
Volume	0	16	140	7	0	33	80	29	0	15	250	14	0	8	17	6	
Hi total	163				142				279				31				
PHF	.95				.83				.88				.90				



NW 4TH STREET & NW 7TH AVENUE
FT LAUDERDALE, FLORIDA
COUNTED BY: SEBASTIAN SALVO
SIGNALIZED

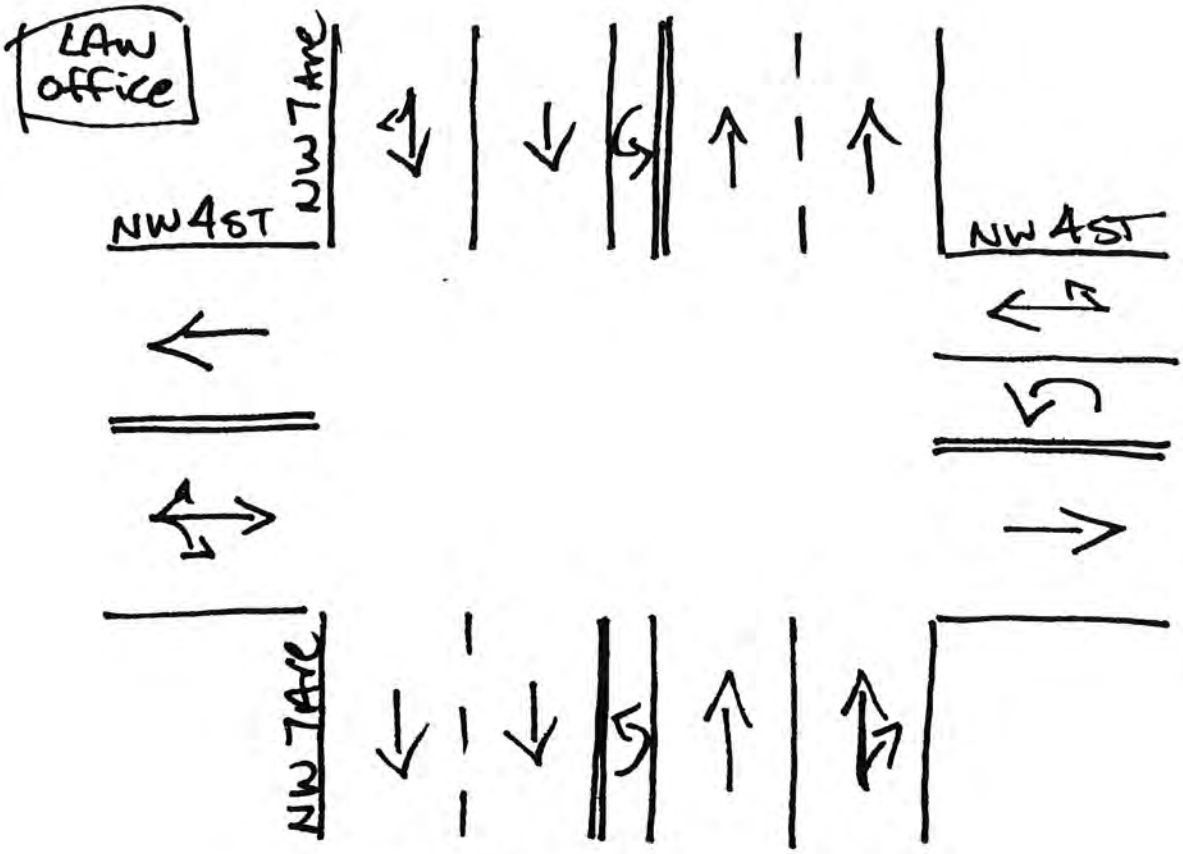
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180222
Start Date: 12/12/18
File I.D. : 4ST_7AVE
Page : 1

PEDESTRIANS & BIKES

	NW 7TH AVENUE From North				NW 4TH STREET From East				NW 7TH AVENUE From South				NW 4TH STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 12/12/18																	
07:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
07:30	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	3
07:45	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	3
Hr Total	0	1	0	4	0	1	0	1	0	2	0	0	0	0	0	0	9
08:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
08:15	0	1	0	3	0	1	0	0	0	0	0	0	0	0	0	0	5
08:30	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
08:45	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	4
Hr Total	0	1	0	6	0	2	0	3	0	0	0	0	0	0	0	0	12
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
16:15	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
16:30	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	3
16:45	0	0	0	1	0	2	0	0	0	0	0	0	0	1	0	0	4
Hr Total	0	1	0	1	0	3	0	0	0	1	0	3	0	1	0	1	11
17:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
17:15	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3
17:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Hr Total	0	1	0	3	0	3	0	0	0	1	0	0	0	0	0	1	9
TOTAL	0	4	0	14	0	9	0	4	0	4	0	3	0	1	0	2	41

North



FT. Lauderdale, Florida
February 17, 2016
drawn by: Luis Palomino
signalized

R.P.
12-12-18

NW 6 Street - NW 7 Avenue
Signalized
AM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	41	665	261	47	266	52	102	339	92	151	575	25
Peak Season Factor (0.99)	41	658	258	47	263	51	101	336	91	149	569	25
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	42	684	269	48	274	54	105	349	95	156	592	26
2023 Background Traffic	42	684	269	48	274	54	106	349	95	156	592	26
Project Distribution	16%	17%	0%	15%	2%	0%	0%	0%	0%	0%	14%	2%
West Village	17	19	0	7	1	0	0	0	0	0	6	1
2023 Total Traffic	**59**	**703**	**269**	**55**	**275**	**54**	**106**	**349**	**95**	**156**	**598**	**27**

NW 6 Street - NW 7 Avenue
Signalized
PM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	30	305	115	128	699	120	306	721	96	86	394	67
Peak Season Factor (0.99)	30	302	114	127	692	119	303	714	95	85	390	66
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	31	314	118	132	720	124	315	743	99	89	406	69
2023 Background Traffic	31	314	118	132	720	124	315	743	99	89	406	69
Project Distribution	16%	17%	0%	15%	2%	0%	0%	0%	0%	0%	14%	2%
West Village	16	16	0	20	3	0	0	0	0	0	19	3
2023 Total Traffic	**47**	**330**	**118**	**153**	**723**	**124**	**315**	**743**	**99**	**89**	**425**	**72**

NW 6 Street - NW 7 Terrace
Unsignalized - Two-Way Stop
AM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	24	917	30	2	427	6	7	1	5	3	2	9
Peak Season Factor (0.99)	24	908	30	2	423	6	7	1	5	3	2	9
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	25	945	31	2	440	6	7	1	5	3	2	9
2023 Background Traffic	25	945	31	2	440	6	7	1	5	3	2	9
Project Distribution	0%	0%	28%	4%	0%	0%	4%	1%	33%	0%	1%	0%
West Village	0	0	12	2	0	0	4	1	36	0	1	0
2023 Total Traffic	**25**	**945**	**43**	**4**	**440**	**6**	**11**	**2**	**41**	**3**	**3**	**9**

NW 6 Street - NW 7 Terrace
Unsignalized - Two-Way Stop
PM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	16	435	11	6	1,082	15	16	2	10	9	9	18
Peak Season Factor (0.99)	16	431	11	6	1,071	15	16	2	10	9	9	18
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	17	448	11	6	1,115	15	17	2	10	9	9	19
2023 Background Traffic	17	448	11	6	1,115	15	17	2	10	9	9	19
Project Distribution	0%	0%	28%	4%	0%	0%	4%	1%	33%	0%	1%	0%
West Village	0	0	38	5	0	0	4	1	32	0	1	0
2023 Total Traffic	**17**	**448**	**49**	**11**	**1,115**	**15**	**21**	**3**	**42**	**9**	**10**	**19**

NW 6 Street - NW 9 Avenue
Signalized
AM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	63	829	15	30	341	72	19	152	26	147	132	60
Peak Season Factor (0.99)	62	821	15	30	338	71	19	150	26	146	131	59
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	65	854	15	31	351	74	20	157	27	151	136	61
2023 Background Traffic	65	854	15	31	351	74	20	157	27	151	136	61
Project Distribution	0%	14%	0%	0%	2%	2%	12%	12%	0%	14%	0%	0%
West Village	0	6	0	0	2	2	13	14	0	6	0	0
2023 Total Traffic	**65**	**860**	**15**	**31**	**353**	**76**	**33**	**171**	**27**	**157**	**136**	**61**

NW 6 Street - NW 9 Avenue
Signalized
PM Peak Hour - Turning Movement Volumes

Description	NW 6 Street Eastbound			NW 6 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	98	439	24	41	624	367	33	280	35	122	265	84
Peak Season Factor (0.99)	97	435	24	41	618	363	33	277	35	121	262	83
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	101	452	25	42	643	378	34	288	36	126	273	87
2023 Background Traffic	101	452	25	42	643	378	34	288	36	126	273	87
Project Distribution	0%	14%	0%	0%	2%	2%	12%	12%	0%	14%	0%	0%
West Village	0	19	0	0	2	2	12	12	0	19	0	0
2023 Total Traffic	**101**	**471**	**25**	**42**	**645**	**380**	**46**	**300**	**36**	**145**	**273**	**87**

NW 5 Street - NW 7 Avenue
Unsignalized - Two-Way Stop
AM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	17	36	101	17	22	13	9	510	7	8	848	8
Peak Season Factor (0.99)	17	36	100	17	22	13	9	505	7	8	840	8
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	18	37	104	18	23	13	9	525	7	8	874	8
2023 Background Traffic	18	37	104	18	23	13	9	525	7	8	874	8
Project Distribution	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	29%
West Village	0	0	4	0	0	0	0	0	0	0	0	13
2023 Total Traffic	**18**	**37**	**108**	**18**	**23**	**13**	**9**	**525**	**7**	**8**	**874**	**21**

NW 5 Street - NW 7 Avenue
Unsignalized - Two-Way Stop
PM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	20	6	26	27	18	71	35	1,018	19	7	597	19
Peak Season Factor (0.99)	20	6	26	27	18	70	35	1,008	19	7	591	19
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	21	6	27	28	19	73	36	1,049	20	7	615	20
2023 Background Traffic	21	6	27	28	19	73	36	1,049	20	7	615	20
Project Distribution	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	29%
West Village	0	0	4	0	0	0	0	0	0	0	0	39
2023 Total Traffic	**21**	**6**	**31**	**28**	**19**	**73**	**36**	**1,049**	**20**	**7**	**615**	**59**

NW 5 Street - NW 7 Terrace
Unsignalized - Two-Way Stop
AM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	1	129	7	5	35	0	5	13	5	21	20	1
Peak Season Factor (0.99)	1	128	7	5	35	0	5	13	5	21	20	1
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	1	132	7	5	36	0	5	13	5	22	21	1
2023 Background Traffic	1	132	7	5	36	0	5	13	5	22	21	1
Project Distribution	2%	0%	0%	0%	0%	29%	0%	36%	0%	4%	32%	26%
West Village	1	0	0	0	0	13	0	16	0	4	35	29
2023 Total Traffic	**2**	**132**	**7**	**5**	**36**	**13**	**5**	**29**	**5**	**26**	**56**	**30**

NW 5 Street - NW 7 Terrace
Unsignalized - Two-Way Stop
PM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	4	42	1	5	115	1	4	11	8	6	28	15
Peak Season Factor (0.99)	4	42	1	5	114	1	4	11	8	6	28	15
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	4	43	1	5	118	1	4	11	8	6	29	15
2023 Background Traffic	4	43	1	5	118	1	4	11	8	6	29	15
Project Distribution	2%	0%	0%	0%	0%	29%	0%	36%	0%	4%	32%	26%
West Village	3	0	0	0	0	39	0	48	0	4	32	26
2023 Total Traffic	**7**	**43**	**1**	**5**	**118**	**40**	**4**	**59**	**8**	**10**	**61**	**41**

NW 5 Street - NW 9 Avenue
Unsignalized - All-Way Stop
AM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	44	101	17	13	26	12	1	124	2	50	138	18
Peak Season Factor (0.99)	44	100	17	13	26	12	1	123	2	50	137	18
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	45	103	18	13	27	12	1	128	2	52	142	19
2023 Background Traffic	45	103	18	13	27	12	1	128	2	52	142	19
Project Distribution	0%	2%	0%	0%	2%	24%	0%	0%	0%	0%	0%	0%
West Village	0	1	0	0	2	27	0	0	0	0	0	0
2023 Total Traffic	**45**	**104**	**18**	**13**	**29**	**39**	**1**	**128**	**2**	**52**	**142**	**19**

NW 5 Street - NW 9 Avenue
Unsignalized - All-Way Stop
PM Peak Hour - Turning Movement Volumes

Description	NW 5 Street Eastbound			NW 5 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	17	33	2	5	62	13	6	200	5	15	165	26
Peak Season Factor (0.99)	17	33	2	5	61	13	6	198	5	15	163	26
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	18	34	2	5	64	13	6	206	5	15	170	27
2023 Background Traffic	18	34	2	5	64	13	6	206	5	15	170	27
Project Distribution	0%	2%	0%	0%	2%	24%	0%	0%	0%	0%	0%	0%
West Village	0	3	0	0	2	24	0	0	0	0	0	0
2023 Total Traffic	**18**	**37**	**2**	**5**	**66**	**37**	**6**	**206**	**5**	**15**	**170**	**27**

NW 4 Street - NW 7 Avenue
Signalized
AM Peak Hour - Turning Movement Volumes

Description	NW 4 Street Eastbound			NW 4 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	28	102	36	47	58	57	2	452	58	172	747	24
Peak Season Factor (0.99)	28	101	36	47	57	56	2	447	57	170	740	24
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	29	104	37	48	60	59	2	466	60	177	770	25
2023 Background Traffic	29	104	37	48	60	59	2	466	60	177	770	25
Project Distribution	0%	7%	14%	0%	7%	0%	18%	0%	0%	0%	4%	0%
West Village	0	8	15	0	3	0	8	0	0	0	4	0
2023 Total Traffic	**29**	**112**	**52**	**48**	**63**	**59**	**10**	**466**	**60**	**177**	**774**	**25**

NW 4 Street - NW 7 Avenue
Signalized
PM Peak Hour - Turning Movement Volumes

Description	NW 4 Street Eastbound			NW 4 Street Westbound			NW 7 Avenue Northbound			NW 7 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	23	67	21	69	293	111	39	888	50	59	519	43
Peak Season Factor (0.99)	23	66	21	68	290	110	39	879	50	58	514	43
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	24	69	22	71	302	114	40	915	52	61	535	44
2023 Background Traffic	24	69	22	71	302	114	40	915	52	61	535	44
Project Distribution	0%	7%	14%	0%	7%	0%	18%	0%	0%	0%	4%	0%
West Village	0	7	14	0	9	0	24	0	0	0	4	0
2023 Total Traffic	**24**	**76**	**36**	**71**	**311**	**114**	**64**	**915**	**52**	**61**	**539**	**44**

NW 4 Street - NW 9 Avenue
Signalized
AM Peak Hour - Turning Movement Volumes

Description	NW 4 Street Eastbound			NW 4 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	53	98	12	12	73	7	9	76	17	27	107	31
Peak Season Factor (0.99)	52	97	12	12	72	7	9	75	17	27	106	31
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	55	100	12	12	75	7	9	78	18	28	110	32
2023 Background Traffic	55	100	12	12	75	7	9	78	18	28	110	32
Project Distribution	0%	7%	0%	4%	7%	0%	0%	0%	4%	0%	0%	0%
West Village	0	3	0	4	8	0	0	0	2	0	0	0
2023 Total Traffic	**55**	**103**	**12**	**16**	**83**	**7**	**9**	**78**	**20**	**28**	**110**	**32**

NW 4 Street - NW 9 Avenue
Signalized
PM Peak Hour - Turning Movement Volumes

Description	NW 4 Street Eastbound			NW 4 Street Westbound			NW 9 Avenue Northbound			NW 9 Avenue Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/12/18)	51	89	13	16	357	32	30	134	23	11	120	37
Peak Season Factor (0.99)	50	88	13	16	353	32	30	133	23	11	119	37
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	53	92	13	16	368	33	31	138	24	11	124	38
2023 Background Traffic	53	92	13	17	368	33	31	138	24	11	124	38
Project Distribution	0%	7%	0%	4%	7%	0%	0%	0%	4%	0%	0%	0%
West Village	0	9	0	4	7	0	0	0	6	0	0	0
2023 Total Traffic	**53**	**101**	**13**	**21**	**375**	**33**	**31**	**138**	**30**	**11**	**124**	**38**

Project Drive - NW 7 Terrace
Unsignalized - Two-Way Stop
AM Peak Hour - Turning Movement Volumes

Description	Eastbound			Project Drive Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	0	0	0	0	0	0	0	14	0	0	34	0
Peak Season Factor (0.99)	0	0	0	0	0	0	0	14	0	0	34	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	0	0	0	0	0	0	0	14	0	0	35	0
2023 Background Traffic	0	0	0	0	0	0	0	14	0	0	35	0
Project Distribution	0%	0%	0%	62%	0%	38%	0%	0%	67%	33%	0%	0%
West Village	0	0	0	68	0	41	0	0	31	15	0	0
2023 Total Traffic	**0**	**0**	**0**	**68**	**0**	**41**	**0**	**14**	**31**	**15**	**35**	**0**

Project Drive - NW 7 Terrace
Unsignalized - Two-Way Stop
PM Peak Hour - Turning Movement Volumes

Description	Eastbound			Project Drive Westbound			NW 7 Terrace Northbound			NW 7 Terrace Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (12/11/18)	0	0	0	0	0	0	0	16	0	0	25	0
Peak Season Factor (0.99)	0	0	0	0	0	0	0	16	0	0	25	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2023 Growth Traffic	0	0	0	0	0	0	0	16	0	0	26	0
2023 Background Traffic	0	0	0	0	0	0	0	16	0	0	26	0
Project Distribution	0%	0%	0%	62%	0%	38%	0%	0%	67%	33%	0%	0%
West Village	0	0	0	62	0	37	0	0	90	44	0	0
2023 Total Traffic	**0**	**0**	**0**	**62**	**0**	**37**	**0**	**16**	**90**	**44**	**26**	**0**

Appendix E

Signal Timing

HCS+ Reports

Broward County | Timing Sheet | 12/12/2018 11:03:31 AM

Station : 2069 - NW 7 Ave & NW 6 St (Sistrunk Blvd) (Standard File)

Phase	1	2 (NT)	3	4 (ET)	5 (NL)	6 (ST)	7	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		5		7		5								
Ped Clearance		16		16		16		16								
Min Green		10		6	4	10		6								
Gap Ext		3		2	1.5	3		2								
Max1		40		35	15	40		35								
Max2																
Yellow Clr		4		4	4	4		4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		1.5		1.5	1.5	1.5		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON		ON	ON	ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON			ON	ON										
Max Recall		ON				ON										
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																
Concurrent Ps	1	1	1	1	2	2	2	2								

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt						
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green						
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Exit 2							
Exit 3							
Exit 4							

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Broward County Timing Sheet 12/12/2018 11:03:31 AM

Station : 2069 - NW 7 Ave & NW 6 St (Sistrunk Blvd) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		12	12	90	65	12	1	10	17		15	35		40	15	35		40								
9		13	13	90	60	13	1	10	17		12	43		35	12	43		35								
16		14	14	90	10	14	1	10	17		15	35		40	15	35		40								
18	15	13	13	90	60	13	1	10	17		12	43		35	12	43		35								
Day Plan 2											**Easy**															
		3	3	80	46	3	1	10	50		12	38		30	12	38		30								
1		100	254																							
6	30	13	13	90	60	13	1	10	17		12	43		35	12	43		35								
Day Plan 3											**Easy**															
		100	254																							
6	30	13	13	90	60	13	1	10	17		12	43		35	12	43		35								
23		100	254																							

Broward County Timing Sheet 12/12/2018 11:03:31 AM

Station : 2069 - NW 7 Ave & NW 6 St (Sistrunk Blvd) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

Scheduler

	Month												Day of Week							Day of Month									1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1													1	1	1	1	1		1																															2
5	1													1							1																														2
6					1									1																														1	1	1	1	1	1	1	2
7							1											1				1																													1
8							1							1	1	1	1	1					1																												1
9							1							1										1																											2
10									1					1						1	1	1	1	1	1	1																									2
11											1						1																								1	1	1	1	1	1	1				2
12											1							1																								1	1	1	1	1	1	1			2
13												1						1																									1								2
14												1		1	1	1	1	1																										1							2
15												1		1																															1						2
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30																																																			1
31																																																			1
32																																																			1

User Comments:

Broward County | Timing Sheet | 12/12/2018 11:06:00 AM

Station : 2070 - NW 7 Ave & NW 4 St (Standard File)

Phase	1	2 (NT)	3	4 (ET)	5	6 (ST)	7	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		5		7		5								
Ped Clearance		13		19		13		19								
Min Green		12		6		12		6								
Gap Ext		3		2		3		2								
Max1		40		20		40		20								
Max2																
Yellow Clr	4	4	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		1		1.5		1		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON		ON		ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																
Concurrent Ps	1	1	1	1	2	2	2	2								

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash					ON	ON
Override Higher Preempt					ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green						
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Exit 2						
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	**Traffic Engineer**

Station : 2070 - NW 7 Ave & NW 4 St (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seque	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		12	12	90	29	12	1	10	50			51		39		51		39								
9		13	13	90	16	13	1	10	50			51		39		51		39								
16		14	14	90	76	14	1	10	50			51		39		51		39								
18	15	13	13	90	16	13	1	10	50			51		39		51		39								
Day Plan 2											**Easy**															
		13	13	90	16	13	1	10	50			51		39		51		39								
1		100	254																							
6	30	13	13	90	16	13	1	10	50			51		39		51		39								
Day Plan 3											**Easy**															
		13	13	90	16	13	1	10	50			51		39		51		39								
1		100	254																							
6	30	13	13	90	16	13	1	10	50			51		39		51		39								
23		100	254																							

Station : 2070 - NW 7 Ave & NW 4 St (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

Scheduler

	Month												Day of Week							Day of Month									1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1													1	1	1	1	1		1																															2
5	1													1							1																														2
6					1									1																														1	1	1	1	1	1	1	2
7							1											1				1																													2
8							1							1	1	1	1	1					1																												2
9							1							1										1																											2
10									1					1						1	1	1	1	1	1	1																									2
11											1						1																								1	1	1	1	1	1	1				2
12											1							1																								1	1	1	1	1	1	1			2
13												1		1				1																									1								2
14												1		1	1	1	1	1																										1							2
15												1		1																															1						2
16												1		1				1																																1	2
17																																																			1
18																																																			1
19																																																			1
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User Comments:

