



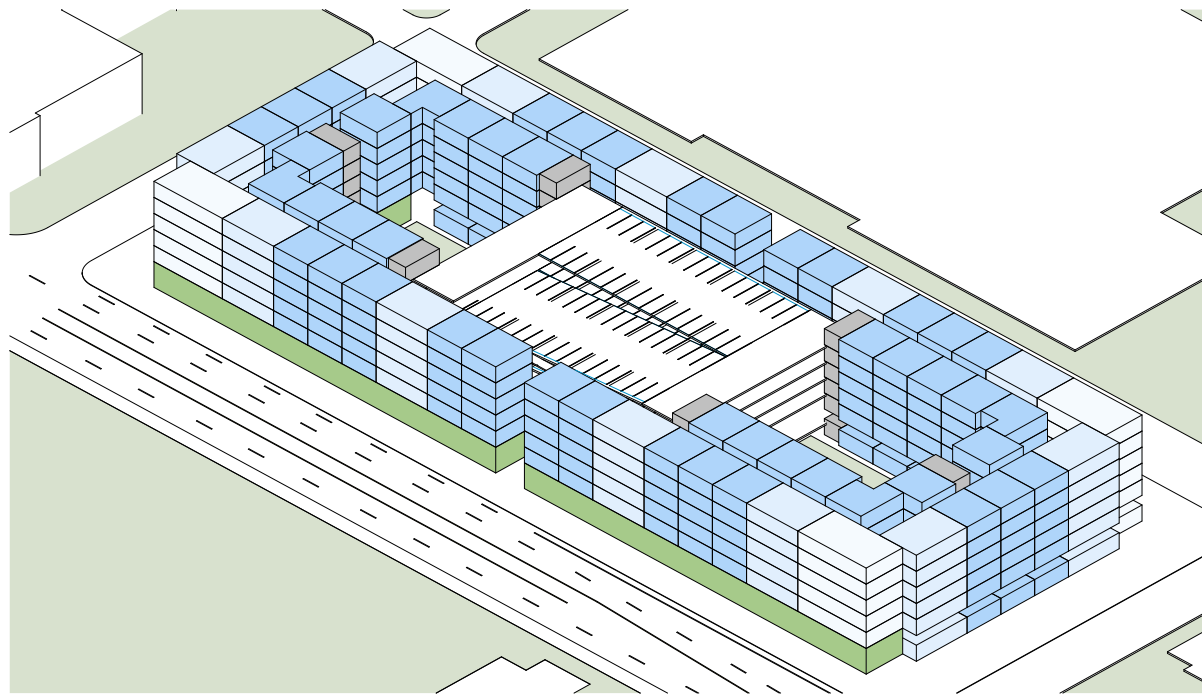
PEDESTRIAN STEET VIEW 01



PEDESTRIAN STEET VIEW 02



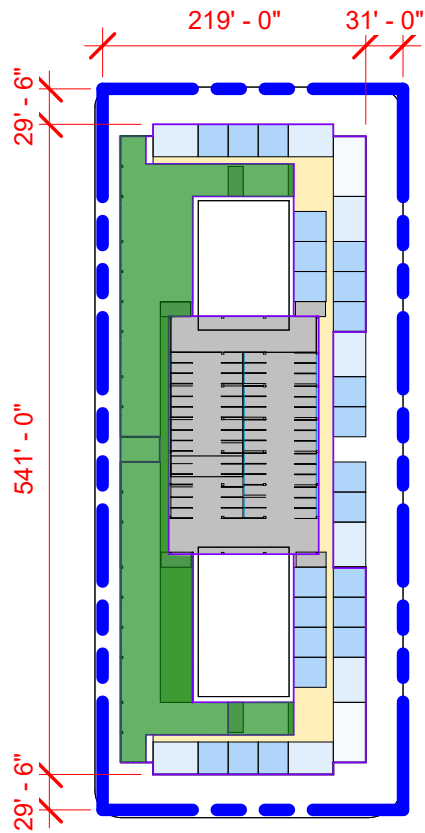
WEST ELEVATION 01



3 | **3D - OPTION I**

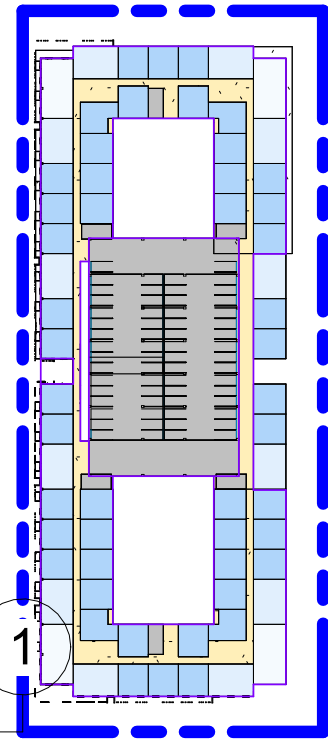
A-001 | SCALE:

Conceptual massing only. Final quantities to be determined during design phases.



