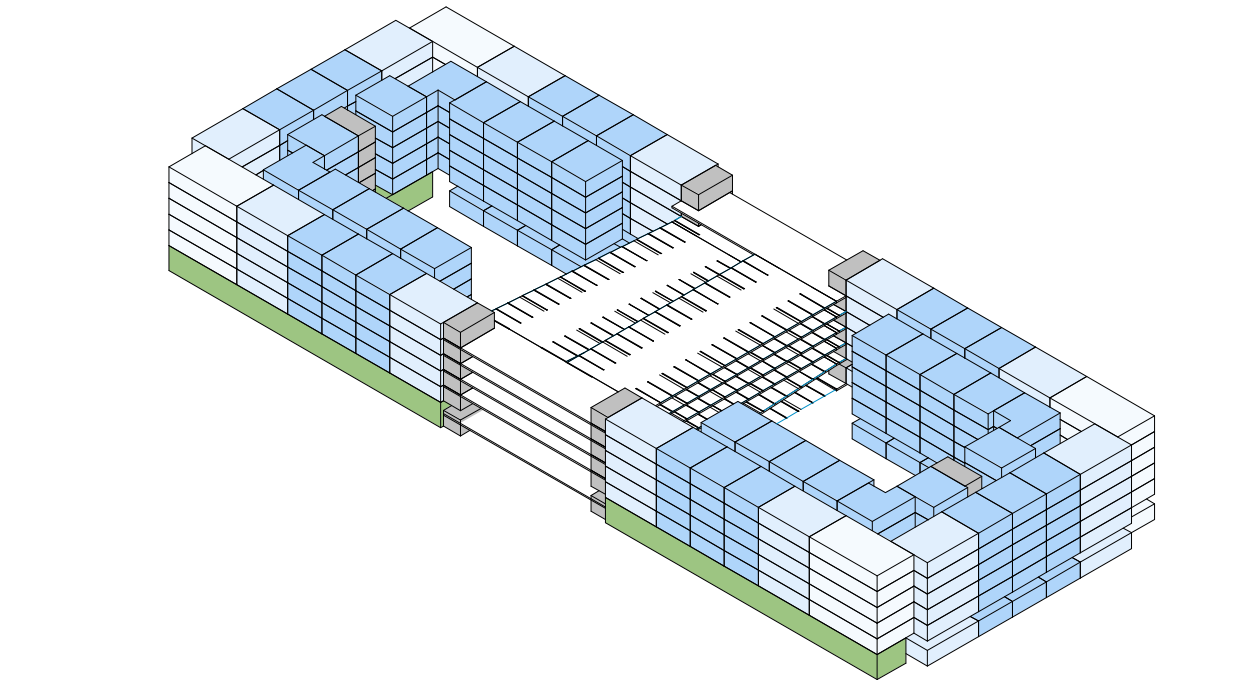


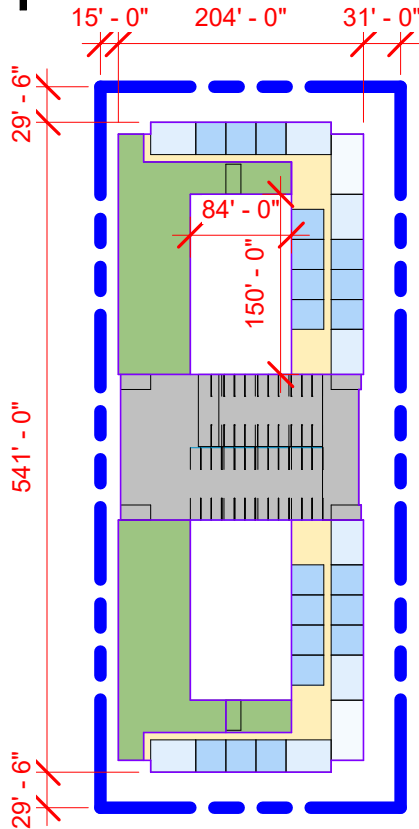


3

3D - OPTION I

A-001

SCALE:

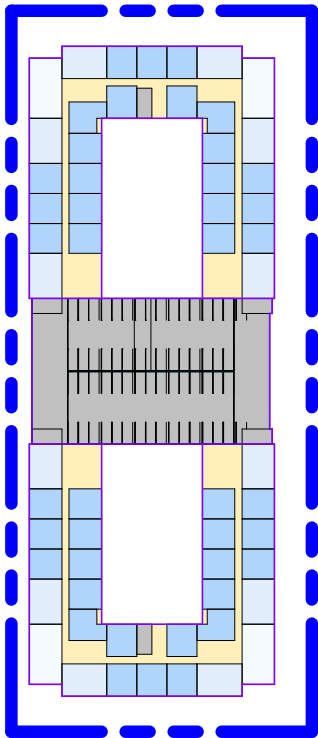


1

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	155250 SF	230	72%
2 BEDROOM	1013 SF	68884 SF	68	21%
3 BEDROOM	1350 SF	29700 SF	22	7%
		253834 SF	320	100%