Broward County | Timing Sheet | 12/12/2018 11:05:44 AM

Station : 2077 - NW 6 St (Sistrunk Blvd) & NW 9 Ave (Standard File)

Phase	1	2 (WT)	3	4 (NT)	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		21		21		21		21								
Min Green		12		6		12		6								
Passage		3		2		3		2								
Max1		40		25		40		25								
Max2																
Yellow	4	4	3.5	4	3.5	4	3.5	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	1.5	1.5	1.5	1	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON		ON		ON		ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash	ON	ON	ON	ON	ON	ON
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track R1						
Track R2						
Track R3						
Track R4						
Dwell Ped1						
Exit R1						
Exit R2						
Exit R3						
Exit R4						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Type				
Lockout Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Priority P5				
Priority P6				
Priority P7				
Priority P8				
Priority P9				
Priority P10				
Priority P11				
Priority P12				
Max Lockout				

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

Broward County | Timing Sheet | 12/12/2018 11:05:44 AM

Station : 2077 - NW 6 St (Sistrunk Blvd) & NW 9 Ave (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
Day Plan 2											**Easy**															
		100	254																							
Day Plan 3											**Easy**															
		100	254																							

Station : 2077 - NW 6 St (Sistrunk Blvd) & NW 9 Ave (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

	Month												Day of Week						Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4																																																	1
5																																																	1
6																																																	1
7																																																	1
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32																																																	1

User Comments:

Broward County | Timing Sheet | 12/12/2018 11:06:18 AM

Station : 2151 - NW 9 Ave & NW 4 St (Standard File)

Phase	1	2 (NT)	3	4 (ET)	5	6 (ST)	7	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		11		17		11		17								
Min Green		12		6		12		6								
Gap Ext		3		2		3		2								
Max1		30		30		30		30								
Max2																
Yellow Clr	4	4	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		1		1.5		1		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON		ON		ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																
Concurrent Ps	1	1	1	1	2	2	2	2								

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash					ON	ON
Override Higher Preempt					ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green						
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Exit 2							
Exit 3							
Exit 4							

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Broward County Timing Sheet 12/12/2018 11:06:18 AM

Station : 2151 - NW 9 Ave & NW 4 St (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
Day Plan 2											**Easy**															
		100	254																							
Day Plan 3											**Easy**															
		100	254																							

Broward County Timing Sheet 12/12/2018 11:06:18 AM

Station : 2151 - NW 9 Ave & NW 4 St (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

Scheduler

	Month											Day of Week							Day of Month										1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1													1	1	1	1	1		1																															2
5	1													1							1																															2
6					1									1																																1	1	1	1	1	1	1	2
7							1											1				1																														2
8							1							1	1	1	1	1					1																													2
9							1							1										1																												2
10									1					1						1	1	1	1	1	1	1																										2
11											1						1																											1	1	1	1	1	1	1	2
12											1							1																												1	1	1	1	1	1	2
13												1						1																													1					2
14												1		1	1	1	1	1																													1					2
15												1		1																																	1				2
16												1						1																																	1	2
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User Comments:

SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	AM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	2	0	1	2	0	1	2	0
Lane Group	L	TR		L	TR		L	TR		L	TR	
Volume (vph)	41	658	258	47	263	51	101	336	91	149	569	25
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3		3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 29.5	G =	G =	G =	G = 11.0	G = 34.5	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 4	Y = 5.5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	42	934		48	320		103	436		152	607	
Lane Group Capacity	332	1113		83	1134		461	1888		356	1351	
v/c Ratio	0.13	0.84		0.58	0.28		0.22	0.23		0.43	0.45	
Green Ratio	0.33	0.33		0.33	0.33		0.57	0.55		0.38	0.38	
Uniform Delay d_1	21.2	28.1		25.1	22.4		9.9	10.4		20.5	20.7	
Delay Factor k	0.11	0.37		0.17	0.11		0.11	0.50		0.50	0.50	
Incremental Delay d_2	0.2	5.8		9.7	0.1		0.2	0.3		3.7	1.1	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	21.4	33.9		34.8	22.5		10.1	10.7		24.2	21.8	
Lane Group LOS	C	C		C	C		B	B		C	C	
Approach Delay	33.4			24.1			10.6			22.2		
Approach LOS	C			C			B			C		
Intersection Delay	24.2			Intersection LOS						C		

SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	2	0	1	2	0	1	2	0
Lane Group	L	TR		L	TR		L	TR		L	TR	
Volume (vph)	30	302	114	127	692	119	303	714	95	85	390	66
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3		3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 29.5	G =	G =	G =	G = 11.0	G = 34.5	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 4	Y = 5.5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	31	434		132	845		316	843		89	475	
Lane Group Capacity	105	1115		271	1137		525	1916		240	1330	
v/c Ratio	0.30	0.39		0.49	0.74		0.60	0.44		0.37	0.36	
Green Ratio	0.33	0.33		0.33	0.33		0.57	0.55		0.38	0.38	
Uniform Delay d_1	22.5	23.3		24.2	26.9		11.0	12.0		19.9	19.8	
Delay Factor k	0.11	0.11		0.11	0.30		0.19	0.50		0.50	0.50	
Incremental Delay d_2	1.6	0.2		1.4	2.7		1.9	0.7		4.4	0.7	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	24.1	23.5		25.6	29.6		12.9	12.8		24.3	20.6	
Lane Group LOS	C	C		C	C		B	B		C	C	
Approach Delay	23.6			29.0			12.8			21.2		
Approach LOS	C			C			B			C		
Intersection Delay	20.9			Intersection LOS						C		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	1/18/2019	Analysis Year	Existing
Analysis Time Period	AM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street	North/South Street: NW 7 Terrace
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	24	908	30	2	423	6
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	25	955	31	2	445	6
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	7	1	5	3	2	9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	7	1	5	3	2	9
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	25	2		13			14	
C (m) (veh/h)	1106	696		276			480	
v/c	0.02	0.00		0.05			0.03	
95% queue length	0.07	0.01		0.15			0.09	
Control Delay (s/veh)	8.3	10.2		18.7			12.7	
LOS	A	B		C			B	
Approach Delay (s/veh)	--	--	18.7			12.7		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	1/18/2019	Analysis Year	Existing
Analysis Time Period	PM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	16	431	11	6	1071	15
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	16	453	11	6	1127	15
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	16	2	10	9	9	18
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	16	2	10	9	9	18
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	16	6		28			36	
C (m) (veh/h)	608	1094		352			275	
v/c	0.03	0.01		0.08			0.13	
95% queue length	0.08	0.02		0.26			0.45	
Control Delay (s/veh)	11.1	8.3		16.1			20.1	
LOS	B	A		C			C	
Approach Delay (s/veh)	--	--	16.1			20.1		
Approach LOS	--	--	C			C		

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SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 9 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	AM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	2	0
Lane Group	L	TR		L	T	R	L	TR		L	TR	
Volume (vph)	62	821	15	30	338	71	19	150	26	146	131	24
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3	3	3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 34.5	G =	G =	G =	G = 20.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 65.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	65	880		32	356	75	20	185		154	163	
Lane Group Capacity	510	1877		273	989	840	372	561		365	1066	
v/c Ratio	0.13	0.47		0.12	0.36	0.09	0.05	0.33		0.42	0.15	
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.31	0.31		0.31	0.31	
Uniform Delay d_1	7.7	9.5		7.6	8.8	7.5	15.8	17.3		17.9	16.3	
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.11		0.11	0.11	
Incremental Delay d_2	0.5	0.8		0.9	1.0	0.2	0.1	0.3		0.8	0.1	
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	
Control Delay	8.2	10.4		8.5	9.9	7.7	15.9	17.7		18.7	16.4	
Lane Group LOS	A	B		A	A	A	B	B		B	B	
Approach Delay	10.2			9.4			17.5			17.5		
Approach LOS	B			A			B			B		
Intersection Delay	12.0			Intersection LOS						B		

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 6 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/18/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	1	1
Lane Group	L	TR		L	T	R	L	TR		L	T	R
Volume (vph)	97	435	24	41	618	363	33	277	35	121	262	83
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3	3	3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 40.0	G =	G =	G =	G = 25.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 75.5		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	102	483		43	651	382	35	329		127	276	87
Lane Group Capacity	262	1864		467	987	839	304	606		259	617	524
v/c Ratio	0.39	0.26		0.09	0.66	0.46	0.12	0.54		0.49	0.45	0.17
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.33	0.33		0.33	0.33	0.33
Uniform Delay d_1	10.5	9.7		8.8	12.8	11.0	17.6	20.6		20.2	19.8	17.9
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.14		0.11	0.11	0.11
Incremental Delay d_2	4.3	0.3		0.4	3.5	1.8	0.2	1.0		1.5	0.5	0.2
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay	14.8	10.0		9.2	16.3	12.8	17.7	21.6		21.6	20.3	18.0
Lane Group LOS	B	B		A	B	B	B	C		C	C	B
Approach Delay	10.9			14.8			21.2			20.3		
Approach LOS	B			B			C			C		
Intersection Delay	15.9			Intersection LOS						B		

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	
Agency/Co.	*KEITH*
Date Performed	*1/18/2019*
Analysis Time Period	*AM Peak Hour*

Site Information

Intersection	*NW 5 Street/NW 7 Avenue*
Jurisdiction	*Fort Lauderdale*
Analysis Year	*Existing*

Project Description *Sistrunk Redevelopment*

East/West Street: *NW 5 Street* | North/South Street: *NW 7 Avenue*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*9*	*505*	*7*	*8*	*840*	*8*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*9*	*531*	*7*	*8*	*884*	*8*
Percent Heavy Vehicles	*2*	--	--	*2*	--	--
Median Type	*Two Way Left Turn Lane*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*1*	*2*	*0*
Configuration	*L*	*T*	*TR*	*L*	*T*	*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*17*	*36*	*100*	*17*	*22*	*13*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*17*	*37*	*105*	*17*	*23*	*13*
Percent Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*1*	*0*	*1*	*1*	*0*
Configuration		*LTR*		*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*TR*		*LTR*	
v (veh/h)	*9*	*8*	*17*		*36*		*159*	
C (m) (veh/h)	*756*	*1026*	*249*		*179*		*293*	
v/c	*0.01*	*0.01*	*0.07*		*0.20*		*0.54*	
95% queue length	*0.04*	*0.02*	*0.22*		*0.73*		*3.02*	
Control Delay (s/veh)	*9.8*	*8.5*	*20.5*		*30.1*		*31.0*	
LOS	*A*	*A*	*C*		*D*		*D*	
Approach Delay (s/veh)	--	--	*27.0*			*31.0*		
Approach LOS	--	--	*D*			*D*		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/18/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Existing

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Avenue

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	35	1008	19	7	591	19
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	38	1095	20	7	642	20
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	20	6	26	27	18	70
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	21	6	28	29	19	76
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration		LTR		L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	38	7	29		95		55	
C (m) (veh/h)	922	622	155		226		237	
v/c	0.04	0.01	0.19		0.42		0.23	
95% queue length	0.13	0.03	0.66		1.94		0.87	
Control Delay (s/veh)	9.1	10.9	33.5		32.0		24.7	
LOS	A	B	D		D		C	
Approach Delay (s/veh)	--	--	32.4			24.7		
Approach LOS	--	--	D			C		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/18/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Existing

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	1	128	7	5	35	0
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	1	159	8	6	43	0
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	5	13	5	21	20	1
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	6	16	6	26	24	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	1	6		28			51	
C (m) (veh/h)	1566	1411		716			692	
v/c	0.00	0.00		0.04			0.07	
95% queue length	0.00	0.01		0.12			0.24	
Control Delay (s/veh)	7.3	7.6		10.2			10.6	
LOS	A	A		B			B	
Approach Delay (s/veh)	--	--	10.2			10.6		
Approach LOS	--	--	B			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 5 Street/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	1/18/2019	Analysis Year	Existing
Analysis Time Period	PM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street	North/South Street: NW 7 Terrace
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	4	42	1	5	114	1
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	4	48	1	5	132	1
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	4	11	8	6	28	15
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	4	12	9	6	32	17
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	4	5		25			55	
C (m) (veh/h)	1452	1558		783			754	
v/c	0.00	0.00		0.03			0.07	
95% queue length	0.01	0.01		0.10			0.24	
Control Delay (s/veh)	7.5	7.3		9.7			10.1	
LOS	A	A		A			B	
Approach Delay (s/veh)	--	--	9.7			10.1		
Approach LOS	--	--	A			B		

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/18/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Existing

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* | North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	44	100	17	13	26	12
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	1	123	2	50	137	18
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.83		0.83		0.83		0.83	
Flow Rate (veh/h)	193		60		151		246	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.3		0.0		0.2	
Prop. Right-Turns	0.1		0.2		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0		-0.1		0.0		0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.17		0.05		0.13		0.22	
hd, final value (s)	5.02		5.14		4.93		4.81	
x, final value	0.27		0.09		0.21		0.33	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.0		3.1		2.9		2.8	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	443		310		401		496	
Delay (s/veh)	9.85		8.62		9.21		10.15	
LOS	A		A		A		B	
Approach: Delay (s/veh)	9.85		8.62		9.21		10.15	
LOS	A		A		A		B	
Intersection Delay (s/veh)	9.70							
Intersection LOS	A							

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/18/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Existing

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	17	33	2	5	61	13
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	6	198	5	15	163	26
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.90		0.90		0.90		0.90	
Flow Rate (veh/h)	56		86		231		225	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.1		0.0		0.1	
Prop. Right-Turns	0.0		0.2		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1		-0.1		0.0		-0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.05		0.08		0.21		0.20	
hd, final value (s)	5.18		5.00		4.57		4.52	
x, final value	0.08		0.12		0.29		0.28	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.2		3.0		2.6		2.5	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	306		336		481		475	
Delay (s/veh)	8.63		8.68		9.45		9.30	
LOS	A		A		A		A	
Approach: Delay (s/veh)	8.63		8.68		9.45		9.30	
LOS	A		A		A		A	
Intersection Delay (s/veh)	9.21							
Intersection LOS	A							

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SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 4 Street/NW 7 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	AM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	1	1	0	1	2	0	1	2	0
Lane Group		LTR		L	TR		L	TR		L	TR	
Volume (vph)	28	101	36	47	57	56	2	447	57	170	740	24
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time		2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green		2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type		3		3	3		3	3		3	3	
Unit Extension		3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 33.5	G =	G =	G =	G = 46.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		183		52	125		2	560		189	849	
Lane Group Capacity		632		436	642		252	1782		388	1804	
v/c Ratio		0.29		0.12	0.19		0.01	0.31		0.49	0.47	
Green Ratio		0.37		0.37	0.37		0.51	0.51		0.51	0.51	
Uniform Delay d_1		19.9		18.6	19.1		10.8	12.8		14.3	14.2	
Delay Factor k		0.11		0.11	0.11		0.11	0.50		0.50	0.50	
Incremental Delay d_2		0.3		0.1	0.1		0.0	0.5		4.3	0.9	
PF Factor		1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay		20.1		18.7	19.3		10.8	13.3		18.6	15.0	
Lane Group LOS		C		B	B		B	B		B	B	
Approach Delay		20.1			19.1			13.3			15.7	
Approach LOS		C			B			B			B	
Intersection Delay		15.7			Intersection LOS						B	

SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 4 Street/NW 7 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	1	1	0	1	2	0	1	2	0
Lane Group		LTR		L	TR		L	TR		L	TR	
Volume (vph)	23	66	21	68	290	110	39	879	50	58	514	43
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time		2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green		2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type		3		3	3		3	3		3	3	
Unit Extension		3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 33.5	G =	G =	G =	G = 46.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		124		76	450		44	1044		65	626	
Lane Group Capacity		564		481	665		354	1798		180	1792	
v/c Ratio		0.22		0.16	0.68		0.12	0.58		0.36	0.35	
Green Ratio		0.37		0.37	0.37		0.51	0.51		0.51	0.51	
Uniform Delay d_1		19.3		18.8	23.7		11.5	15.3		13.2	13.1	
Delay Factor k		0.11		0.11	0.25		0.11	0.50		0.50	0.50	
Incremental Delay d_2		0.2		0.2	2.8		0.2	1.4		5.5	0.5	
PF Factor		1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay		19.5		19.0	26.5		11.6	16.7		18.7	13.6	
Lane Group LOS		B		B	C		B	B		B	B	
Approach Delay		19.5			25.4			16.5			14.1	
Approach LOS		B			C			B			B	
Intersection Delay		17.9			Intersection LOS						B	

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/18/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*1*	*0*
Lane Group		*LTR*			*LTR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*52*	*97*	*12*	*12*	*72*	*7*	*9*	*75*	*17*	*27*	*106*	*31*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*			*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*			*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*			*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*			*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *24.5*	G =	G =	G =	G = *25.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *60.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*185*			*105*		*10*	*106*		*31*	*158*	
Lane Group Capacity		*663*			*721*		*510*	*754*		*535*	*750*	
v/c Ratio		*0.28*			*0.15*		*0.02*	*0.14*		*0.06*	*0.21*	
Green Ratio		*0.41*			*0.41*		*0.42*	*0.42*		*0.42*	*0.42*	
Uniform Delay d_1		*11.9*			*11.2*		*10.3*	*10.8*		*10.5*	*11.2*	
Delay Factor k		*0.11*			*0.11*		*0.11*	*0.11*		*0.11*	*0.11*	
Incremental Delay d_2		*0.2*			*0.1*		*0.0*	*0.1*		*0.0*	*0.1*	
PF Factor		*1.000*			*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*12.1*			*11.3*		*10.3*	*10.9*		*10.5*	*11.3*	
Lane Group LOS		*B*			*B*		*B*	*B*		*B*	*B*	
Approach Delay		*12.1*			*11.3*			*10.9*			*11.2*	
Approach LOS		*B*			*B*			*B*			*B*	
Intersection Delay		*11.4*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 4 Street/NW 9 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/18/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0
Lane Group		LTR			LTR		L	TR		L	TR	
Volume (vph)	50	88	13	16	353	32	30	133	23	11	119	37
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green		2.0			2.0		2.0	2.0		2.0	2.0	
Arrival Type		3			3		3	3		3	3	
Unit Extension		3.0			3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0			12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0			0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 24.5	G =	G =	G =	G = 25.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 60.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		168			446		33	174		12	173	
Lane Group Capacity		602			742		503	759		502	749	
v/c Ratio		0.28			0.60		0.07	0.23		0.02	0.23	
Green Ratio		0.41			0.41		0.42	0.42		0.42	0.42	
Uniform Delay d_1		11.9			13.9		10.5	11.3		10.3	11.3	
Delay Factor k		0.11			0.19		0.11	0.11		0.11	0.11	
Incremental Delay d_2		0.3			1.4		0.1	0.2		0.0	0.2	
PF Factor		1.000			1.000		1.000	1.000		1.000	1.000	
Control Delay		12.1			15.3		10.6	11.4		10.3	11.5	
Lane Group LOS		B			B		B	B		B	B	
Approach Delay		12.1			15.3			11.3			11.4	
Approach LOS		B			B			B			B	
Intersection Delay		13.2			Intersection LOS						B	

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/18/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group		*LTR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*23*	*66*	*21*	*68*	*290*	*110*	*39*	*879*	*50*	*58*	*514*	*43*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *33.5*	G =	G =	G =	G = *46.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*124*		*76*	*450*		*44*	*1044*		*65*	*626*	
Lane Group Capacity		*564*		*481*	*665*		*354*	*1798*		*180*	*1792*	
v/c Ratio		*0.22*		*0.16*	*0.68*		*0.12*	*0.58*		*0.36*	*0.35*	
Green Ratio		*0.37*		*0.37*	*0.37*		*0.51*	*0.51*		*0.51*	*0.51*	
Uniform Delay d_1		*19.3*		*18.8*	*23.7*		*11.5*	*15.3*		*13.2*	*13.1*	
Delay Factor k		*0.11*		*0.11*	*0.25*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2		*0.2*		*0.2*	*2.8*		*0.2*	*1.4*		*5.5*	*0.5*	
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*19.5*		*19.0*	*26.5*		*11.6*	*16.7*		*18.7*	*13.6*	
Lane Group LOS		*B*		*B*	*C*		*B*	*B*		*B*	*B*	
Approach Delay		*19.5*			*25.4*			*16.5*			*14.1*	
Approach LOS		*B*			*C*			*B*			*B*	
Intersection Delay		*17.9*			Intersection LOS						*B*	

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 6 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	2	0	1	2	0	1	2	0
Lane Group	L	TR		L	TR		L	TR		L	TR	
Volume (vph)	42	684	269	48	274	54	106	349	95	156	592	26
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3		3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 29.5	G =	G =	G =	G = 11.0	G = 34.5	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 4	Y = 5.5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	43	972		49	335		108	453		159	631	
Lane Group Capacity	324	1113		83	1134		451	1888		351	1351	
v/c Ratio	0.13	0.87		0.59	0.30		0.24	0.24		0.45	0.47	
Green Ratio	0.33	0.33		0.33	0.33		0.57	0.55		0.38	0.38	
Uniform Delay d_1	21.3	28.5		25.2	22.5		10.0	10.5		20.7	20.8	
Delay Factor k	0.11	0.40		0.18	0.11		0.11	0.50		0.50	0.50	
Incremental Delay d_2	0.2	7.9		10.7	0.1		0.3	0.3		4.2	1.2	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	21.4	36.4		35.9	22.7		10.3	10.8		24.9	22.0	
Lane Group LOS	C	D		D	C		B	B		C	C	
Approach Delay	35.7			24.3			10.7			22.6		
Approach LOS	D			C			B			C		
Intersection Delay	25.3			Intersection LOS						C		