1 | **Level 1**

A-001 | SCALE: 1" = 160'-0"



2 | **Level 2-6**

A-001 | SCALE: 1" = 160'-0"

UNIT SCHEDULE I				
TYPE	AREA	TOTAL AREA	COUNT	%
1 BEDROOM	675 SF	177525 SF	263	75%
2 BEDROOM	1013 SF	68884 SF	68	19%
3 BEDROOM	1350 SF	29700 SF	22	6%
		276109 SF	353	100%

PARKING SCHEDULE I		
PARKING SPACE	332	332
ADDITIONAL PARKING LEVEL	0	60
	332	392

GSF I	
COMMERCIAL/AMENITY	
Not Placed	0 SF
Level 1	1472 SF
Level 1	27883 SF
	29354 SF

GARAGE	
Level 1	24717 SF
Level 2	24717 SF
Level 3	24717 SF
Level 4	24717 SF
Level 5	24717 SF
Level 6	24717 SF
	148302 SF

RESIDENTIAL	
Level 1	30488 SF
Level 2	58911 SF
Level 3	58911 SF
Level 4	58911 SF
Level 5	58911 SF
Level 6	58911 SF
	325041 SF
	502697 SF

LEGAL DESCRIPTION:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°50'05" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 80.08 FEET; THENCE NORTH 44°54'25" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "A", 16.18 FEET THE POINT OF BEGINNING; THENCE NORTH 45°05'35" EAST, 5.00 FEET; THENCE NORTH 44°54'25" WEST, 10.00 FEET; THENCE SOUTH 45°05'35" WEST, 5.00 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 44°54'25" WEST, ALONG SAID BOUNDARY, 10.00 FEET, THE POINT OF BEGINNING.
 SOUTH OF THIS SITE IS:
 • BROWARD HEALTH, 200 NW 7TH AVE, FORT LAUDERDALE, FL 33311
 • NEW RIVER CHILD CARE LEARNING CENTER, 120 NW 7TH AVE, FORT LAUDERDALE, FL 33311

EXISTING BUILDING SF:
 19,184 SF

LOT SF:
 131,678 SF / 3.03 ACRES

LEASE AGREEMENT:
 LESSOR: FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
 LESSEE: UNITED STATES POST OFFICE
 LEASE EFFECTIVE: DECEMBER 10, 1997
 LEASE EXPIRATION: NOVEMBER 2027

VISION: 3P - PRIVATE PUBLIC PARTNERSHIP
 • MIXED USE AFFORDABLE HOUSING
 • POST OFFICE ON GROUND FLOOR
 • UP TO 80% AMI
 • WORKFORCE & SPECIAL POPULATIONS HOUSING
 a. FORMERLY HOMELESS
 b. AT RISK OF BEING HOMELESS
 c. EXPERIENCING HOMELESSNESS

ZONING ANALYSIS:
 ZONING DISTRICT: NWRAC-MUE - NORTH WEST REGIONAL ACTIVITY CENTER-MIXED USE EAST
 MUNICIPAL FUTURE LAND USE: NW REGIONAL ACTIVITY CENTER
 ADDITIONAL REGULATIONS: FLU_NW REGIONAL ACTIVITY CENTER UNIFIED FLEX ZONE

BUILDING INTENSITY
 MINIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: NONE
 MAXIMUM LOT COVERAGE: N/A
 RESIDENTIAL DENSITY: UNLIMITED DU / ACRE
 MINIMUM HEIGHT: 2 STORIES
 MAXIMUM HEIGHT: 65' +
 FLOOR AREA RATIO: N/A

SETBACKS AT GROUND LEVEL
 MINIMUM REAR SETBACK: N/A
 MINIMUM WATER SETBACK: N/A
 YARD REQUIREMENTS: 0' PRIMARY STREET
 5' SECONDARY STREET & NW 7TH AVE

ABUTTING RESIDENTIAL: 15'
 MINIMUM SHOULDER HEIGHT: 25' (2 STORIES)
 MAXIMUM SHOULDER HEIGHT: 65' (5 STORIES)
 ABUTTING RESIDENTIAL: 45' MAX
 SIDE REAR STEPBACK MIN: < 8,000 SF 20' MIN
 8,001-10,000 SF 25' MIN
 10,001-12,000 SF 30' MIN

*NWRAC-MUE WEST OF NW 2ND AVENUE: UP TO ONE HUNDRED TEN (110) FEET SUBJECT TO THE PERFORMANCE STANDARDS PROVIDED IN SECTION 47-13.52.B, AND CITY COMMISSION REQUEST FOR REVIEW PROVIDED IN SECTION 47-26A.2.

NOTES

1. CONCEPTUAL DESIGN ONLY
2. PARKING - CURRENTLY 6 STORIES; CAN ADD ONE MORE LEVEL, WITH CITY APPROVAL.
3. UNIT SIZES ARE BASED ON 7 ON 7TH UNITS.