PARKING SCHEDULE I	
PARKING SPACE	332
332	

GSF I	
COMMERCIAL/AMENITY	
Level 1	1472 SF
Level 1	11900 SF
Level 1	13371 SF
26742 SF	

GARAGE	
Level 1	24008 SF
Level 2	24008 SF
Level 3	24008 SF
Level 4	24008 SF
Level 5	24008 SF
Level 6	24008 SF
144048 SF	

RESIDENTIAL	
Level 1	32658 SF
Level 2	59400 SF
Level 3	59400 SF
Level 4	59400 SF
Level 5	59400 SF
Level 6	59400 SF
329658 SF	
500448 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" 11 WEST, 10.00 FEET; THENCE SOUTH 45°05'35" 11 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
 - FORMERLY HOMELESS
 - AT RISK OF BEING HOMELESS
 - EXPERIENCING HOMELESSNESS

ZONING ANALYSIS:

ZONING DISTRICT: NWVRAC-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

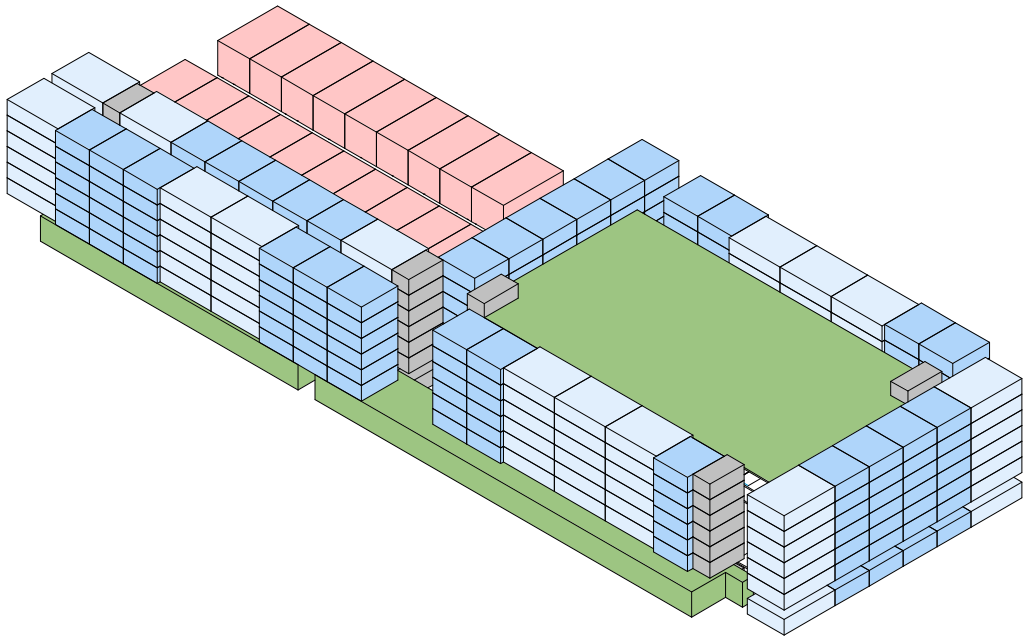
SETBACKS AT GROUND LEVEL

MINIMUM REAR SETBACK: N/A
MINIMUM WATER SETBACK: N/A
YARD REQUIREMENTS: 0' PRIMARY STREET
5' SECONDARY STREET & NW 7TH AVE
15'

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

*NWVRAC-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.

2026 0318
THIS SCHEME WILL BE MODIFIED
TO INCLUDE 1ST FLOOR ACTIVE
USES IN THE PARKING GARAGE ON
AVE OF THE ARTS.