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 6 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group	*L*	*TR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*31*	*314*	*118*	*132*	*720*	*124*	*315*	*743*	*99*	*89*	*406*	*69*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*	*0.96*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type	*3*	*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = *29.5*	G =	G =	G =	G = *11.0*	G = *34.5*	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *4*	Y = *5.5*	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*32*	*450*		*138*	*879*		*328*	*877*		*93*	*495*	
Lane Group Capacity	*95*	*1115*		*264*	*1137*		*515*	*1916*		*232*	*1330*	
v/c Ratio	*0.34*	*0.40*		*0.52*	*0.77*		*0.64*	*0.46*		*0.40*	*0.37*	
Green Ratio	*0.33*	*0.33*		*0.33*	*0.33*		*0.57*	*0.55*		*0.38*	*0.38*	
Uniform Delay d_1	*22.9*	*23.4*		*24.5*	*27.2*		*11.2*	*12.2*		*20.2*	*20.0*	
Delay Factor k	*0.11*	*0.11*		*0.13*	*0.32*		*0.22*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2	*2.1*	*0.2*		*1.9*	*3.4*		*2.6*	*0.8*		*5.1*	*0.8*	
PF Factor	*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay	*25.0*	*23.7*		*26.4*	*30.6*		*13.8*	*13.0*		*25.3*	*20.8*	
Lane Group LOS	*C*	*C*		*C*	*C*		*B*	*B*		*C*	*C*	
Approach Delay	*23.8*			*30.0*			*13.2*			*21.5*		
Approach LOS	*C*			*C*			*B*			*C*		
Intersection Delay	*21.4*			Intersection LOS						*C*		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 6 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	25	945	31	2	440	6
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	26	994	32	2	463	6
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	7	1	5	3	2	9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	7	1	5	3	2	9
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	26	2		13			14	
C (m) (veh/h)	1089	673		263			465	
v/c	0.02	0.00		0.05			0.03	
95% queue length	0.07	0.01		0.16			0.09	
Control Delay (s/veh)	8.4	10.4		19.4			13.0	
LOS	A	B		C			B	
Approach Delay (s/veh)	--	--	19.4			13.0		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	1/23/2019	Analysis Year	Future Without Project
Analysis Time Period	PM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street	North/South Street: NW 7 Terrace
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	17	448	11	6	1115	15
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	17	471	11	6	1173	15
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	17	2	10	9	9	19
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	17	2	10	9	9	20
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	17	6		29			38	
C (m) (veh/h)	583	1077		334			268	
v/c	0.03	0.01		0.09			0.14	
95% queue length	0.09	0.02		0.28			0.49	
Control Delay (s/veh)	11.4	8.4		16.8			20.6	
LOS	B	A		C			C	
Approach Delay (s/veh)	--	--	16.8			20.6		
Approach LOS	--	--	C			C		

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 6 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	2	0
Lane Group	L	TR		L	T	R	L	TR		L	TR	
Volume (vph)	65	854	15	31	351	74	20	157	27	151	136	61
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3	3	3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 34.5	G =	G =	G =	G = 20.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 65.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	68	915		33	369	78	21	193		159	207	
Lane Group Capacity	499	1877		258	989	840	357	561		357	1041	
v/c Ratio	0.14	0.49		0.13	0.37	0.09	0.06	0.34		0.45	0.20	
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.31	0.31		0.31	0.31	
Uniform Delay d_1	7.7	9.7		7.7	8.9	7.5	15.9	17.4		18.1	16.6	
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.11		0.11	0.11	
Incremental Delay d_2	0.6	0.9		1.0	1.1	0.2	0.1	0.4		0.9	0.1	
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	
Control Delay	8.3	10.6		8.7	10.0	7.7	15.9	17.8		18.9	16.7	
Lane Group LOS	A	B		A	B	A	B	B		B	B	
Approach Delay	10.4			9.5			17.6			17.7		
Approach LOS	B			A			B			B		
Intersection Delay	12.3			Intersection LOS						B		

SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 9 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	1/23/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Future Without Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	1	1
Lane Group	L	TR		L	T	R	L	TR		L	T	R
Volume (vph)	101	452	25	42	643	378	34	288	36	126	273	87
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3	3	3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 40.0	G =	G =	G =	G = 25.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 75.5		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	106	502		44	677	398	36	341		133	287	92
Lane Group Capacity	242	1864		455	987	839	294	607		250	617	524
v/c Ratio	0.44	0.27		0.10	0.69	0.47	0.12	0.56		0.53	0.47	0.18
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.33	0.33		0.33	0.33	0.33
Uniform Delay d_1	10.9	9.7		8.8	13.1	11.1	17.6	20.7		20.5	20.0	17.9
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.16		0.13	0.11	0.11
Incremental Delay d_2	5.7	0.4		0.4	3.9	1.9	0.2	1.2		2.2	0.6	0.2
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay	16.5	10.1		9.2	17.0	13.1	17.8	21.9		22.7	20.5	18.1
Lane Group LOS	B	B		A	B	B	B	C		C	C	B
Approach Delay	11.2			15.3			21.5			20.6		
Approach LOS	B			B			C			C		
Intersection Delay	16.3			Intersection LOS						B		

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Avenue

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	9	525	7	8	874	8
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	9	552	7	8	920	8
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	18	37	104	18	23	13
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	18	38	109	18	24	13
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration		LTR		L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	9	8	18		37		165	
C (m) (veh/h)	733	1008	235		165		278	
v/c	0.01	0.01	0.08		0.22		0.59	
95% queue length	0.04	0.02	0.25		0.82		3.51	
Control Delay (s/veh)	10.0	8.6	21.6		33.0		35.2	
LOS	A	A	C		D		E	
Approach Delay (s/veh)	--	--	29.3			35.2		
Approach LOS	--	--	D			E		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 5 Street/NW 7 Avenue
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	1/23/2019	Analysis Year	
Analysis Time Period	PM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street	North/South Street: NW 7 Avenue
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	36	1049	20	7	615	20
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	39	1140	21	7	668	21
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	21	6	27	28	19	73
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	22	6	29	30	20	79
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration		LTR		L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	39	7	30		99		57	
C (m) (veh/h)	901	597	144		205		221	
v/c	0.04	0.01	0.21		0.48		0.26	
95% queue length	0.14	0.04	0.75		2.38		0.99	
Control Delay (s/veh)	9.2	11.1	36.5		37.9		26.9	
LOS	A	B	E		E		D	
Approach Delay (s/veh)	--	--	37.6			26.9		
Approach LOS	--	--	E			D		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	1	132	7	5	36	0
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	1	164	8	6	44	0
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	5	13	5	22	21	1
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	6	16	6	27	26	1
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	1	6		28			54	
C (m) (veh/h)	1564	1405		710			686	
v/c	0.00	0.00		0.04			0.08	
95% queue length	0.00	0.01		0.12			0.26	
Control Delay (s/veh)	7.3	7.6		10.3			10.7	
LOS	A	A		B			B	
Approach Delay (s/veh)	--	--	10.3			10.7		
Approach LOS	--	--	B			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	4	43	1	5	118	1
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	4	49	1	5	137	1
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	4	11	8	6	29	15
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	4	12	9	6	33	17
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	4	5		25			56	
C (m) (veh/h)	1446	1557		777			746	
v/c	0.00	0.00		0.03			0.08	
95% queue length	0.01	0.01		0.10			0.24	
Control Delay (s/veh)	7.5	7.3		9.8			10.2	
LOS	A	A		A			B	
Approach Delay (s/veh)	--	--	9.8			10.2		
Approach LOS	--	--	A			B		

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* | North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	45	103	18	13	27	12
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	1	128	2	52	142	19
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.83		0.83		0.83		0.83	
Flow Rate (veh/h)	199		61		157		255	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.2		0.0		0.2	
Prop. Right-Turns	0.1		0.2		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0		-0.1		0.0		0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.18		0.05		0.14		0.23	
hd, final value (s)	5.06		5.20		4.97		4.85	
x, final value	0.28		0.09		0.22		0.34	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.1		3.2		3.0		2.8	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	449		311		407		505	
Delay (s/veh)	10.02		8.70		9.34		10.36	
LOS	B		A		A		B	
Approach: Delay (s/veh)	10.02		8.70		9.34		10.36	
LOS	B		A		A		B	
Intersection Delay (s/veh)	9.87							
Intersection LOS	A							

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	1/23/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future Without Project

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* | North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	18	34	2	5	64	13
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	6	206	5	15	170	27
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.90		0.90		0.90		0.90	
Flow Rate (veh/h)	59		90		239		234	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.1		0.0		0.1	
Prop. Right-Turns	0.0		0.2		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1		-0.0		0.0		-0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.05		0.08		0.21		0.21	
hd, final value (s)	5.24		5.06		4.61		4.56	
x, final value	0.09		0.13		0.31		0.30	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.2		3.1		2.6		2.6	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	309		340		489		484	
Delay (s/veh)	8.73		8.79		9.62		9.47	
LOS	A		A		A		A	
Approach: Delay (s/veh)	8.73		8.79		9.62		9.47	
LOS	A		A		A		A	
Intersection Delay (s/veh)	9.36							
Intersection LOS	A							

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group		*LTR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*29*	*104*	*37*	*48*	*60*	*59*	*2*	*466*	*60*	*177*	*770*	*25*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *33.5*	G =	G =	G =	G = *46.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*189*		*53*	*133*		*2*	*585*		*197*	*884*	
Lane Group Capacity		*631*		*431*	*642*		*238*	*1782*		*375*	*1804*	
v/c Ratio		*0.30*		*0.12*	*0.21*		*0.01*	*0.33*		*0.53*	*0.49*	
Green Ratio		*0.37*		*0.37*	*0.37*		*0.51*	*0.51*		*0.51*	*0.51*	
Uniform Delay d_1		*20.0*		*18.6*	*19.2*		*10.8*	*12.9*		*14.7*	*14.3*	
Delay Factor k		*0.11*		*0.11*	*0.11*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2		*0.3*		*0.1*	*0.2*		*0.0*	*0.5*		*5.2*	*1.0*	
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*20.2*		*18.7*	*19.4*		*10.8*	*13.4*		*19.9*	*15.3*	
Lane Group LOS		*C*		*B*	*B*		*B*	*B*		*B*	*B*	
Approach Delay		*20.2*			*19.2*			*13.4*			*16.1*	
Approach LOS		*C*			*B*			*B*			*B*	
Intersection Delay		*16.0*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group		*LTR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*24*	*69*	*22*	*71*	*302*	*114*	*40*	*915*	*52*	*61*	*535*	*44*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *33.5*	G =	G =	G =	G = *46.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*					Cycle Length C = *90.0*			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*130*		*80*	*467*		*45*	*1086*		*69*	*650*	
Lane Group Capacity		*548*		*480*	*665*		*341*	*1798*		*167*	*1792*	
v/c Ratio		*0.24*		*0.17*	*0.70*		*0.13*	*0.60*		*0.41*	*0.36*	
Green Ratio		*0.37*		*0.37*	*0.37*		*0.51*	*0.51*		*0.51*	*0.51*	
Uniform Delay d_1		*19.5*		*18.9*	*24.0*		*11.5*	*15.6*		*13.6*	*13.2*	
Delay Factor k		*0.11*		*0.11*	*0.27*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2		*0.2*		*0.2*	*3.3*		*0.2*	*1.5*		*7.4*	*0.6*	
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*19.7*		*19.1*	*27.3*		*11.7*	*17.1*		*21.0*	*13.8*	
Lane Group LOS		*B*		*B*	*C*		*B*	*B*		*C*	*B*	
Approach Delay		*19.7*			*26.1*			*16.9*			*14.5*	
Approach LOS		*B*			*C*			*B*			*B*	
Intersection Delay		*18.3*			Intersection LOS						*B*	

HCS+™ Version 5.5

Generated: 1/23/2019 9:09 AM

SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*1*	*0*
Lane Group		*LTR*			*LTR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*55*	*100*	*12*	*12*	*75*	*7*	*9*	*78*	*18*	*28*	*110*	*32*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*			*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*			*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*			*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*			*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *24.5*	G =	G =	G =	G = *25.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *60.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*192*			*108*		*10*	*111*		*32*	*163*	
Lane Group Capacity		*661*			*722*		*507*	*754*		*532*	*750*	
v/c Ratio		*0.29*			*0.15*		*0.02*	*0.15*		*0.06*	*0.22*	
Green Ratio		*0.41*			*0.41*		*0.42*	*0.42*		*0.42*	*0.42*	
Uniform Delay d_1		*11.9*			*11.2*		*10.3*	*10.9*		*10.5*	*11.2*	
Delay Factor k		*0.11*			*0.11*		*0.11*	*0.11*		*0.11*	*0.11*	
Incremental Delay d_2		*0.2*			*0.1*		*0.0*	*0.1*		*0.0*	*0.1*	
PF Factor		*1.000*			*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*12.2*			*11.3*		*10.3*	*11.0*		*10.5*	*11.4*	
Lane Group LOS		*B*			*B*		*B*	*B*		*B*	*B*	
Approach Delay		*12.2*			*11.3*			*10.9*			*11.2*	
Approach LOS		*B*			*B*			*B*			*B*	
Intersection Delay		*11.5*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*1/23/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Future Without Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*1*	*0*
Lane Group		*LTR*			*LTR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*53*	*92*	*13*	*17*	*368*	*33*	*31*	*138*	*24*	*11*	*124*	*38*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*			*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*			*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*			*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*			*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *24.5*	G =	G =	G =	G = *25.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *60.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*175*			*465*		*34*	*180*		*12*	*180*	
Lane Group Capacity		*591*			*742*		*500*	*759*		*500*	*749*	
v/c Ratio		*0.30*			*0.63*		*0.07*	*0.24*		*0.02*	*0.24*	
Green Ratio		*0.41*			*0.41*		*0.42*	*0.42*		*0.42*	*0.42*	
Uniform Delay d_1		*11.9*			*14.1*		*10.5*	*11.3*		*10.3*	*11.3*	
Delay Factor k		*0.11*			*0.21*		*0.11*	*0.11*		*0.11*	*0.11*	
Incremental Delay d_2		*0.3*			*1.7*		*0.1*	*0.2*		*0.0*	*0.2*	
PF Factor		*1.000*			*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*12.2*			*15.8*		*10.6*	*11.5*		*10.3*	*11.5*	
Lane Group LOS		*B*			*B*		*B*	*B*		*B*	*B*	
Approach Delay		*12.2*			*15.8*			*11.3*			*11.4*	
Approach LOS		*B*			*B*			*B*			*B*	
Intersection Delay		*13.5*			Intersection LOS						*B*	

HCS+™ Version 5.5

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 6 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*2/06/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future With Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group	*L*	*TR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*59*	*703*	*269*	*55*	*275*	*54*	*106*	*349*	*95*	*156*	*598*	*27*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*	*0.98*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type	*3*	*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = *29.5*	G =	G =	G =	G = *11.0*	G = *34.5*	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *4*	Y = *5.5*	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*60*	*991*		*56*	*336*		*108*	*453*		*159*	*638*	
Lane Group Capacity	*324*	*1114*		*83*	*1134*		*448*	*1888*		*351*	*1350*	
v/c Ratio	*0.19*	*0.89*		*0.67*	*0.30*		*0.24*	*0.24*		*0.45*	*0.47*	
Green Ratio	*0.33*	*0.33*		*0.33*	*0.33*		*0.57*	*0.55*		*0.38*	*0.38*	
Uniform Delay d_1	*21.6*	*28.7*		*26.1*	*22.5*		*10.0*	*10.5*		*20.7*	*20.9*	
Delay Factor k	*0.11*	*0.41*		*0.25*	*0.11*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2	*0.3*	*9.1*		*19.5*	*0.1*		*0.3*	*0.3*		*4.2*	*1.2*	
PF Factor	*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay	*21.9*	*37.8*		*45.7*	*22.7*		*10.3*	*10.8*		*24.9*	*22.1*	
Lane Group LOS	*C*	*D*		*D*	*C*		*B*	*B*		*C*	*C*	
Approach Delay	*36.9*			*26.0*			*10.7*			*22.6*		
Approach LOS	*D*			*C*			*B*			*C*		
Intersection Delay	*26.1*			Intersection LOS						*C*		

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SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	02/06/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Future With Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	2	0	1	2	0	1	2	0
Lane Group	L	TR		L	TR		L	TR		L	TR	
Volume (vph)	47	330	118	153	723	124	315	743	99	89	425	72
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	P	P	P	P	P
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3		3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 29.5	G =	G =	G =	G = 11.0	G = 34.5	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 4	Y = 5.5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 90.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	49	467		159	882		328	877		93	518	
Lane Group Capacity	94	1117		255	1137		504	1916		232	1330	
v/c Ratio	0.52	0.42		0.62	0.78		0.65	0.46		0.40	0.39	
Green Ratio	0.33	0.33		0.33	0.33		0.57	0.55		0.38	0.38	
Uniform Delay d_1	24.5	23.6		25.6	27.3		11.2	12.2		20.2	20.1	
Delay Factor k	0.13	0.11		0.21	0.33		0.23	0.50		0.50	0.50	
Incremental Delay d_2	5.2	0.3		4.7	3.4		3.0	0.8		5.1	0.9	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	29.7	23.8		30.3	30.7		14.2	13.0		25.3	21.0	
Lane Group LOS	C	C		C	C		B	B		C	C	
Approach Delay	24.4			30.6			13.3			21.6		
Approach LOS	C			C			B			C		
Intersection Delay	21.9			Intersection LOS						C		

HCS+™ Version 5.5

Generated: 2/9/2019 3:26 PM

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 6 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	25	945	43	4	440	6
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	26	994	45	4	463	6
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	11	2	41	3	3	9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	11	2	43	3	3	9
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	26	4		56			15	
C (m) (veh/h)	1089	665		389			420	
v/c	0.02	0.01		0.14			0.04	
95% queue length	0.07	0.02		0.50			0.11	
Control Delay (s/veh)	8.4	10.4		15.8			13.9	
LOS	A	B		C			B	
Approach Delay (s/veh)	--	--	15.8			13.9		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	2/06/2019	Analysis Year	Future With Project
Analysis Time Period	PM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: NW 6 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	17	448	11	6	1115	15
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	17	471	11	6	1173	15
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	21	3	42	9	10	19
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	22	3	44	9	10	20
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT		LTR			LTR	
v (veh/h)	17	6		69			39	
C (m) (veh/h)	583	1077		448			265	
v/c	0.03	0.01		0.15			0.15	
95% queue length	0.09	0.02		0.54			0.51	
Control Delay (s/veh)	11.4	8.4		14.5			20.9	
LOS	B	A		B			C	
Approach Delay (s/veh)	--	--	14.5			20.9		
Approach LOS	--	--	B			C		

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SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 9 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	2/06/2019	Jurisdiction	Fort Lauderdale
Time Period	AM Peak Hour	Analysis Year	Future With Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	2	0
Lane Group	L	TR		L	T	R	L	TR		L	TR	
Volume (vph)	65	860	15	31	353	76	33	171	27	157	136	61
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Arrival Type	3	3		3	3	3	3	3		3	3	
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 34.5	G =	G =	G =	G = 20.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 65.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	68	921		33	372	80	35	208		165	207	
Lane Group Capacity	496	1877		256	989	840	357	562		344	1041	
v/c Ratio	0.14	0.49		0.13	0.38	0.10	0.10	0.37		0.48	0.20	
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.31	0.31		0.31	0.31	
Uniform Delay d_1	7.7	9.7		7.7	8.9	7.5	16.1	17.6		18.3	16.6	
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.11		0.11	0.11	
Incremental Delay d_2	0.6	0.9		1.0	1.1	0.2	0.1	0.4		1.1	0.1	
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	
Control Delay	8.3	10.6		8.7	10.0	7.8	16.2	18.0		19.3	16.7	
Lane Group LOS	A	B		A	B	A	B	B		B	B	
Approach Delay	10.4			9.6			17.7			17.9		
Approach LOS	B			A			B			B		
Intersection Delay	12.4			Intersection LOS						B		

SHORT REPORT

General Information		Site Information	
Analyst	LSB	Intersection	NW 6 Street/NW 9 Avenue
Agency or Co.	KEITH	Area Type	All other areas
Date Performed	2/06/2019	Jurisdiction	Fort Lauderdale
Time Period	PM Peak Hour	Analysis Year	Future With Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	1	1	0	1	1	1
Lane Group	L	TR		L	T	R	L	TR		L	T	R
Volume (vph)	101	471	25	42	645	380	46	300	36	145	273	87
% Heavy Vehicles	2	2	2	2	2	2	2	2	2	2	2	2
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	P	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3	3	3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0	0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 40.0	G =	G =	G =	G = 25.0	G =	G =	G =
	Y = 5.5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 75.5		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	106	522		44	679	400	48	354		153	287	92
Lane Group Capacity	241	1865		443	987	839	294	607		239	617	524
v/c Ratio	0.44	0.28		0.10	0.69	0.48	0.16	0.58		0.64	0.47	0.18
Green Ratio	0.53	0.53		0.53	0.53	0.53	0.33	0.33		0.33	0.33	0.33
Uniform Delay d_1	10.9	9.8		8.8	13.1	11.2	17.9	20.9		21.4	20.0	17.9
Delay Factor k	0.50	0.50		0.50	0.50	0.50	0.11	0.17		0.22	0.11	0.11
Incremental Delay d_2	5.7	0.4		0.4	3.9	1.9	0.3	1.4		5.7	0.6	0.2
PF Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay	16.6	10.2		9.3	17.0	13.1	18.1	22.4		27.1	20.5	18.1
Lane Group LOS	B	B		A	B	B	B	C		C	C	B
Approach Delay	11.3			15.3			21.9			22.0		
Approach LOS	B			B			C			C		
Intersection Delay	16.7			Intersection LOS						B		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Avenue

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	9	525	7	8	874	21
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	9	552	7	8	920	22
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	18	37	108	18	23	13
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	18	38	113	18	24	13
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration		LTR		L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	9	8	18		37		169	
C (m) (veh/h)	724	1008	233		162		279	
v/c	0.01	0.01	0.08		0.23		0.61	
95% queue length	0.04	0.02	0.25		0.84		3.64	
Control Delay (s/veh)	10.0	8.6	21.7		33.7		35.9	
LOS	B	A	C		D		E	
Approach Delay (s/veh)	--	--	29.8			35.9		
Approach LOS	--	--	D			E		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Avenue

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	36	1049	20	7	615	
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	39	1140	21	7	668	65
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	21	6	31	28	19	73
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	22	6	33	30	20	79
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration		LTR		L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	39	7	30		99		61	
C (m) (veh/h)	868	597	144		198		225	
v/c	0.04	0.01	0.21		0.50		0.27	
95% queue length	0.14	0.04	0.75		2.50		1.06	
Control Delay (s/veh)	9.3	11.1	36.5		40.1		26.8	
LOS	A	B	E		E		D	
Approach Delay (s/veh)	--	--	39.2			26.8		
Approach LOS	--	--	E			D		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	2	132	7	5	36	13
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	2	164	8	6	44	16
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	5	29	5	26	56	30
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80
Hourly Flow Rate, HFR (veh/h)	6	36	6	32	69	37
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	2	6		48			138	
C (m) (veh/h)	1544	1405		665			726	
v/c	0.00	0.00		0.07			0.19	
95% queue length	0.00	0.01		0.23			0.70	
Control Delay (s/veh)	7.3	7.6		10.8			11.1	
LOS	A	A		B			B	
Approach Delay (s/veh)	--	--	10.8			11.1		
Approach LOS	--	--	B			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 7 Terrace
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project Description: Sistrunk Redevelopment

East/West Street: NW 5 Street | North/South Street: NW 7 Terrace

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	7	43	1	5	118	40
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	8	49	1	5	137	46
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	4	59	8	10	61	0
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	4	68	9	11	70	0
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (veh/h)	8	5		81			81	
C (m) (veh/h)	1392	1557		666			652	
v/c	0.01	0.00		0.12			0.12	
95% queue length	0.02	0.01		0.41			0.42	
Control Delay (s/veh)	7.6	7.3		11.2			11.3	
LOS	A	A		B			B	
Approach Delay (s/veh)	--	--	11.2			11.3		
Approach LOS	--	--	B			B		

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	AM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* | North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	45	104	18	13	29	39
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	1	128	2	52	142	19
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.83		0.83		0.83		0.83	
Flow Rate (veh/h)	200		95		157		255	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.2		0.0		0.2	
Prop. Right-Turns	0.1		0.5		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0		-0.2		0.0		0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.18		0.08		0.14		0.23	
hd, final value (s)	5.14		5.06		5.08		4.95	
x, final value	0.29		0.13		0.22		0.35	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.1		3.1		3.1		2.9	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	450		345		407		505	
Delay (s/veh)	10.17		8.84		9.52		10.60	
LOS	B		A		A		B	
Approach: Delay (s/veh)	10.17		8.84		9.52		10.60	
LOS	B		A		A		B	
Intersection Delay (s/veh)	10.00+							
Intersection LOS	B							

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ALL-WAY STOP CONTROL ANALYSIS

General Information

Analyst	LSB
Agency/Co.	KEITH
Date Performed	2/06/2019
Analysis Time Period	PM Peak Hour

Site Information

Intersection	NW 5 Street/NW 9 Avenue
Jurisdiction	Fort Lauderdale
Analysis Year	Future With Project

Project ID *Sistrunk Redevlopment*

East/West Street: *NW 5 Street* North/South Street: *NW 9 Avenue*

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	18	37	2	5	66	37
%Thrus Left Lane						

Approach	Northbound			Southbound		
Movement	L	T	R	L	T	R
Volume (veh/h)	6	206	5	15	170	27
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	0.90		0.90		0.90		0.90	
Flow Rate (veh/h)	63		119		239		234	
% Heavy Vehicles	2		2		2		2	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.3		0.0		0.0		0.1	
Prop. Right-Turns	0.0		0.3		0.0		0.1	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.1		-0.2		0.0		-0.0	

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.06		0.11		0.21		0.21	
hd, final value (s)	5.30		4.97		4.70		4.66	
x, final value	0.09		0.16		0.31		0.30	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t_s (s)	3.3		3.0		2.7		2.7	

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	313		369		489		484	
Delay (s/veh)	8.85		8.95		9.83		9.67	
LOS	A		A		A		A	
Approach: Delay (s/veh)	8.85		8.95		9.83		9.67	
LOS	A		A		A		A	
Intersection Delay (s/veh)	9.51							
Intersection LOS	A							

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*2/06/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future With Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group		*LTR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*29*	*112*	*52*	*48*	*63*	*59*	*10*	*466*	*60*	*177*	*774*	*25*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *33.5*	G =	G =	G =	G = *46.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*214*		*53*	*136*		*11*	*585*		*197*	*888*	
Lane Group Capacity		*631*		*411*	*643*		*237*	*1782*		*375*	*1804*	
v/c Ratio		*0.34*		*0.13*	*0.21*		*0.05*	*0.33*		*0.53*	*0.49*	
Green Ratio		*0.37*		*0.37*	*0.37*		*0.51*	*0.51*		*0.51*	*0.51*	
Uniform Delay d_1		*20.3*		*18.6*	*19.3*		*11.0*	*12.9*		*14.7*	*14.4*	
Delay Factor k		*0.11*		*0.11*	*0.11*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2		*0.3*		*0.1*	*0.2*		*0.1*	*0.5*		*5.2*	*1.0*	
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*20.6*		*18.8*	*19.4*		*11.1*	*13.4*		*19.9*	*15.3*	
Lane Group LOS		*C*		*B*	*B*		*B*	*B*		*B*	*B*	
Approach Delay		*20.6*			*19.2*			*13.4*			*16.2*	
Approach LOS		*C*			*B*			*B*			*B*	
Intersection Delay		*16.1*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 7 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*2/06/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Future With Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*2*	*0*	*1*	*2*	*0*
Lane Group		*LTR*		*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*24*	*76*	*36*	*71*	*311*	*114*	*65*	*915*	*52*	*61*	*539*	*44*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*	*0.89*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*P*	*P*	*P*	*P*	*P*
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*		*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *33.5*	G =	G =	G =	G = *46.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *90.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*152*		*80*	*477*		*73*	*1086*		*69*	*655*	
Lane Group Capacity		*545*		*462*	*666*		*339*	*1798*		*167*	*1792*	
v/c Ratio		*0.28*		*0.17*	*0.72*		*0.22*	*0.60*		*0.41*	*0.37*	
Green Ratio		*0.37*		*0.37*	*0.37*		*0.51*	*0.51*		*0.51*	*0.51*	
Uniform Delay d_1		*19.8*		*19.0*	*24.2*		*12.1*	*15.6*		*13.6*	*13.2*	
Delay Factor k		*0.11*		*0.11*	*0.28*		*0.11*	*0.50*		*0.50*	*0.50*	
Incremental Delay d_2		*0.3*		*0.2*	*3.7*		*0.3*	*1.5*		*7.4*	*0.6*	
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*20.1*		*19.1*	*27.9*		*12.4*	*17.1*		*21.0*	*13.8*	
Lane Group LOS		*C*		*B*	*C*		*B*	*B*		*C*	*B*	
Approach Delay		*20.1*			*26.6*			*16.8*			*14.5*	
Approach LOS		*C*			*C*			*B*			*B*	
Intersection Delay		*18.4*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*2/06/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*AM Peak Hour*	Analysis Year	*Future With Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*1*	*0*
Lane Group		*LTR*			*LTR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*55*	*103*	*12*	*16*	*83*	*7*	*9*	*78*	*20*	*28*	*110*	*32*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*	*0.87*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*			*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*			*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*			*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*			*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *24.5*	G =	G =	G =	G = *25.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *60.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*195*			*121*		*10*	*113*		*32*	*163*	
Lane Group Capacity		*659*			*715*		*507*	*752*		*531*	*750*	
v/c Ratio		*0.30*			*0.17*		*0.02*	*0.15*		*0.06*	*0.22*	
Green Ratio		*0.41*			*0.41*		*0.42*	*0.42*		*0.42*	*0.42*	
Uniform Delay d_1		*11.9*			*11.3*		*10.3*	*10.9*		*10.5*	*11.2*	
Delay Factor k		*0.11*			*0.11*		*0.11*	*0.11*		*0.11*	*0.11*	
Incremental Delay d_2		*0.3*			*0.1*		*0.0*	*0.1*		*0.0*	*0.1*	
PF Factor		*1.000*			*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*12.2*			*11.4*		*10.3*	*11.0*		*10.5*	*11.4*	
Lane Group LOS		*B*			*B*		*B*	*B*		*B*	*B*	
Approach Delay		*12.2*			*11.4*			*10.9*			*11.2*	
Approach LOS		*B*			*B*			*B*			*B*	
Intersection Delay		*11.5*			Intersection LOS						*B*	

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SHORT REPORT

General Information		Site Information	
Analyst	*LSB*	Intersection	*NW 4 Street/NW 9 Avenue*
Agency or Co.	*KEITH*	Area Type	*All other areas*
Date Performed	*2/06/2019*	Jurisdiction	*Fort Lauderdale*
Time Period	*PM Peak Hour*	Analysis Year	*Future With Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*0*	*1*	*0*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*1*	*0*
Lane Group		*LTR*			*LTR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*53*	*101*	*13*	*21*	*375*	*33*	*31*	*138*	*30*	*11*	*124*	*38*
% Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*	*2*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green		*2.0*			*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type		*3*			*3*		*3*	*3*		*3*	*3*	
Unit Extension		*3.0*			*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width		*12.0*			*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*			*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = *24.5*	G =	G =	G =	G = *25.0*	G =	G =	G =
	Y = *5.5*	Y =	Y =	Y =	Y = *5*	Y =	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *60.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*185*			*477*		*34*	*186*		*12*	*180*	
Lane Group Capacity		*594*			*739*		*500*	*755*		*497*	*749*	
v/c Ratio		*0.31*			*0.65*		*0.07*	*0.25*		*0.02*	*0.24*	
Green Ratio		*0.41*			*0.41*		*0.42*	*0.42*		*0.42*	*0.42*	
Uniform Delay d_1		*12.0*			*14.3*		*10.5*	*11.4*		*10.3*	*11.3*	
Delay Factor k		*0.11*			*0.22*		*0.11*	*0.11*		*0.11*	*0.11*	
Incremental Delay d_2		*0.3*			*2.0*		*0.1*	*0.2*		*0.0*	*0.2*	
PF Factor		*1.000*			*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay		*12.3*			*16.2*		*10.6*	*11.5*		*10.3*	*11.5*	
Lane Group LOS		*B*			*B*		*B*	*B*		*B*	*B*	
Approach Delay		*12.3*			*16.2*			*11.4*			*11.4*	
Approach LOS		*B*			*B*			*B*			*B*	
Intersection Delay		*13.7*			Intersection LOS						*B*	

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	LSB	Intersection	Project Drive/NW 7 Terrace
Agency/Co.	KEITH	Jurisdiction	Fort Lauderdale
Date Performed	2/06/2019	Analysis Year	Future With Project
Analysis Time Period	AM Peak Hour		

Project Description: Sistrunk Redevelopment

East/West Street: Project Drive	North/South Street: NW 7 Terrace
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		14	31	15	35	
Peak-Hour Factor, PHF	0.80	0.95	0.95	0.95	0.95	0.80
Hourly Flow Rate, HFR (veh/h)	0	14	32	15	36	0
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				68		41
Peak-Hour Factor, PHF	0.80	0.80	0.80	0.95	0.80	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	71	0	43
Percent Heavy Vehicles	2	2	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
v (veh/h)		15		114				
C (m) (veh/h)		1562		945				
v/c		0.01		0.12				
95% queue length		0.03		0.41				
Control Delay (s/veh)		7.3		9.3				
LOS		A		A				
Approach Delay (s/veh)	--	--	9.3					
Approach LOS	--	--	A					

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Generated: 2/11/2019 5:28 PM

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*LSB*	Intersection	*Project Drive/NW 7 Terrace*
Agency/Co.	*KEITH*	Jurisdiction	*Fort Lauderdale*
Date Performed	*2/06/2019*	Analysis Year	*Future With Project*
Analysis Time Period	*AM Peak Hour*		

Project Description *Sistrunk Redevelopment*

East/West Street: *Project Drive* | North/South Street: *NW 7 Terrace*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*16*	*90*	*44*		
Peak-Hour Factor, PHF	*0.80*	*0.95*	*0.95*	*0.95*	*0.95*	*0.80*
Hourly Flow Rate, HFR (veh/h)	*0*	*16*	*94*	*46*	*36*	*0*
Percent Heavy Vehicles	*2*	--	--	*2*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*0*	*1*	*0*	*0*	*1*	*0*
Configuration			*TR*	*LT*		
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				*62*		*37*
Peak-Hour Factor, PHF	*0.80*	*0.80*	*0.80*	*0.95*	*0.80*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*65*	*0*	*38*
Percent Heavy Vehicles	*2*	*2*	*2*	*2*	*2*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration					*LR*	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*LT*		*LR*				
v (veh/h)		*46*		*103*				
C (m) (veh/h)		*1480*		*844*				
v/c		*0.03*		*0.12*				
95% queue length		*0.10*		*0.42*				
Control Delay (s/veh)		*7.5*		*9.9*				
LOS		*A*		*A*				
Approach Delay (s/veh)	--	--	*9.9*					
Approach LOS	--	--	*A*					

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Generated: 2/11/2019 5:41 PM

K5 CONCEPT SITE PLAN

SCALE :1"=40'-0"

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tallock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS
DATE: - 7.12.19

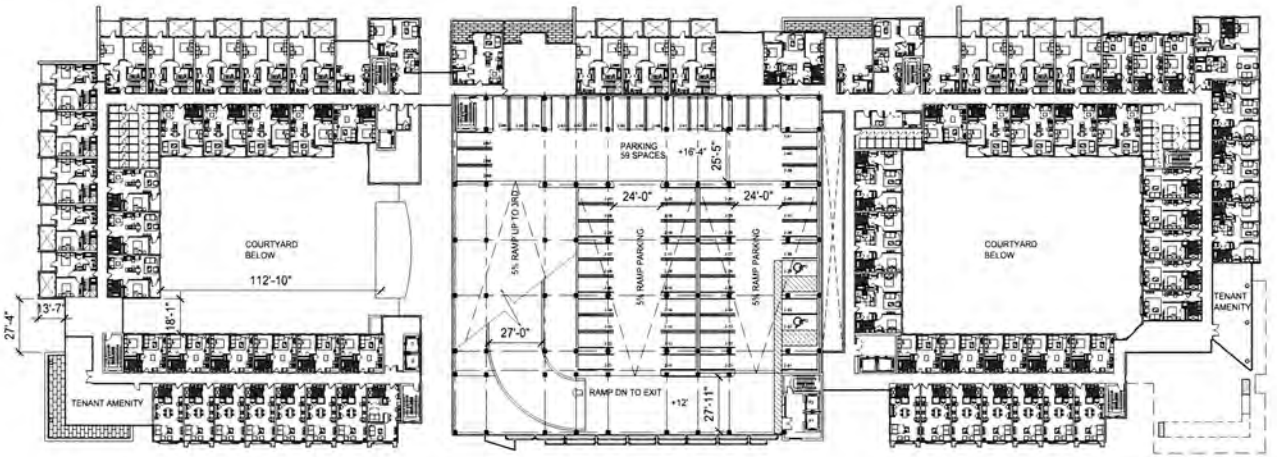
REVISIONS:

No.	DATE	REMARKS

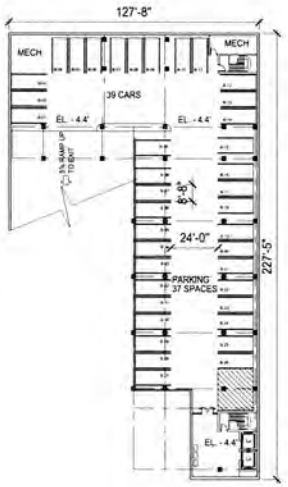
SHEET TITLE:
FIGURE GROUND DIAGRAM

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

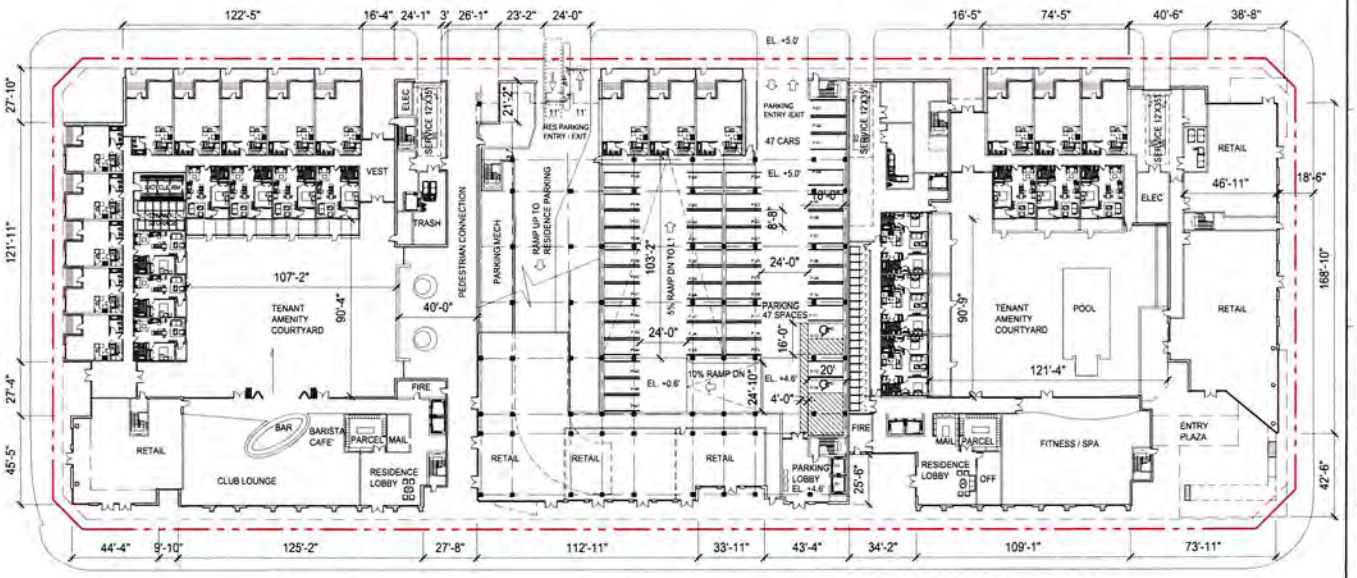
SHEET NO.:
A-04



D7 SECOND FLOOR
SCALE :1"=30'-0"



K1 PARKING LEVEL L1
SCALE :1"=30'-0"
PARTIAL BASEMENT



K7 FIRST FLOOR
SCALE :1"=30'-0"

BUILT FORM

PROJECT DESIGN TEAM:

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INTERIOR DESIGN
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KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
WEST V

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC REVISIONS
DATE: 7.12.19

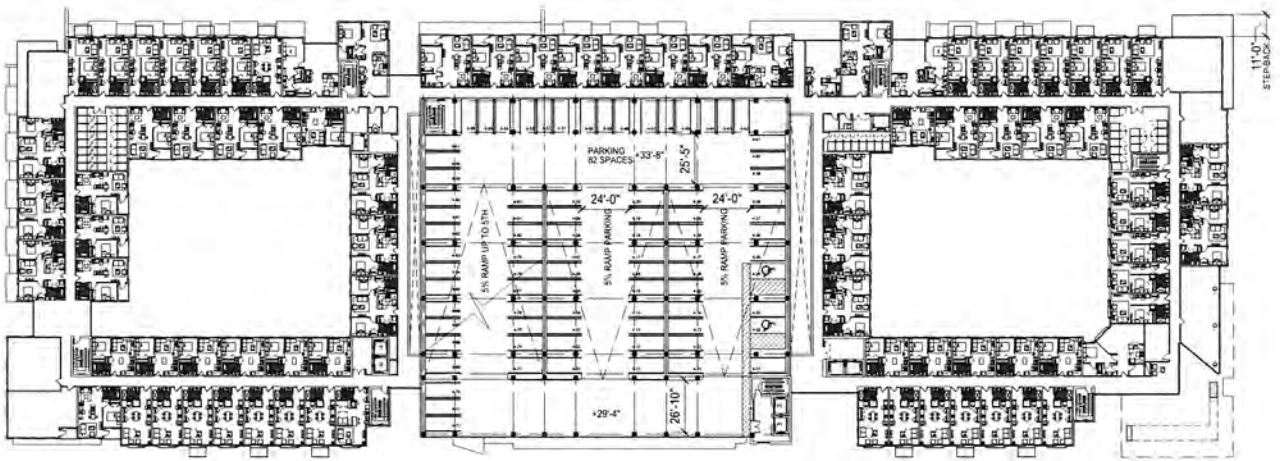
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

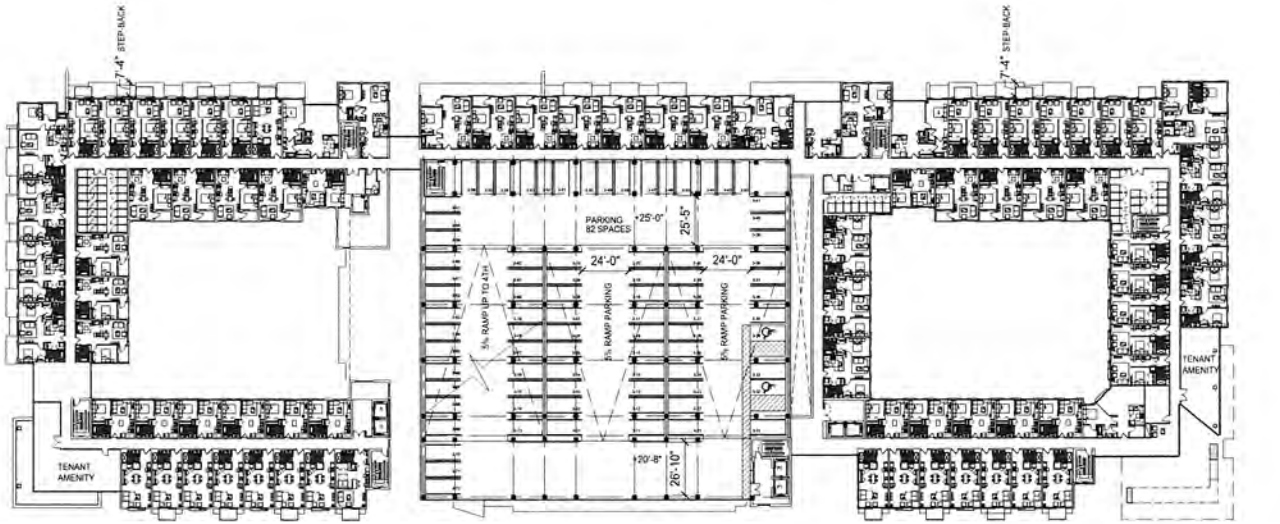
SHEET NO.:
A-101



D7 FOURTH FLOOR

SCALE :1"=30'-0"

N



K7 THIRD FLOOR

SCALE :1"=30'-0"

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tetlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
[redacted] WEST V [redacted] E

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS
DATE: - 7.12.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

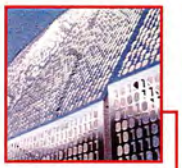
SHEET NO.:
A-102

CEMENT BOARD PANEL SYSTEMS

GLASS GUARDRAILS

PERFORATED METAL GUARDRAILS

OUTDOOR LIVING SPACES



NW 7th Avenue and NW 5th Street

STOREFRONT GLAZING SYSTEMS

WOOD PANEL SOFFIT ACCENTS

IRON SPOT BRICK MASONRY

EXTERIOR GRADE WOOD PANEL SYSTEM

BUILT FORM

PROJECT DESIGN TEAM:

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BUILT FORM LLC

INTERIOR DESIGN
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KAMM Consulting Inc.