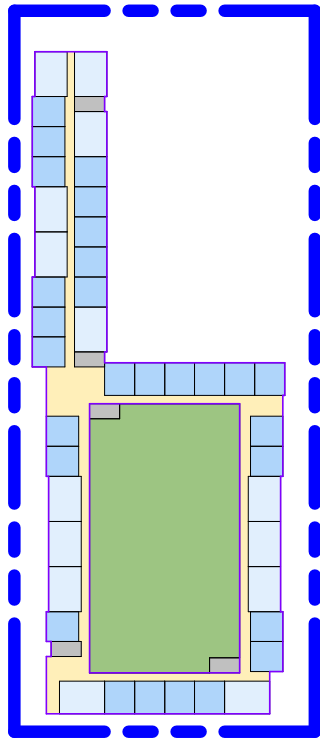
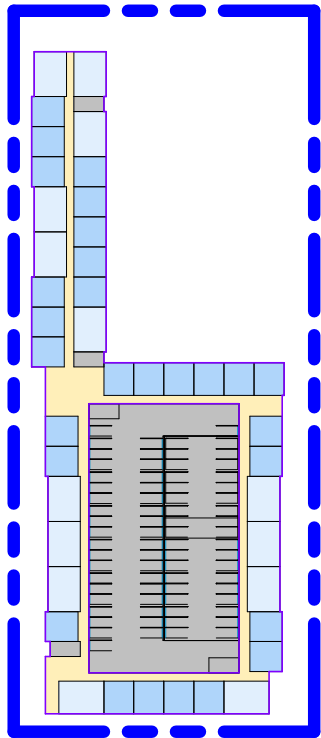
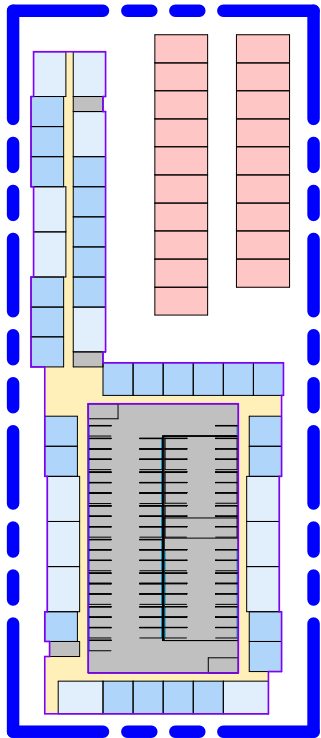
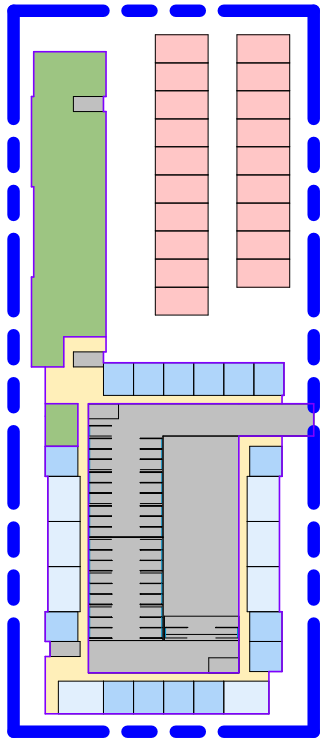


5

A-004

3D - OPTION IV

SCALE:



1

A-004

Level 1

SCALE: 1" = 160'-0"

2

A-004

Level 2

SCALE: 1" = 160'-0"

3

A-004

Level 3-6

SCALE: 1" = 160'-0"

4

A-004

Level 7

SCALE: 1" = 160'-0"

UNIT SCHEDULE IV				
1 BEDROOM	675 SF	123525 SF	183	62%
2 BEDROOM	1013 SF	93196 SF	92	31%
TOWNHOME	2000 SF	38000 SF	19	6%
		254721 SF	294	100%

PARKING SCHEDULE IV	
PARKING SPACE	412
TOWNHOME SPACE	38
450	

GSF IV	
COMMERCIAL/AMENITY	
Level 1	16109 SF
Level 7	28000 SF
44109 SF	

GARAGE	
Level 1	29688 SF
Level 2	28000 SF
Level 3	28000 SF
Level 4	28000 SF
Level 5	28000 SF
Level 6	28000 SF
169688 SF	

RESIDENTIAL	
Level 1	27429 SF
Level 2	44510 SF
Level 3	44510 SF
Level 4	44510 SF
Level 5	44510 SF
Level 6	44510 SF
Level 7	44510 SF
294488 SF	
508284 SF	

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ZONING DISTRICT: NWPRAC-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

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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

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MINIMUM WATER SETBACK: N/A
YARD REQUIREMENTS: 0' PRIMARY STREET
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ABUTTING RESIDENTIAL:
MINIMUM SHOULDER HEIGHT: 25' (2 STORIES)
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SIDE REAR STEPBACK MIN: < 8,000 SF
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10,001-12,000 SF 25' MIN
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2026 0318
THIS SCHEME WILL BE MODIFIED
TO INCLUDE RENTAL UNITS ON THE
NE CORNER, & REMOVAL OF
CONDOS; & A REVISED PARKING
SCHEME.