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS
DATE: - 7.12.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-402

OUTDOOR LIVING SPACES

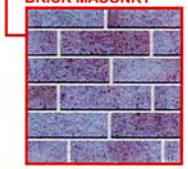
PERFORATED METAL GUARDRAILS

GLASS GUARDRAILS

CEMENT BOARD PANEL SYSTEMS

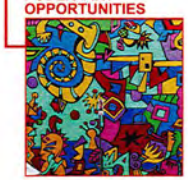
NW 7th Terrace and 5th Street

IRON SPOT BRICK MASONRY



PEDESTRIAN SCALE TOWNHOME

PUBLIC ART OPPORTUNITIES



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Tatlock Design LLC

STRUCTURAL ENGINEER
McNamara Salvia

M.E.P. ENGINEER
KAMM Consulting Inc.

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KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS
DATE: - 7.12.19

REVISIONS:

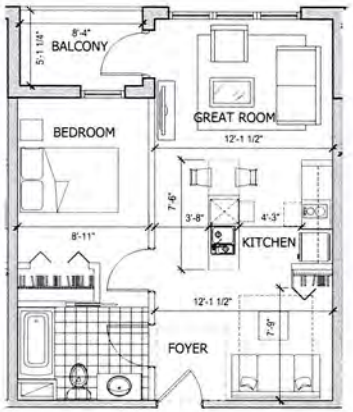
No.	DATE	REMARKS

SHEET TITLE:
FACADE CONCEPTS

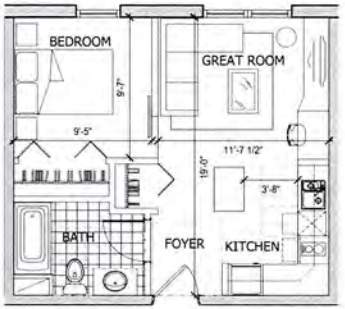
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-403

TH1 DUPLEX UNIT — FIRST FLOOR
SCALE : 1/4"=1'-0"



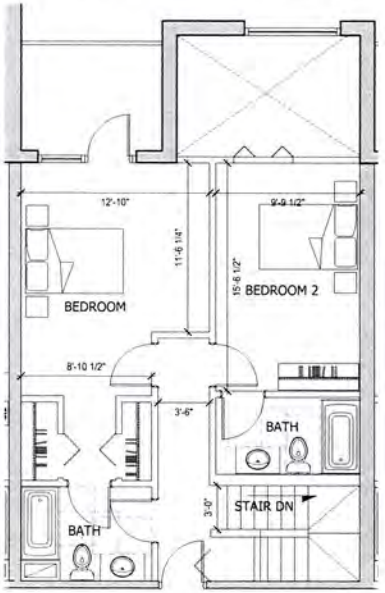
A2 ONE BEDROOM
SCALE : 1/4"=1'-0"



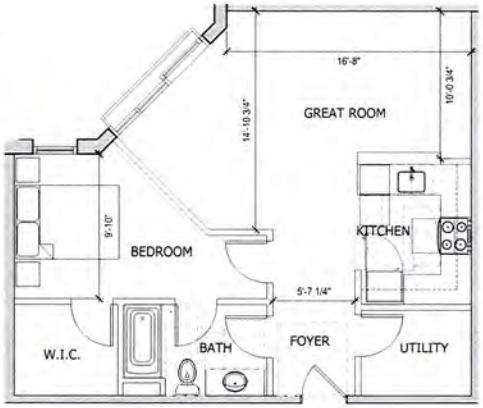
A1 ONE BEDROOM
SCALE : 1/4"=1'-0"

S1 LOFT UNIT
SCALE : 1/4"=1'-0"

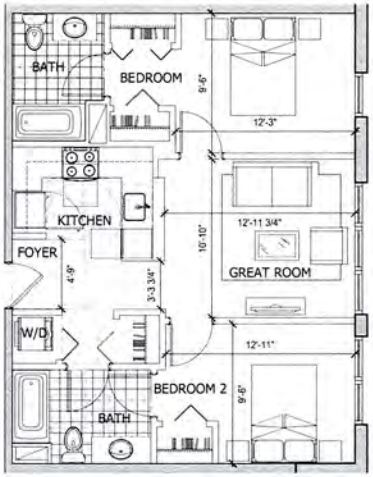
S2 STUDIO
SCALE : 1/4"=1'-0"



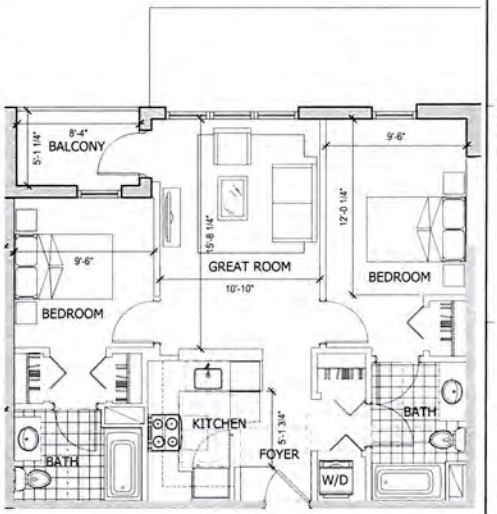
TH1 DUPLEX UNIT — SECOND FLOOR
SCALE : 1/4"=1'-0"



A3 ONE BEDROOM
SCALE : 1/4"=1'-0"



B2 TWO BEDROOM
SCALE : 1/4"=1'-0"



B1 TWO BEDROOM
SCALE : 1/4"=1'-0"

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC

INTERIOR DESIGN
J Talbick Design LLC

STRUCTURAL ENGINEER
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M.E.P. ENGINEER
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CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES

OWNER'S REPRESENTATIVE
LMG

OWNER:
URBANO CO

PROJECT:
WEST V

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS
DATE: - 7.12.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
TYPICAL RESIDENCE UNIT PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-500

NORTH

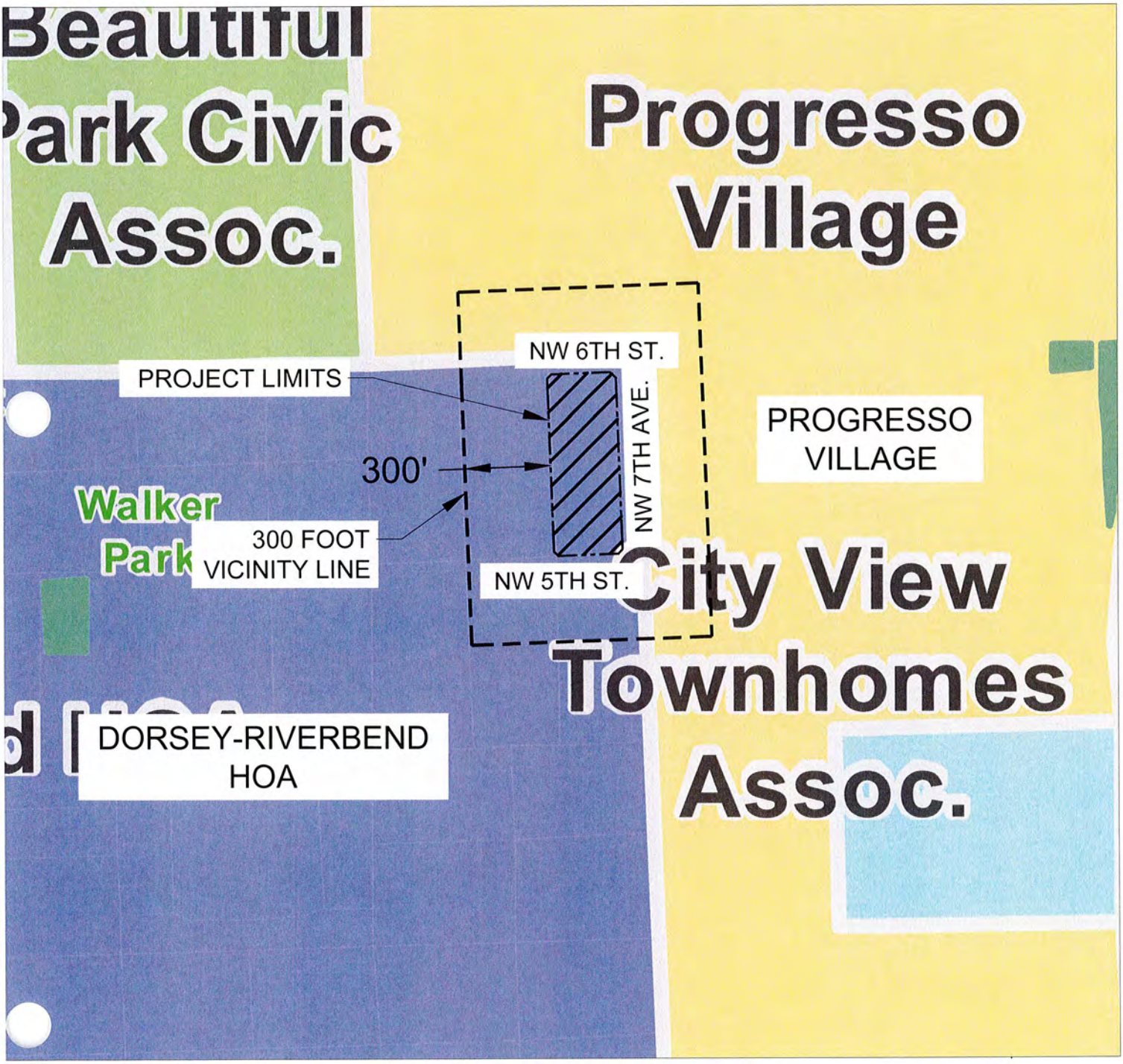
WEST VILLAGE NEIGHBORHOOD ASSOCIATIONS VICINITY MAP

GRAPHIC SCALE

0 500 1000

SCALE: 1"=500'

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



TITLE COMMITMENT RESTRICTIONS/EASEMENTS PER ATTORNEYS' TITLE FUND SERVICES, LLC. FILE NUMBER: 686595
EFFECTIVE DATE: FEBRUARY 1, 2019 @ 11:00 PM

ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS YES	AFFECTS NO	PLOTTED ON SURVEY YES	PLOTTED ON SURVEY NO	COMMENT
1	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN	P.B. 1, PG. 48	X		X		AS SHOWN ON SURVEY
2	MUNICIPAL RESOLUTION 95-96 RECORDED IN	O.R.B. 38544, PG. 1743	X			X	NO PLOTTABLE MATTERS
3	RESOLUTION NO. 78-144 RECORDED IN (AS TO PARCEL 20)	O.R.B. 7876, PG. 271	X			X	NO PLOTTABLE MATTERS
4	RESOLUTION NO. 78-128 RECORDED IN (AS TO PARCEL 21)	O.R.B. 7576, PG. 275	X			X	NO PLOTTABLE MATTERS
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	N/A	X			X	NO PLOTTABLE MATTERS

SITE

PARCEL 1
SITE ADDRESS: 701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO. 504203011270

PARCEL 2
SITE ADDRESS: 735 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011280

PARCEL 3
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011290

PARCEL 4
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011300

PARCEL 5
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011320

PARCEL 6
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011330

PARCEL 7
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011340

PARCEL 8
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011350

PARCEL 9
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011360

PARCEL 10
SITE ADDRESS: 517 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011370

PARCEL 11
SITE ADDRESS: 509 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011380

PARCEL 12
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011390

PARCEL 13
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011400

PARCEL 14
SITE ADDRESS: NW 5 ST
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011410

PARCEL 15
SITE ADDRESS: 500 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011420

PARCEL 16
SITE ADDRESS: 502 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011440

PARCEL 17
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011450

PARCEL 18
SITE ADDRESS: 516 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011460

PARCEL 19
SITE ADDRESS: 518 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011470

PARCEL 20
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011480

PARCEL 21
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011490

PARCEL 22
SITE ADDRESS: 526 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011500

PARCEL 23
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011510

PARCEL 24
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011520

PARCEL 25
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011520

PARCEL 26
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011540

PARCEL 27
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011550

PARCEL 28
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011560

PARCEL 29
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011570

PARCEL 30
SITE ADDRESS: 714 SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO. 504203011590

PARCEL 31
SITE ADDRESS: SISTRUNK BLVD
FORT LAUDERDALE FL 33311
FOLIO NO. 504203011580

SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ATTORNEYS' TITLE FUND SERVICES, LLC., TITLE POLICY NUMBER 686595 FEBRUARY 1, 2019 @ 11:00 PM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARKS #1926, A US COASTAL & GEODETIC SURVEY 3 1/2" BRASS DISC STAMPED U311 1970. ABOUT 0.4 MILE WEST ALONG ATLANTIC BOULEVARD, FROM THE INTERSECTION OF U.S. #1, 1.3 FEET NORTH OF THE CENTERLINE OF WEST BOUND LANE, 26.0 FEET WEST OF CENTERLINE NORTHEAST 14TH AVENUE, ON TOP OF A CONCRETE POST. ELEVATION = 10.760 AND BENCHMARK WHS BM#57-G IS A NAIL AND DISC 350.0 FEET NORTH OF SOUTHEAST 3RD STREET AND 1.0 FEET EAST OF CYPRESS ROAD. ELEVATION = 6.134.
14. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
15. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011). TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0369H, COMMUNITY NO. 125105, EFFECTIVE DATE AUGUST 18, 2014. THIS PROPERTY LIES IN ZONE X OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD HAZARD. BASE FLOOD ELEVATION (NONE).
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $5- MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF:
ATTORNEYS' TITLE FUND SERVICES, LLC.
MELVILLE LAW, P.A.
SISTRUNK 2245, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
ANOINTED BY CHRIST INTERNATIONAL CHRISTIAN CENTER, INC., A FLORIDA NON-PROFIT CORPORATION
URBANO 500, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY
220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 6805 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2
LOTS 3 AND 4, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 3
LOTS 5 AND 6, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 20 FEET THEREOF.

PARCEL 5
LOT 13, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 6
LOT 14, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 7
LOT 15, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 8
LOT 16, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 9
LOT 17, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 10
LOTS 18, 19 AND 20, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 11
LOTS 21 AND 22, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 12
LOTS 23 AND 24, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 13
LOT 25, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 14
LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

PARCEL 15
LOTS 27 AND 28, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 16
LOT 29, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

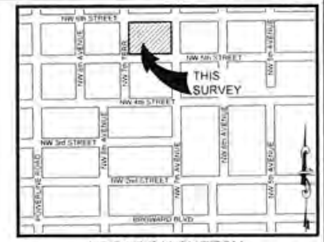
PARCEL 17
LOTS 30, 31, 32 AND 33, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 18
LOT 34, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 19
LOT 35, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AREA:

AREAS = 153,388 SQUARE FEET OR 3.520 ACRES +/-



LOCATION SKETCH
(NOT TO SCALE)

PARCEL 20
LOTS 36 AND 37, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 21
LOTS 38 AND 39, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 22
LOT 40, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 23
LOT 41, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 24
LOT 42, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 25
LOT 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 26
LOT 44, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 27
LOT 45, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 28
LOTS 46 AND 47, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 29
LOT 48, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 30
THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 15.3 FEET THEREOF.

PARCEL 31
LOTS 49, 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B1), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2019.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON, AND THERE ARE NO PARTY WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REA'S") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REA'S OF OFFISTE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 686595, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 @ 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF "X, AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0369H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NO. 125105, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS ACCESS TO NW 6th STREET, NW 5th STREET, NW 7th AVENUE AND NE 7th TERRACE. THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, OR ANY APPARENT DITCHES, DIKES, SLUICES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 4 REGULAR SPACE.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

LEE POWERS LICENSE NUMBER No. 6805 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Lee Powers
Date: 2019.02.18 09:26:10 -05'00'

DATE: FEBRUARY 18, 2019

LAST DATE OF FIELD WORK: FEBRUARY 16, 2019

DATE	REVISION	BY

DATE: 02/16/19
SCALE: 1"=30'
FIELD BOOK: 849
DRAWN BY: DDB
CHECKED BY: LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
09535.01

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2
PROJECT NUMBER 09535.01

DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DDB
CHECKED BY	LP

DATE	REVISION	BY

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK
BLDG.	BUILDING	PVC	POLYVINYL CHLORIDE PIPE
BM	BENCHMARK	STY	STORY
C.B.S.	CONCRETE BLOCK STRUCTURE	SQ. FT	SQUARE FEET
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
CO	CLEAN OUT	UNK	UNKNOWN
ELEV	ELEVATION		CENTERLINE
F.F.E.	FINISHED FLOOR ELEVATION		DELTA ANGLE
FND	FOUND		CENTRAL ANGLE
LB	FLORIDA LICENSED BUSINESS NUMBER		ARC LENGTH
O.C.R.	OKEE COUNTY RECORDS		WOOD POST
R/W	RIGHT OF WAY		FIBER OPTIC HAND HOLE
	REINFORCED CONCRETE PIPE		PINE TREE

	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	GUY ANCHOR
	TRAFFIC DIRECTION ARROWS
	MAILBOX
	CURB INLET
	STORM DRAIN MANHOLE
	SINGLE POST SIGN
	BENCH
	CATCH BASIN
	SANITARY SEWER CLEANOUT
	PALM TREE
	SHADE TREE
	STUMP
	SANITARY SEWER MANHOLE
	TRAFFIC SIGNAL HANDHOLE
	WOOD UTILITY POLE
	FIRE HYDRANT
	WATER VALVE

	WOOD LIGHT POLE
	WATER METER
	TRAFFIC MAST ARM
	CHAIN LINK FENCE
	WOOD FENCE
	METAL HAND RAIL
	OVERHEAD LINES
	UNDERGROUND PAINT MARK FIBER OPTIC LINE
	UNDERGROUND PAINT MARK FORCE MAIN
	UNDERGROUND PAINT MARK STREET LIGHT LINE
	UNDERGROUND PAINT MARK TRAFFIC SIGNAL LINE
	UNDERGROUND PAINT MARK NATURAL GAS LINE
	UNDERGROUND PAINT MARK WATER LINE
	BRICK PAVERS
	STIPPLED CONCRETE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

CITY SUBMITTAL - DRC REVIEW

FOR

WEST VILLAGE REZONING

501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311

INDEX OF SHEETS	
Sheet Identification	Sheet Title
--	COVER PAGE
P1	PLAT
S1	SURVEY
	ILLUSTRATIVE SITE

LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
State of Florida Certificate of Authorization Number - 7928

PROJECT No. 09535.01
SUBMITTAL DATE: 03/08/2019

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

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	AS
DESIGNED BY	AS, FH
CHECKED BY	PW

REGISTERED LANDSCAPE ARCHITECT
LA 6666804
STATE OF FLORIDA
03/08/2019

PAUL WEINBERG PLA
FLORIDA REG. NO. LA6666804
FOR THE FIRM

SHEET TITLE

ILLUSTRATIVE SITE PLAN

SHEET NUMBER
LC-100

SHEET 1 of

PROJECT NO: 09535.01

GRAPHIC SCALE
0 30 60
SCALE 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE

PETITION TO REZONE FROM "RMM-25" TO "NWRAC-MUw"

LEGAL DESCRIPTION:

LOTS 27 THRU 46, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,750 SQUARE FEET (1.463 ACRES) MORE OR LESS.

LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

LEE POWERS LICENSE NUMBER No. 6805 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Lee Powers
Date: 2019.02.20 08:33:20 -05'00'

SKETCH & DESCRIPTION

LOTS 27 THRU 46
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

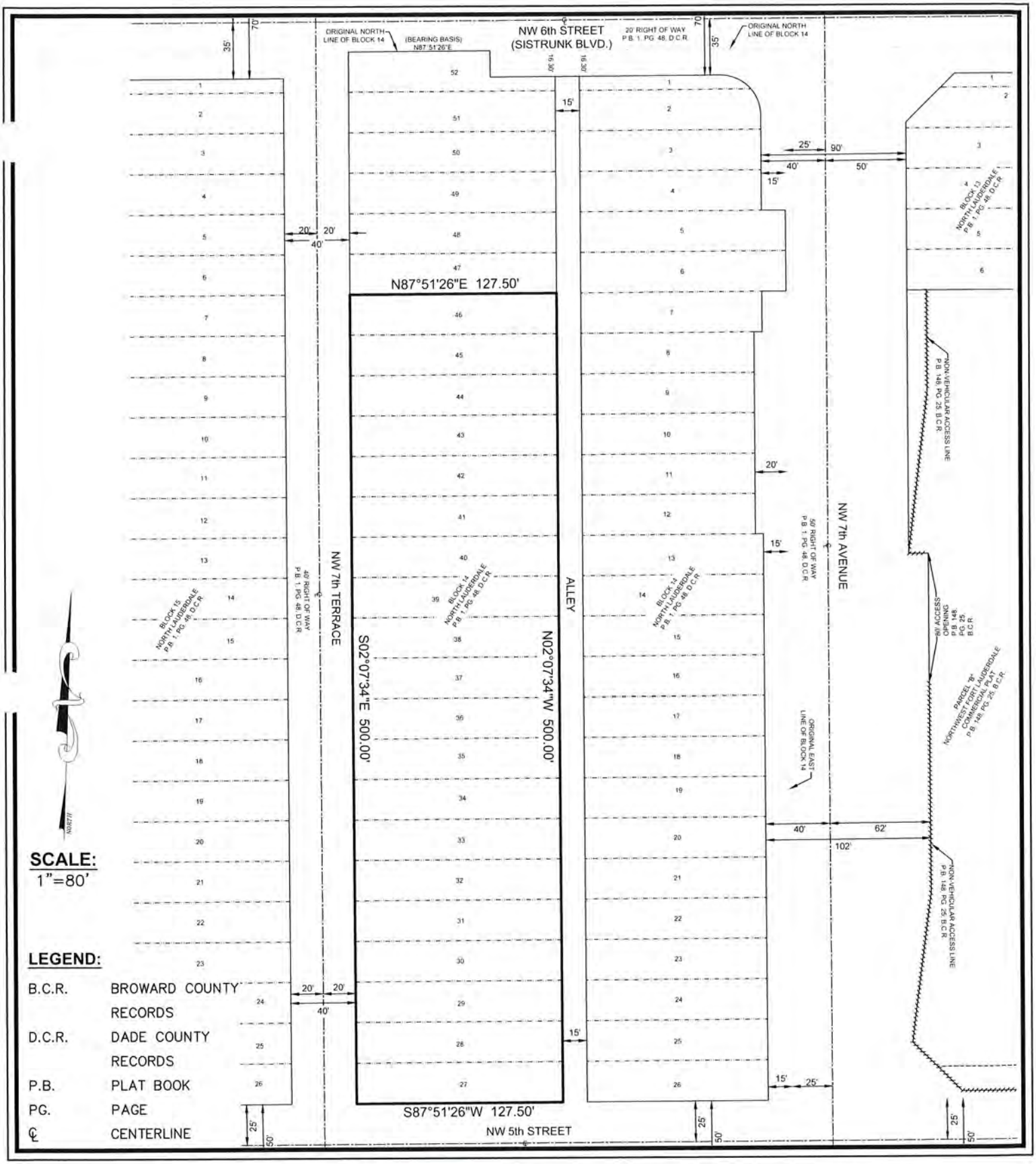
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09535.01-SKETCH & DESCRIPTION 02.DWG

DATE 2/13/19
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

DATE	REVISIONS



SKETCH & DESCRIPTION

LOTS 27 THRU 46
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. 09535.01-SKETCH & DESCRIPTION 02.DWG

DATE 2/14/19
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

DATE	REVISIONS

CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 501 NW 7 AVE, 33311

PREVIOUS ADDRESS: 500,502,506,516,518,520,524,526,528,530,532,534,536,540, 542,544 NW 7 TER / 501,503,505,509,517,519,521,523,525, 527,529,541,545 NW 7 AVE / 700,714,720 NW 6 ST, 33311

NOTES: NEW MULTI-USE RESIDENTIAL/COMMERCIAL

ZONING: RMM-25

FOLIO #: 5040203011270,280,290,300/5040203011320,330,340,350,360,370,380,390, 400,410,420 /5040203011440,450,460,470,480,490,500,510,520,530,540, 550,560,570,580,590

LEGAL DESCRIPTION: NORTH LAUDERDALE 1-48 D LOT 1 -52 BLK 14

DRC #:

AUTHORIZED SIGNATURE:

DATE: 02/20/2019

CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Telephone: (954) 828-3266
Fax (954) 828-5858
Website: http://www.fortlauderdale.gov/sustainable_dev/

PLANNING & ZONING BOARD (PZB)

Rezoning Application

(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Applicant Information Sheet, continued
Page 3: Required Documentation & Mail Notice Requirements
Page 4: Sign Notification Requirements & Affidavit

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

X **Rezoning** **$ 1,010.00**

Page 1: PZB Rezone - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Multiple Property Owners (See Attached List)
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	See Attached List of Property Owner Addresses
E-mail Address	felipeyalale@urbanoco.com
Phone Number	954-638-9668
Proof of Ownership	[X] Warranty Deed or [ ] Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Florentina Hutt, Keith and Associates, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	2312 South Andrews Avenue, Fort Lauderdale, FL 33316
E-mail Address	fhutt@keithteam.com
Phone Number	954-788-3400
Letter of Consent Submitted	See Attached

Development / Project Name	West Village
Development / Project Address	Existing: None (vacant) New: 501 NW 7th Avenue
Legal Description	Lots 27 thru 46, Block 14 of North Lauderdale, P.B. 1 P. 48 MDC
Tax ID Folio Numbers (For all parcels in development)	See Attached Folio List
Request / Description of Project	470 Residential Unit / 16,575 SF Commercial Mixed Use Development, includes parking garage
Applicable ULDR Sections	Sec 47-24.4
Total Estimated Cost of Project	$ 100,000,000.00 *(Including land costs)*

Future Land Use Designation	NW Regional Activity Center
Proposed Land Use Designation	NW Regional Activity Center
Current Zoning Designation	RMM-25
Proposed Zoning Designation	NWRAC-MUw
Current Use of Property	Vacant Land (and church to be demolished)
Residential SF (and Type)	409,040 SF - Mid-Rise
Number of Residential Units	470 Units
Non-Residential SF (and Type)	16,575 SF
Total Bldg. SF (include structured parking)	605,508 SF
Site Adjacent to Waterway	[ ] **Yes** [X] **No**

Dimensional Requirements	**Required**	**Proposed**
Lot Size (SF / Acreage)	N/A	
Lot Density	N/A	
Lot Width	N/A	
Building Height (Feet / Levels)	65 feet with Commission Approval	65 feet
Structure Length		
Floor Area Ratio	N/A	
Lot Coverage	N/A	
Open Space		
Landscape Area	N/A	
Parking Spaces	498 Spaces	

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	**Required**	**Proposed**
Front [ ]	0 Feet	
Side [ ]	5 Feet	
Side [ ]	5 Feet	
Rear [ ]	5 Feet	

Page 2: PZB Rezone - Applicant Information Sheet – cont.

APPLICANT MUST INDICATE:

Provide a narrative indicating satisfaction of the following:

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*
The proposed rezoning is generally consistent with the City's Goals, Objectives and Policies of the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development is consistent and compatible with the following Goals, Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element GOAL 1, Objective 1.7, Objective 1.10, Objective 1.21, and Objective 1.32 of the Comprehensive Plan encourages redevelopment and expansion of employment opportunities in the Northwest Regional Activity Center and POLICY 1.8.3 which encourages mixed-use projects and implementation of the City's streetscape design and urban enhancements for Sistrunk Boulevard.

2. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*
The property's future land use designation of Northwest Regional Activity Center encourages mixed-use projects along main corridors such as Sistrunk Boulevard and Avenue of the Arts., which is consistent with the proposed zoning designation. The Sistrunk Boulevard corridor is beginning to undergo significant mixed-use redevelopment. The proposed rezoning will permit a mixed-use project that will be consistent and compatible with the mixed-use nature of other projects in the area, as well as with the existing mix of uses along Sistrunk Boulevard.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*
The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard. The property is surrounded by the following zoning districts: NWRAC-MUw to the north, NWRAC-MUw/RMM-25 to the south, NWRAC-MUw/RMM-25 to the west, and NWRAC-MUw to the east. Rezoning to RMM-25 will allow for the entire development of the block to support the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. To protect and provide appropriate transition to existing residential areas, a compatible design is being proposed, to include building articulation, garage lined with residential units, and improved streetscapes with urban plazas and enhanced landscaping.

All applicable provisions of ULDR Sec. 47-9.20 (Rezoning) shall be satisfied.

A. *Application.* Rezoning to an X district may only be initiated by application of the owner(s) of the property proposed to be rezoned and when the property to be rezoned will be used for business uses with the owner of the business property as co-applicant. The application shall include the following:

1. All information required for an application for a site plan level II permit pursuant to Section 47-24, Development Permits and Procedures, and for a rezoning development permit.
2. Identification of the permitted use or uses proposed for the property to be rezoned.

3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.

4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.

5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.

6. All studies required to be submitted as provided in this section

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

Page 3: Required Documentation / Mail Notice Requirements

One (1) copy of the following documents:

- ❑ Completed application (all pages must be filled out where applicable)
- ❑ Mail notification documents
- ❑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ❑ Property owners signature and/or agent letter signed by the property owner
- ❑ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- ❑ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- ❑ **Narrative** describing project request. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ❑ **Cover sheet** on plan set to state project name and table of contents.
- ❑ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ❑ **Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).**
- ❑ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. ***Note: for Change of Use applications, this is not required.***
- ❑ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

Applicant's Affidavit **I acknowledge that the Required Documentation and Technical Specifications of the application are met:**	**Staff Intake Review** **For Urban Design & Planning staff use only:**
Print Name _____	**Date** _____
	Received By _____
Signature _____	**Tech. Specs Reviewed By** _____
Date _____	**Case No.** _____

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

- **REQUIREMENT**: Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP**: Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST**: Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES**: The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.

- **DISTRIBUTION**: The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____BOARD OF ADJUSTMENT
_____HISTORIC PRESERVATION BOARD
_____PLANNING AND ZONING BOARD
_____CITY COMMISSION

CASE NO._____

APPLICANT:_____

PROPERTY:_____

PUBLIC HEARING DATE:_____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above-cited City of Fort Lauderdale **Board or Commission** Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

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

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

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

_____
Affiant

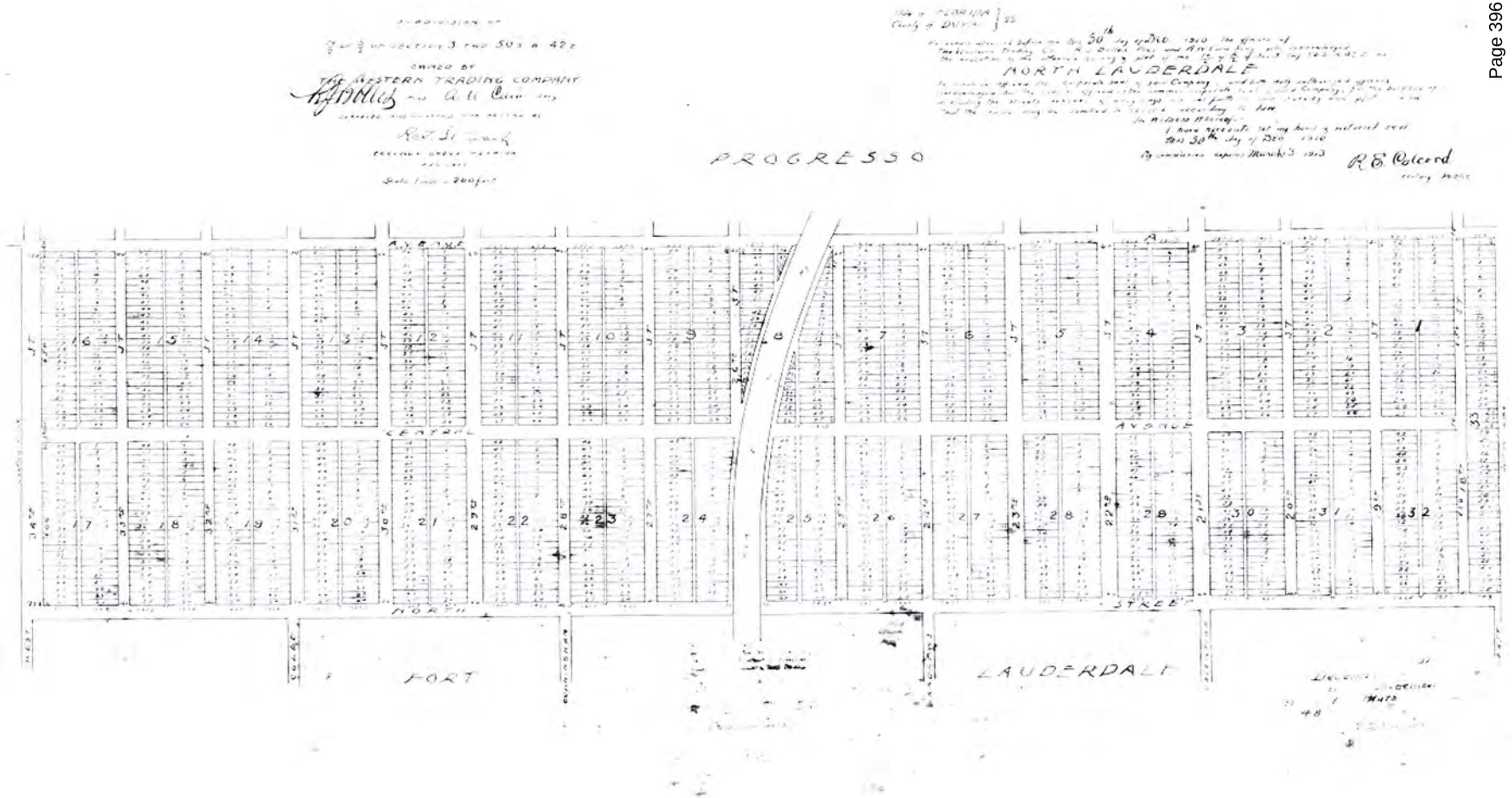
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 200_.

(SEAL)

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE. I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit._____**(initial here)**

_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)


PROGRESSO
NORTH LAUDERDALE
FORT
LAUDERDALE

site photo 5

site photo 4

site photo 3

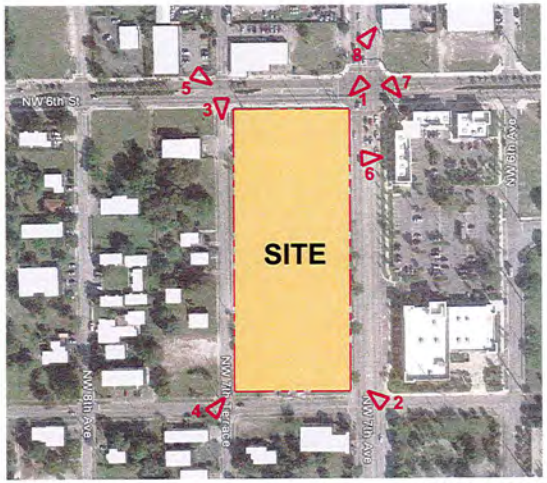
site photo 2

site photo 1

site photo 8

site photo 7

site photo 6



AERIAL MAP

N

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
910 W Chestnut Street Suite 520
Chicago, Illinois 60642

INTERIOR DESIGN
J Tallock Design LLC
12100 SW 69th CT
Miami, FL 33156
305 962 9629

STRUCTURAL ENGINEER
McNamara Salvia
One Biscayne Tower, Suite 3795
2 South Biscayne Boulevard
Miami, FL 33131 305.579.5795

M.E.P. ENGINEER
KAMM Consulting Inc
1427 W Newport Center Drive
Deerfield Beach, FL 33442
954.949.2200

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES
301 East Atlantic Blvd
Pompano Beach, FL
954.788.3400

OWNER'S REPRESENTATIVE
LMG
2596 E Sunrise Boulevard
Fort Lauderdale, FL 33304

OWNER:
URBANO CO

PROJECT:
[redacted] WEST V[redacted]E

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
CURRENT SITE CONDITION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-01

DEVELOPMENT REVIEW COMMITTEE (DRC)
Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of $100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

☐	**Easement Vacation**	**$ 680.00**
☒	**Right-of-Way Vacation**	**$ 780.00**
☐	**Agreements with the City ***	**$ 100.00**
☐	**Other Property & Right-of-Way related items for discussion**	**$ 100.00**

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Multiple Property Owners (See Attached List)
Property Owner's Signature	
Address, City, State, Zip	See Attached List of Property Owner Addresses
E-mail Address	felipeyalale@urbanoco.com
Phone Number	954-638-9668
Proof of Ownership	[X] Warranty Deed or [ ] Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Florentina Hutt / Keith and Associates, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	2312 South Andrews Avenue, Fort Lauderdale, FL 33316
E-mail Address	fhutt@keithteam.com
Phone Number	954-788-3400
Letter of Consent Submitted	Yes

Development / Project Name	West Village
Development / Project Address	**Existing:** None (vacant) **New:** 501 NW 7th Avenue
Legal Description	NORTH LAUDERDALE 1-48 D LOT 1-52 BLK 14
Tax ID Folio Numbers (For all parcels in development)	See Attached Folio List
Request / Description of Project	470 Residential Unit / 16,575 SF Retail / includes parking garage
Applicable ULDR Sections	Sec 47-24.6
Total Estimated Cost of Project	$ 100,000,000.00 *(Including land costs)*

Current Land Use Designation	NW Regional Activity Center
Current Zoning Designation	RMM-25 & NWRAC-MUw
Current Use of Property	Vacant Land (and church to be demolished)

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.

Name and Signature	Folio Number	Subdivision	Block	Lot
See attached owner and folio list				

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- ❑ Completed application (all pages filled out as applicable)
- ❑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- ❑ Property owners signature and/or agent letter signed by the property owner.
- ❑ Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- ❑ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- ❑ One (1) original set, signed and sealed at 24" x 36"
- ❑ Six (6) copies sets, with plans at 11" x 17"
- ❑ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ❑ **Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Cover sheet** including project name and table of contents.
- ❑ **Land Use a nd Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ❑ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- ❑ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ❑ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ❑ **Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

Applicant's Affidavit **I acknowledge that the Required Documentation and Technical Specifications of the application are met:**	**Staff Intake Review** **For Urban Design & Planning Division use only:**
Print Name _____	**Date** _____
	Received By _____
Signature _____	**Tech. Specs Reviewed By** _____
Date _____	**Case No.** _____

Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal nam e of applic ant – (if corporation, names an d titles of officers as well as e xact name of corporation – if individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: Florentina Hutt / KEITH PHONE: 954-788-3400

APPLICANTS ADDRESS: 2312 South Andrews Avenue, Fort Lauderdale, FL 33316

IF UNAVAILABLE CONTACT: Michael Vonde RELATIONSHIP OR TITLE Director of Planni

ADDRESS: 2312 South Andrews Avenue, Fort Lauderdale, FL 33316

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED.

SITE ADDRESS: 501 NW 7th Avenue ZONED: RMM-25 &

LEGAL DESCRIPTION: NORTH LAUDERDALE 1-48 D LOT 1-52 BLK 14

DISCUSSION ITEM: Right-of Way Vacation

APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment –$100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
3. Project Description – Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size11"x17" of Land Surveyor's sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.

PLANNING & ZONING BOARD (PZB)

Right-of-Way Vacation Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation & Mail Notice Requirements
Page 3: Sign Notification Requirements & Affidavit

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

X	**Right-of-Way Vacation**	**$ 610.00**

Page 1: PZB ROW Vacation - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Multiple Property Owners (See Attached List)
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	Multiple Property Owners (See Attached List)
E-mail Address	felipeyalale@urbanoco.com
Phone Number	954-638-9668
Proof of Ownership	[X] Warranty Deed or [ ] Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Florentina Hutt, Keith and Associates, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	2132 South Andrews Ave., Pompano Beach FL 33060
E-mail Address	fhutt@keithteam.com
Phone Number	954-788-3400
Letter of Consent Submitted	See Attached

Development / Project Name	West Village
Development / Project Address	Existing: None (vacant New: 501 NW 7th Avenue
Legal Description	All of Block 14 of North Lauderdale, P.B. 1, P. 48 MDC
Tax ID Folio Numbers (For all parcels in development)	See Attached Folio List
Request / Description of Project	470 Residential Unit / 17,000 SF Commercial Mixed Use Development, includes parking garage
Applicable ULDR Sections	Sec 47-24.6
Total Estimated Cost of Project	$ 100,000,000.00 *(Including land costs)*

Future Land Use Designation	NW Regional Activity Center
Current Zoning Designation	RMM-25 & NWRAC-MU-w
Current Use of Property	Vacant Land (and church to be demolished)

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.

Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate how they meet one of the following provisions:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
Leonard Maxwell-Newbold
Engineering-Design Dept.
2601 SW 145 Ave.
Miramar, FL 33027
(954)447-8405

Page 2: Required Documentation & Mail Notice Requirements

One (1) copy of the following documents:

- ❑ Original Pre-PZB signed-off plans and all supplemental documentation (ie. narratives, photos, etc.)
- ❑ Completed application (all pages must be filled out where applicable)
- ❑ Mail notice documents
- ❑ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- ❑ **Narrative** describing specifics of vacation request. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ❑ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ❑ **Cover sheet** on plan set to state project name and table of contents.
- ❑ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ❑ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ❑ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ❑ **Sketch and legal description** right-of-way proposed to be vacated (prepared by Engineer or Surveyor).

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

Applicant's Affidavit **I acknowledge that the Required Documentation and Technical Specifications of the application are met:**	**Staff Intake Review** **For Urban Design & Planning staff use only:**
Print Name _____	**Date** _____
	Received By _____
Signature _____	**Tech. Specs Reviewed By** _____
Date _____	**Case No.** _____

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

- **REQUIREMENT**: Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP**: Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST**: Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES**: The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION**: The City of Fort Lauderdale, Urban Design & Planning office will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____BOARD OF ADJUSTMENT
_____HISTORIC PRESERVATION BOARD
_____PLANNING AND ZONING BOARD
_____CITY COMMISSION

CASE NO._____

APPLICANT:_____

PROPERTY:_____

PUBLIC HEARING DATE:_____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

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

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

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

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit._____**(initial here)**
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

KEITH

February 21, 2018

Mr. Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Right-of-Way Vacation Application
West Village

Dear Mr. Fajardo,

On behalf of the property owners, Keith and Associates, Inc. is processing an approval request for the vacation of a 15-foot-wide alley which is situated directly south of NW 6th Street, between NW 7th Terrace and NW 7th Avenue within the City of Fort Lauderdale. The right-of-way is located in Block 14 of North Lauderdale as recorded in Plat Book 1, Page 48 of the Dade County Records. The area of the alley is currently underutilized as majority of the adjacent land is vacant. The proposed future improvements which include a multi-story mixed use building are in conflict with the alley, which prompts the applicant's vacation request to allow for effective development of the site. The alleyway to be vacated can be further described by the Sketch and Legal Description included with this submittal.

The proposed site plan and anticipated changes are to be designed to accommodate adequate utility and automobile accessibility without the need to preserve the existing alleyway. The proposed development and request to vacate are in compliance with the regulations set forth in Section 47-24.6 Vacation of Rights-of-Way of the City's Unified Land Development Regulations (ULDR).

Section 47-24.6.4.a-e – Criteria for Vacation of Rights-of-Way

a. The right-of-way or other public place is no longer needed for public purposes.

Response: The right-of-way is currently not needed for public purpose because it does not delineate a distinct roadway that is used by vehicles and pedestrians for public purposes. Thus, its abandonment will not impede its use to the public. The vehicle and pedestrian access and

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

circulation provided by the current easement are to be repurposed and mitigated through other portions of the site.

b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas.

Response: The proposed development consists of the entire block, which provides multiple alternate routes for access to the site, via adjacent streets. The proposed improvements will not cause adverse impact to the current site or surrounding areas since the improvements will utilize the entire block which will not impact vehicle or pedestrian circulation within and surrounding the site.

c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area.

Response: The closure of the alley reservation and the proposed site improvements will provide a safe environment for vehicles to turn around and maneuver since all parking for the development is located within an interior parking garage. Vehicle access points to the parking garage are in compliance with code requirements; therefore, the abandonment of this alley right-of-way will not adversely affect the areas for vehicles to turn around, exit and maneuver the site.

d. The closure of a right-of-way shall not adversely impact pedestrian traffic.

Response: The closure of the alley will not negatively impact pedestrian traffic, since the current sidewalk circulation along Sistrunk Blvd. and NW 7th Avenue will be maintained and sidewalk along NW 5th Street and NW 7th Terrace will be added. The proposed development plans to enhance the sidewalk experience, per the intent of the design standards for projects located within the North West Regional Activity Center District.

e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

Response: All known utility providers (AT&T, Comcast, Florida Power & Light, TECO/People's Gas) have been contacted and notified of this vacation, prior to the initiation of this request. All utilities have been accounted for through the coordination efforts brought forth by the appropriate utility provider representatives.

It is acknowledged that if any subgrade or aerial facilities that are rightfully owned by the City or other utility provider, are found within the right-of-way to be vacated, it shall be sufficiently relocated at the Applicant's expense and shall be inspected and approved by the corresponding agency. The vacation of the right-of-way is necessary to provide vehicle circulation, and access

to the proposed redevelopment of the property. All utility facilities, automobile and pedestrian transportation, access, and circulation displaced by the result of the vacation of this Alley reservation will be successfully facilitated and improved by the proposed redevelopment.

Section 47-25.2. - Adequacy requirements

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
Response: Acknowledged.
B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
Response: Acknowledged.
C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
Response: There are no drainage facilities or stormwater facilities within the alley reservation.
D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
Response: It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the alley reservation.
E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
Response: The future project after the alley is abandoned will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.
F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the

ULDR has been paid in full by the applicant.

Response: Not Applicable.

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

Response: Acknowledged. The future project will be designed to be consistent with CPTED guidelines and principles.

H. Potable water.

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

2. Potable water facilities.

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

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: There are no potable water facilities within the alley.

I. Sanitary sewer.

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

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: There are no sanitary sewer facilities within the alley.

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

Response: The proposed project will comply with Broward County Land Development Code and section 47-38C Educational Mitigation.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Adequate solid waste collection facilities and service will be provided with the proposed development.

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

Response: There are no stormwater facilities within the alley reservation.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity

and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: Not Applicable.

4. Traffic impact studies.

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

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

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

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

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

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

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

Response: A traffic impact study will be provided with the associate site plan DRC application.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering

standards.

Response: Acknowledged.

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

Response: Sidewalk facilities exist on Sistrunk Blvd. and NW 7th Avenue and new sidewalks are proposed along NW 5th Street and NW 7th Terrace. The proposed development plans to enhance the sidewalk experience, per the intent of the design standards for projects located within the North West Regional Activity Center District.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: The proposed project will comply with all landscape requirements.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate

capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Acknowledged.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Not Applicable.

P. Historic and archaeological resources.

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

Response: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the alley.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: This project is not located east of the Intracoastal Waterway.

Thank you for your review of this application. Please feel free to contact (954) 788-3400 if you require additional information or have questions regarding this application. We look forward to working with you on this exciting project.

Respectfully Submitted,

Florentina Hutt, AICP
Senior Planner

ALLEY VACATION

LEGAL DESCRIPTION:

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.

LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

   LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

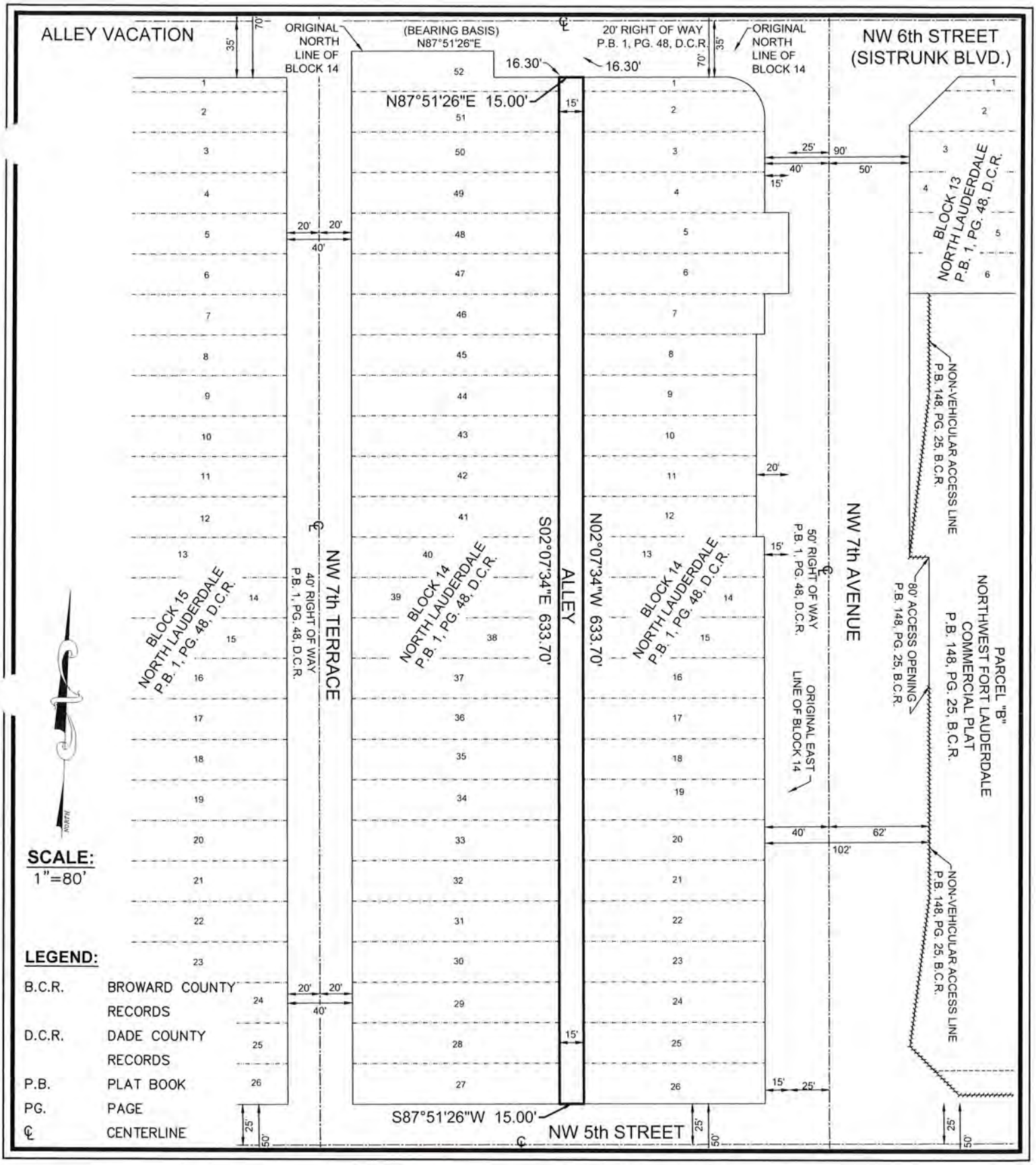
SKETCH & DESCRIPTION
ALLEY VACATION
15' ALLEY
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG

DATE 2/13/19
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

DATE	REVISIONS
3/28/19	TEXT HEIGHTS



SKETCH & DESCRIPTION
ALLEY VACATION

15' ALLEY
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG

DATE 2/13/19
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY LP

DATE	REVISIONS
3/28/19	TEXT HEIGHTS

KEITH

February 13, 2019

NO OBJECTION LETTER

To: Leonard Maxwell-Newbold, COMCAST

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1.__✓__We have no objection to the vacation.
2._____We have no objection to the vacation if the following is satisfied:
3._____We have objection as follows:_____

_____

_____

Comcast.
Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast Cable
2501 SW 145th Ave
Miramar, FL 33027

01-02-2019

_____ _____
Signature (Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

From: Raymond Rammo <RRammo@fortlauderdale.gov>
Sent: Tuesday, April 30, 2019 11:55 AM
To: Roberto Goncalves, Jr.
Cc: Florentina Hutt; Bhargava Nagaraju; Igor Vassiliev; Thomas Lawrence; Alfredo Leon; Raymond Meyer
Subject: RE: 09535.01 WEST VILLAGE APPLICAITON # V 19002

Hi Roberto,

Please consider this email from PW as the no objection response since there are no City water, sewer, and drainage infrastructure.

Regards,

Raymond Rammo, P.E., M.S.
Project Manager II, Public Works Dept.
Dept. of Sustainable Development
700 NW 19th Avenue, Fort Lauderdale FL 33311
City of Fort Lauderdale
(954) 828-5990
rrammo@fortlauderdale.gov

From: Roberto Goncalves, Jr. <RGoncalves@keithteam.com>
Sent: Tuesday, April 30, 2019 10:53 AM
To: Raymond Rammo <RRammo@fortlauderdale.gov>
Cc: Florentina Hutt <FHutt@keithteam.com>; Bhargava Nagaraju <bnagaraju@keithteam.com>; Igor Vassiliev <IVassiliev@fortlauderdale.gov>; Thomas Lawrence <TLawrence@fortlauderdale.gov>; Alfredo Leon <ALeon@fortlauderdale.gov>; Raymond Meyer <RMeyer@fortlauderdale.gov>
Subject: RE: 09535.01 WEST VILLAGE APPLICAITON # V 19002

Good morning Mr. Rammo, hope all is well. Linda Mia Franco from the Principal Urban Planner City of Fort Lauderdale| Urban Design and Planning Division *is requesting no objection response letters* stating that there are no utilities (water, sewer, drainage). In the chain of email below, she was copied on your email of Wednesday, April 10, 2019 but still needs the "no objection letters".

Please le me know if you can provide the letters.

Thanks.

KEITH

Roberto Goncalves, Jr.
Project Manager I
301 East Atlantic Blvd. Pompano Beach

Florida Power & Light Company

May 8, 2019

To:
KEITH
2312 S ANDREWS AVE
FORT LAUDERDALE, FL 33316

Re:
Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat therof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Address: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

Dear FLORENTINA,

FPL has no objection to abandoning or vacating the above right of way.

However, FPL has existing facilities and utility easements at this site. FPL will remove our existing facilities and vacate the existing easement at this location at the customer's expense. Prior to this being done, provisions must be made, new easements secured and facilities constructed to serve any existing FPL customers that may be affected by your request.

FPL will require a complete set of plans prior to construction. These would include the survey of property, site plan, water sewer & drainage, paving, and electrical plans. As the FPL engineering process takes about three to four months, it is imperative that complete plans be provided well in advance of construction.

Please contact me at 954-717-1430 should you have any questions or concerns.

Sincerely,

Noah Sherbacoff
Associate Engineer

KEITH

February 13, 2019

NO OBJECTION LETTER

To: Joan Domning, TECO

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. ✓ We have no objection to the vacation.
2. _____ We have no objection to the vacation if the following is satisfied:
3. _____ We have objection as follows: _____

_____

_____

2-19-19

Signature

Joan Domning/Admin Specialist
TECO-PGS Distribution Engineering
8416 Palm River Rd. Tampa, FL 33619
813-275-3783

(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

NORTH

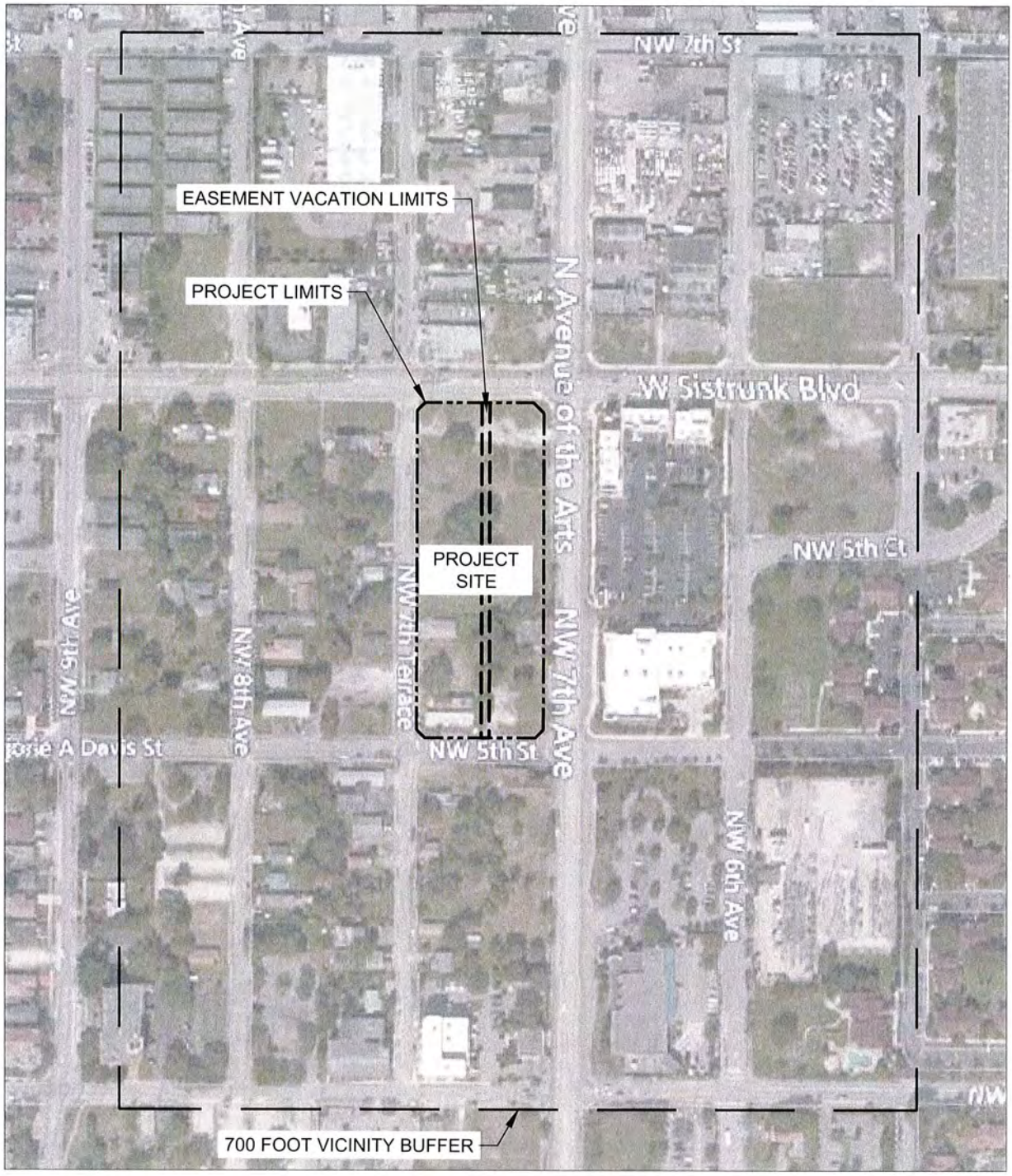
SISTRUNK REDEVELOPMENT MAP EXHIBIT: VICINITY MAP

GRAPHIC SCALE

0 300 600

SCALE: 1"=300'

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



NORTH

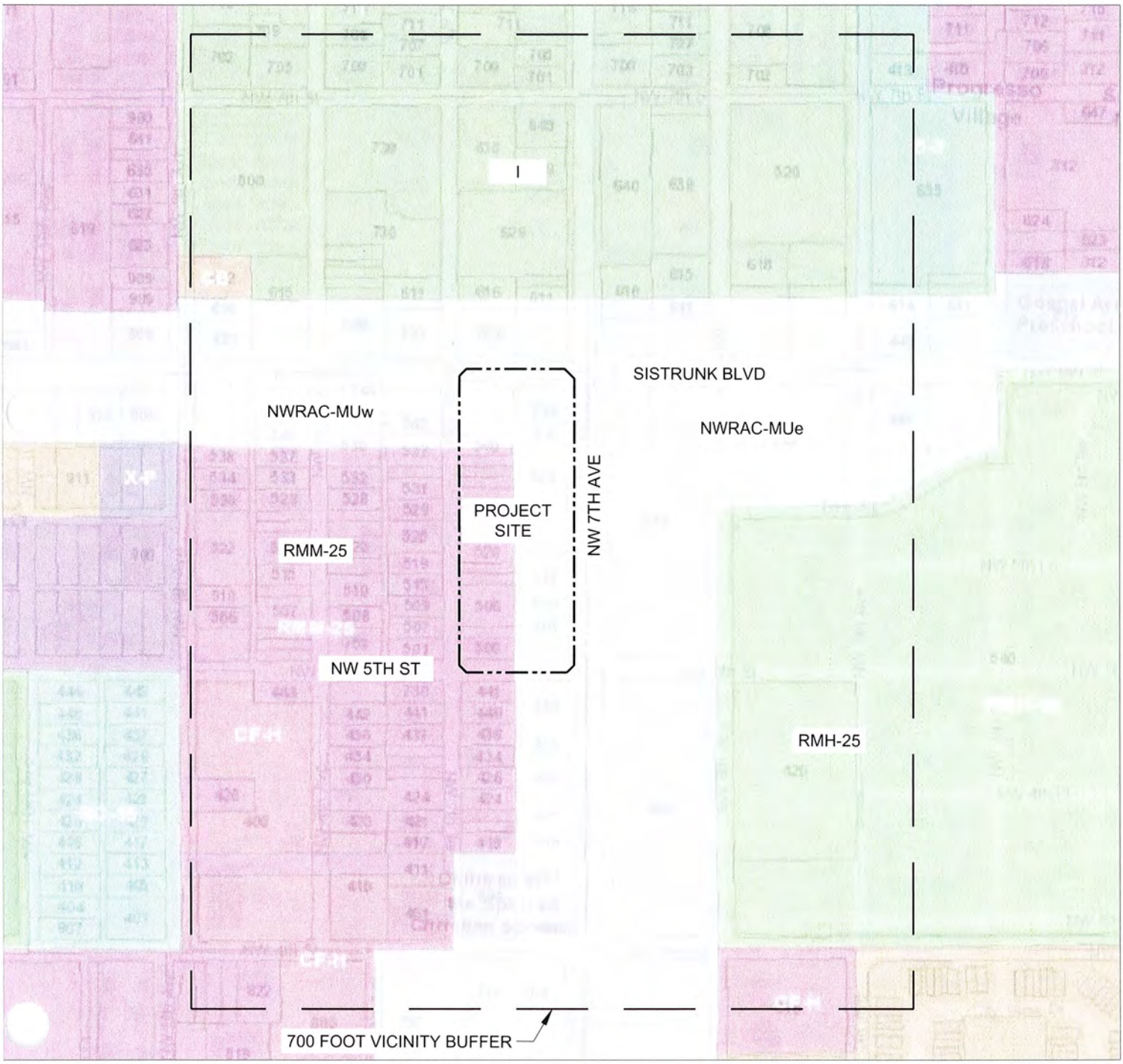
SISTRUNK REDEVELOPMENT MAP EXHIBIT: ZONING

GRAPHIC SCALE

0 300 600

SCALE: 1"=300'

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



NORTH

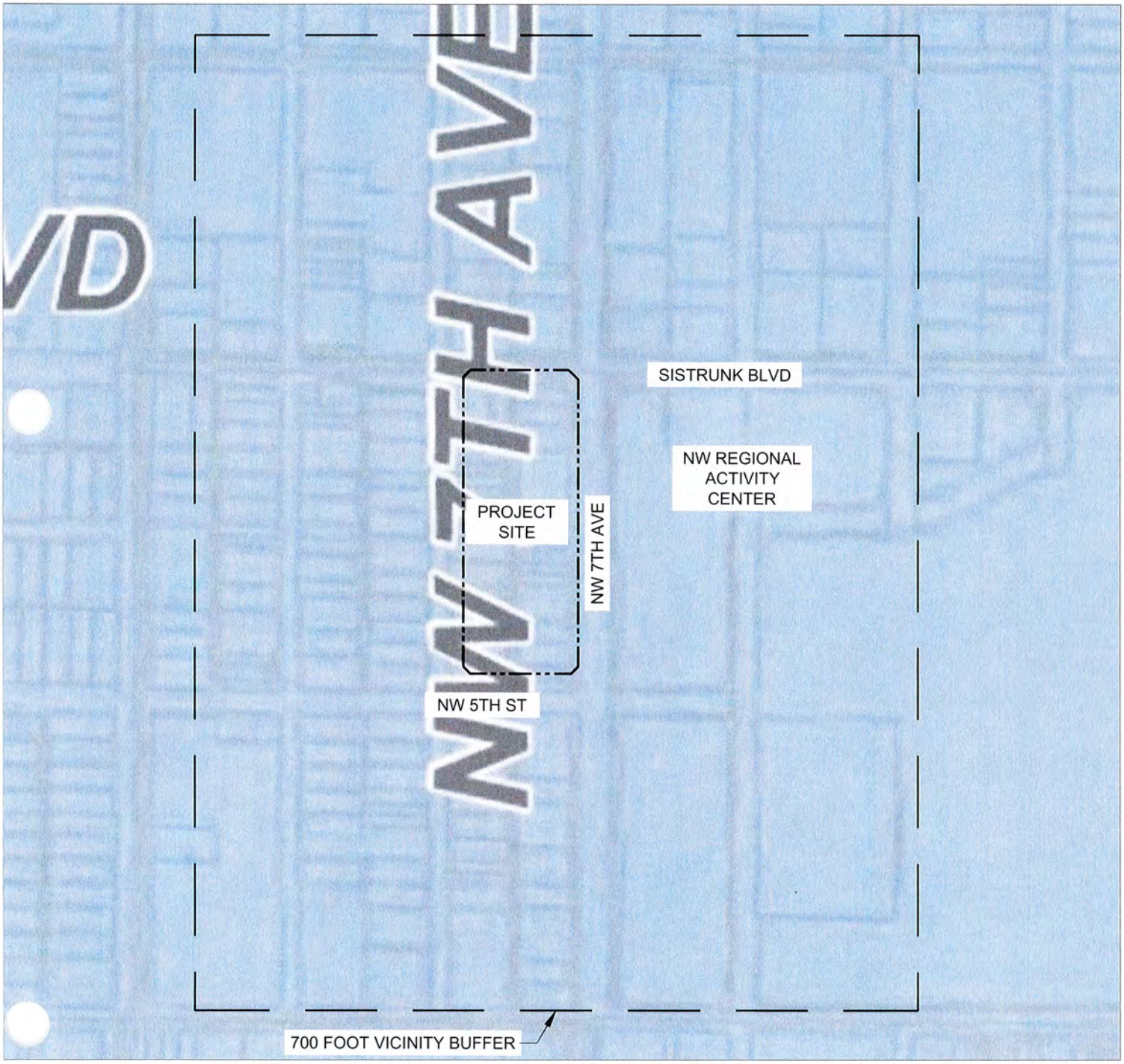
SISTRUNK REDEVELOPMENT MAP EXHIBIT: LAND USE

GRAPHIC SCALE

0 300 600

SCALE: 1"=300'

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



CITY SUBMITTAL - PZB REVIEW

FOR

WEST VILLAGE ROW VACATION

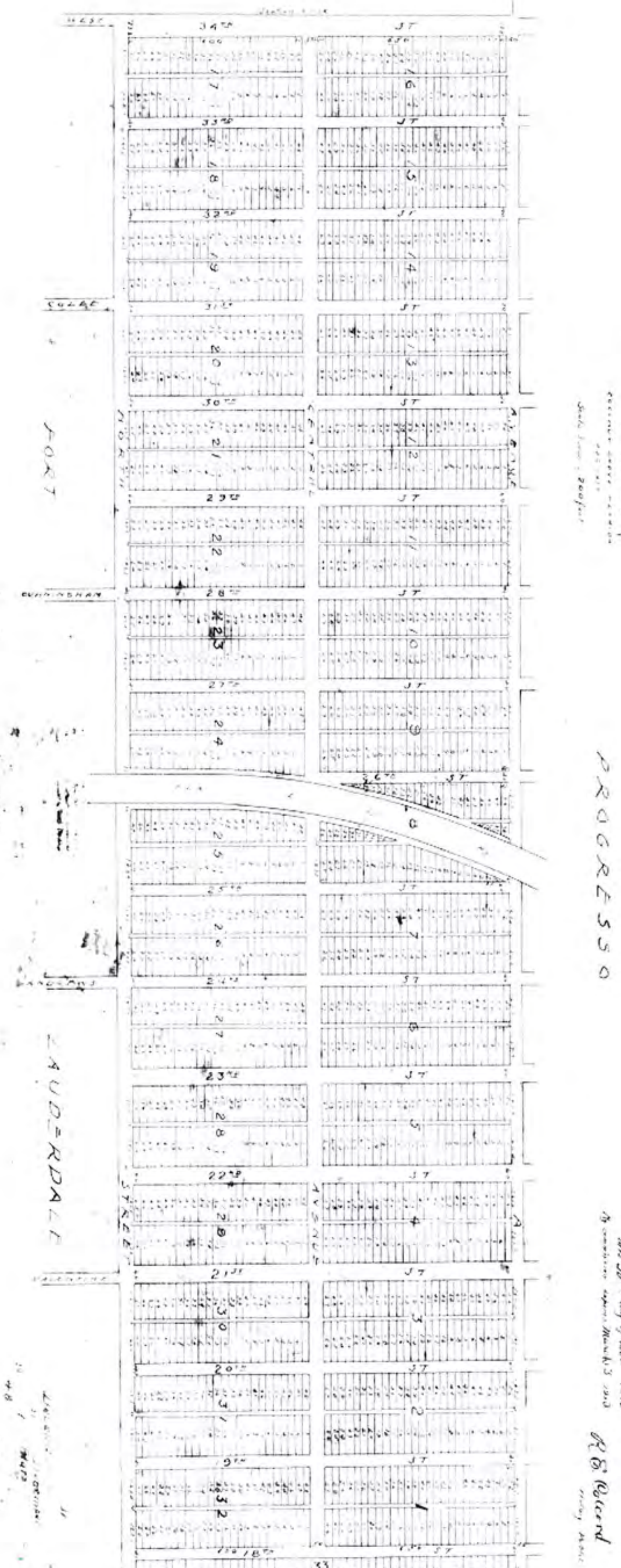
501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311

INDEX OF SHEETS	
Sheet Identification	Sheet Title
--	COVER
S1	ALTA / NSPS SURVEY
A-100	SITE PLAN

LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH. (954) 788-3400
State of Florida Certificate of Authorization Number - 7928

PROJECT No. 09535.01
SUBMITTAL DATE: 02/21/2019


PROGRESSO
FORT LAUDERDALE
NORTH LAUDERDALE

TITLE COMMITMENT/RESTRICTIONS/EASEMENTS PER ATTORNEYS' TITLE FUND SERVICES, LLC., FILE NUMBER: 686595; EFFECTIVE DATE: FEBRUARY 1, 2019 @ 11:00 PM

ENCUMBRANCE NO.	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN:	P.B. 1 PG. 49	X		X		AS SHOWN ON SURVEY
	MUNICIPAL RESOLUTION 95-86 RECORDED IN:	O.R.B. 28544 P.G. 1741	X			X	NO PLOTTABLE MATTERS
	RESOLUTION NO. 78-144 RECORDED IN: (AS TO PARCEL 26)	O.R.B. 7675 P.G. 275	X			X	NO PLOTTABLE MATTERS
	RESOLUTION NO. 05-129 RECORDED IN: (AS TO PARCEL 21)	O.R.B. 7539 P.G. 375	X			X	NO PLOTTABLE MATTERS
	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	N/A	X			X	NO PLOTTABLE MATTERS

SITE:

PARCEL 1
SITE ADDRESS: 701 W SISTRUNK BLVD
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011270

PARCEL 2
SITE ADDRESS: 735 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011280

PARCEL 3
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011290

PARCEL 4
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011300

PARCEL 5
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011320

PARCEL 6
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011330

PARCEL 7
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011340

PARCEL 8
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011350

PARCEL 9
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011360

PARCEL 10
SITE ADDRESS: 517 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011370

PARCEL 11
SITE ADDRESS: 509 NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011380

PARCEL 12
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011390

PARCEL 13
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011400

PARCEL 14
SITE ADDRESS: NW 5 ST
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011410

PARCEL 15
SITE ADDRESS: 500 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011420

PARCEL 16
SITE ADDRESS: 502 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011440

PARCEL 17
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011450

PARCEL 18
SITE ADDRESS: 516 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011460

PARCEL 19
SITE ADDRESS: 518 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011470

PARCEL 20
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011480

PARCEL 21
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011490

PARCEL 22
SITE ADDRESS: 526 NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011500

PARCEL 23
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011510

PARCEL 24
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011520

PARCEL 25
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011530

PARCEL 26
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011540

PARCEL 27
SITE ADDRESS: NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011550

PARCEL 28
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011560

PARCEL 29
SITE ADDRESS: NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011570

PARCEL 30
SITE ADDRESS: 714 SISTRUNK BLVD
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011590

PARCEL 31
SITE ADDRESS: SISTRUNK BLVD
FORT LAUDERDALE FL 33311
FOLIO NO: 504203011580

SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ATTORNEYS' TITLE FUND SERVICES, LLC., TITLE POLICY NUMBER 686595,FEBRUARY 1, 2019 @ 11:00 PM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J-17.OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARKS #1926, A US COASTAL & GEODETIC SURVEY 3 1/2" BRASS DISC STAMPED U311 1970, ABOUT 0.4 MILE WEST ALONG ATLANTIC BOULEVARD, FROM THE INTERSECTION OF U.S. #1, 1.3 FEET NORTH OF THE CENTERLINE OF WEST BOUND LANE, 26.0 FEET WEST OF CENTERLINE NORTHEAST 14TH AVENUE, ON TOP OF A CONCRETE POST, ELEVATION = 10.760 AND BENCHMARK WHS BM#57-G IS A NAIL AND DISC 392.0 FEET NORTH OF SOUTHEAST 3RD STREET AND 1.0 FEET EAST OF CYPRESS ROAD. ELEVATION = 6.134.
14. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
15. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM (2011 ADJUSTMENT APPLIED (EPOCH:2011.0000) (NSRS2011) TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0369H, COMMUNITY NO. 125105, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE).
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 5- MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF
ATTORNEYS' TITLE FUND SERVICES, LLC;
MELVILLE LAW, P.A.;
SISTRUNK 2245, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
ANOINTED BY CHRIST INTERNATIONAL CHRISTIAN CENTER, INC., A FLORIDA NON-PROFIT CORPORATION;
URBANO-100, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY;
220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 6805 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

PARCEL 2
LOTS 3 AND 4, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

PARCEL 3
LOTS 5 AND 6, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 20 FEET THEREOF.

PARCEL 5
LOT 13, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 6
LOT 14, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 7
LOT 15, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 8
LOT 16, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 9
LOT 17, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 10
LOTS 18, 19 AND 20, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 11
LOTS 21 AND 22, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 12
LOTS 23 AND 24, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 13
LOT 25, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 14
LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 15 FEET THEREOF.

PARCEL 15
LOTS 27 AND 28, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 16
LOT 29, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

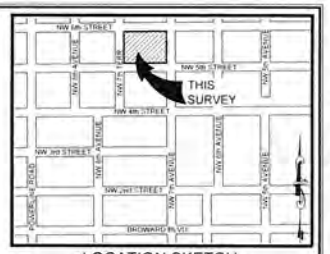
PARCEL 17
LOTS 30, 31, 32 AND 33, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 18
LOT 34, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 19
LOT 35, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AREA:

AREAS: = 153,380 SQUARE FEET / OR 3.520 ACRES +/-



LOCATION SKETCH
(NOT TO SCALE)

PARCEL 20
LOTS 36 AND 37, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 21
LOTS 38 AND 39, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 22
LOT 40, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 23
LOT 41, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 24
LOT 42, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 25
LOT 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 26
LOT 44, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 27
LOT 45, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 28
LOTS 46 AND 47, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 29
LOT 48, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 30
THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.3 FEET THEREOF.

PARCEL 31
LOTS 49, 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE EAST 40 FEET THEREOF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B1), 8, 9, 11, 13, 14, 16, 17, 19, AND 20, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2019.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON, AND THERE ARE NO PARTY WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("READ'S") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY READ'S OF OFFISTE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 686595 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 @ 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF "X, AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0369H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NO. 125105, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS ACCESS TO NW 6th STREET, NW 5th STREET, NW 7th AVENUE AND NE 7th TERRACE THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON ANY APPARENT DITCHES, DIKES, SLUICES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS A REGULAR SPACE.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

LEE POWERS LAND SURVEYOR No. 6805 STATE OF FLORIDA

Digitally signed by Lee Powers
Date: 2019.02.18 09:26:10 -05'00'

DATE: FEBRUARY 18, 2019

LAST DATE OF FIELD WORK: FEBRUARY 16, 2019

DATE	REVISION	BY

DATE	02/18/19
SCALE	1"=30'
FIELD BOOK	349
DRAWN BY	GDB
CHECKED BY	LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
09535.01

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: main@KEITHteam.com LB NO. 6660

DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	349
DRAWN BY	DDB
CHECKED BY	LP

DATE	REVISION	BY

SHEET 2 OF 2
PROJECT NUMBER 09535.01

LEGEND:

BROWARD COUNTY RECORDS
BUILDING
CONCRETE BLOCK STRUCTURE
CORRUGATED METAL PIPE
CENTERLINE
ELEVATION
FINISHED FLOOR ELEVATION
FLORIDA LICENSED BUSINESS NUMBER
DADE COUNTY RECORDS
REINFORCED CONCRETE PIPE
RIGHT OF WAY

FLAT BOOK
PAGE
POLYVINYL CHLORIDE PIPE
STORY
SQUARE FEET
UNKNOWN
CENTERLINE
RADIUS
CENTRAL ANGLE
ARC LENGTH
WOOD POST
FIBER OPTIC HAND HOLE

CONCRETE LIGHT POLE
CONCRETE UTILITY POLE
GUY ANCHOR
TRAFFIC DIRECTION ARROWS
MAILBOX
CURB INLET
STORM DRAIN MANHOLE
SINGLE POST SIGN
BENCH
CATCH BASIN
PINE TREE

WOOD LIGHT POLE
WATER METER
TRAFFIC MAST ARM
CHAIN LINK FENCE
WOOD FENCE
METAL HAND RAIL
OVERHEAD LINES
UNDERGROUND PAINT MARK FIBER OPTIC LINE
UNDERGROUND PAINT MARK FORCE MAIN
UNDERGROUND PAINT MARK STREET LIGHT LINE
UNDERGROUND PAINT MARK TRAFFIC SIGNAL LINE

SANITARY SEWER CLEANOUT
PALM TREE
SHADE TREE
STUMP
SANITARY SEWER MANHOLE
TRAFFIC SIGNAL HANDHOLE
WOOD UTILITY POLE
FIRE HYDRANT
WATER VALVE

UNDERGROUND PAINT MARK NATURAL GAS LINE
UNDERGROUND PAINT MARK WATER LINE
BRICK PAVERS
STABILIZED CONCRETE

GRAPHIC SCALE
1 INCH = 30 FEET

SITE DATA TABLE:

PROJECT ADDRESS:
501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311

PROJECT INFORMATION:

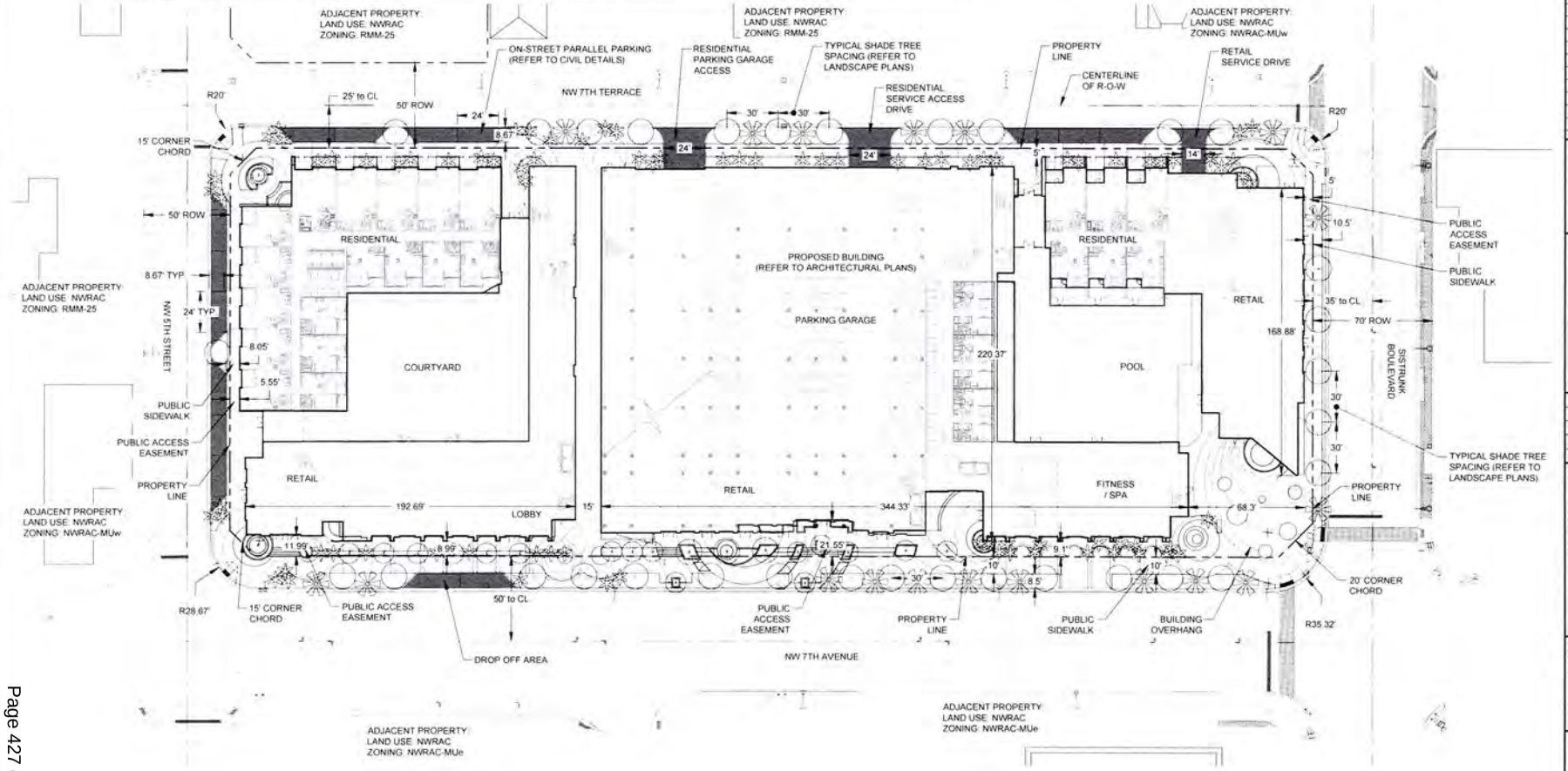
PARCEL CONTROL NUMBERS	504203011720, 730,750,590,500 / 504203011580, 570, 560, 550, 540, 510, 490, 480, 450, 420, 270, 280, 290, 300, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530, 520 / 504203011470, 460 / 504203011440
CURRENT ZONING	NWRAC-MUw & RMM-25
CURRENT USE	VACANT LAND
PROPOSED USE	MIXED USE
LAND USE	(PENDING REZONING APPROVAL) NW DOWNTOWN REGIONAL ACTIVITY CENTER
NET SITE AREA (S.F.)	151,553 SF*
PROPOSED BUILDING (GFA)	605,508 SF
WATER / SEWER PROVIDER	CITY OF FORT LAUDERDALE

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED	
BUILDING SETBACKS			
FRONT (NW 7th Ave.)	5'	5'	
STREET SIDE (Sistrunk Blvd.)	0'	5'	
STREET SIDE (NW 5th St.)	5'	5'	
REAR (NW 7th Terr.)	5'	5'	
BUILDING HEIGHT	65' (w/ CC approval)	65'	TO TOP OF ROOF
PLOT SIZE (SF.)	None	151,553	

PARKING CALCULATIONS:			
MULTI-FAMILY	REQUIRED	PROPOSED	
STUDIO / ONE-BEDROOM (1.75 SPACES X 384 UNITS)	672		
TWO-BEDROOM (2 SPACES X 73 UNITS)	146		
TWO-BEDROOM / ONE DEN/ TWO BATH (2.1 SPACES X 13 UNITS)	28		
RETAIL (14,075 SF / 250) X .60	35		
PARKING REQUIRED	**881**	**498**	
ADA PARKING (LOCATED IN GARAGE)	9	9	
BICYCLE PARKING (LOCATED IN GARAGE)	49	49	
LOADING AREA (TYPE I)	3	3	

GRAPHIC SCALE
0 30 60
SCALE: 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE

NOTES:
1. REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT



KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	MA
DESIGNED BY	FH
CHECKED BY	PW

03/08/2019
PAUL WUNBERG, PLA
FLORIDA REG. NO. LA0666854
(FOR THE FIRM)

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

SHEET 1 of

PROJECT NO. 09535.01

KEITH

February 13, 2019

NO OBJECTION LETTER

To: Leonard Maxwell-Newbold, COMCAST

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. ✓ We have no objection to the vacation.
2. _____ We have no objection to the vacation if the following is satisfied:
3. _____ We have objection as follows: _____

_____

_____

_____ _____

Signature (Print name, title, address, and Contact Information)

Comcast
Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast Cable
2501 SW 145th Ave
Miramar, FL 33027

2-12-2019

Attachments: Plat, Aerial

MEETING NOTICE

February 25, 2019

Dr. Pamela Pittman
Historical Dorsey-Riverbend Civic Association, Inc.
500 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: City of Fort Lauderdale
Development Review Committee (DRC) Meeting - March 26, 2019 at 10 AM
Project: West Village ROW Vacation (V19002)

Dear Ms. Pittman:

This letter is to notify you of a Development Review Committee (DRC) meeting with City of Fort Lauderdale related to a Right-of-Way Vacation application for an alley located west of NW 7th Avenue and east of NW 7th Terrace, between NW 6th Street and NW 5th Street. The area of the alley is currently underutilized as majority of the adjacent land is vacant. The proposed future improvements which include a multi-story mixed use building conflict with the alley, which prompts the applicant's vacation request to allow for effective development of the site.

Under the City of Fort Lauderdale Public Participation Ordinance, the petitioner is required to notify any official civic associations within 300 feet of the property regarding the date, time and place of the DRC meeting. The meeting will be held March 26, 2019 at 10:00 AM in the Urban Design and Planning Conference Room at the Greg Brewton Development Services Building, 700 NW 19th Avenue, Fort Lauderdale, FL, 33311.

If you wish to submit written comments, please send them to:

Florentina Hutt, AICP
Senior Planner
2312 S. Andrews Ave, Ft. Lauderdale
Email: FHutt@keithteam.com

Also, please be advised that there will be additional opportunities for public input at the City of Fort Lauderdale Public Hearings.

Sincerely,

Florentina Hutt, AICP
Senior Planner
Keith Team

Attachments: Location Map

Florida Power & Light Company, 3020 NW 19th St, Fort Lauderdale, FL 33311
954-717-2100

4/10/2019

Dominique Turnbull
501 NW 7th Ave
Fort Lauderdale, FL 33311

Re: Platted Easement Encroachment
Parcel "4" "Progresso Plat" (P.B 1, PG 48, B.B.R.)

Name:

Thank you for contacting FPL about the encroachment of 10 ft easement in the alley way of Parcel "4" "Progresso Plat" (P.B 1, PG 48, B.B.R.) in the platted utility easement at the referenced location. FPL has no objection to this existing encroachment and will not require its removal, however FPL does not agree to the future encroachment of any other structures into the easement.

If I can be of any further assistance, please contact me at 954 717 1430.

Sincerely,

Noah Sherbacoff
Associate Engineer

KEITH

February 13, 2019

NO OBJECTION LETTER

To: Dyke Tittle, AT&T

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1._____We have no objection to the vacation.
2._X_____We have no objection to the vacation if the following is satisfied:
3._____We have objection as follows: It is understood that any relocation of existing AT&T Facilities associated with this vacation will be at the applicants expense.

Signature

Dyke Tittle, Mngr. of Engineering, 8601 W Sunrise Blvd
(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

KEITH

February 13, 2019

NO OBJECTION LETTER

To: Joan Domning, TECO

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. ✓ We have no objection to the vacation.
2. _____ We have no objection to the vacation if the following is satisfied:
3. _____ We have objection as follows: _____

_____

_____

Joan Domning/Admin Specialist
TECO-PGS Distribution Engineering
8416 Palm River Rd. Tampa, FL 33619
813-275-3783

2-19-19

Signature

(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400