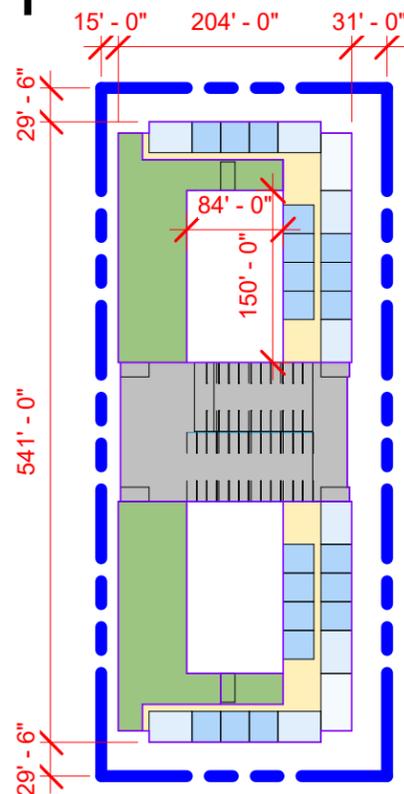


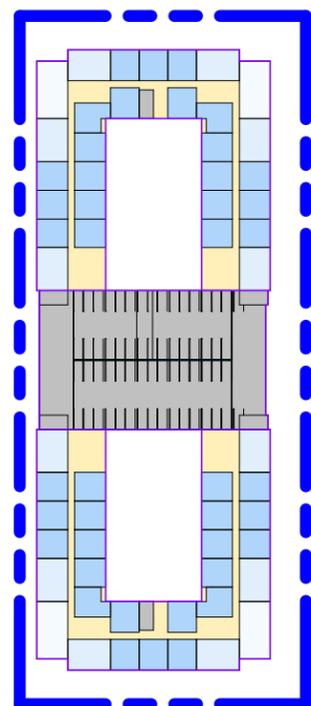
### 3 | 3D - OPTION I

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" 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:**  
 13,184 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

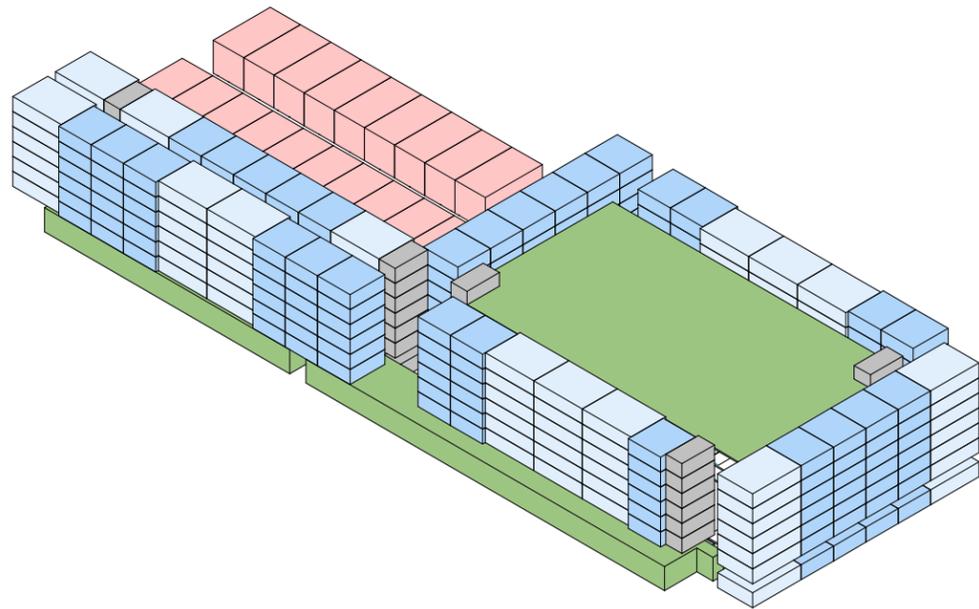
**ZONING ANALYSIS:**  
 ZONING DISTRICT: NWRAC-MUE - NORTH WEST REGIONAL ACTIVITY CENTER-MIXED USE EAST  
 MUNICIPAL FUTURE LAND USE: NW REGIONAL ACTIVITY CENTER  
 ADDITIONAL REGULATIONS: FLU, NW REGIONAL ACTIVITY CENTER UNIFIED FLEX ZONE

**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

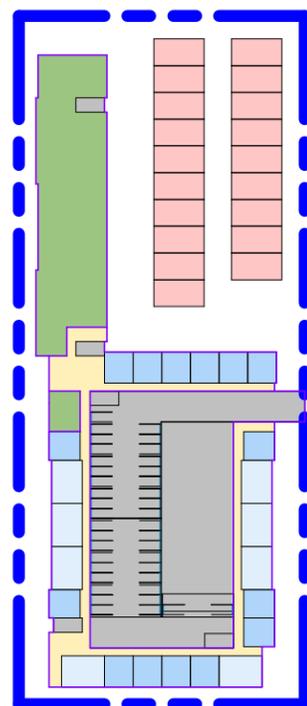
**SETBACKS AT GROUND LEVEL**  
 MINIMUM REAR SETBACK: N/A  
 MINIMUM WATER SETBACK: N/A  
 YARD REQUIREMENTS: 0' PRIMARY STREET  
 5' SECONDARY STREET & NW 7TH AVE  
 15'  
 ABUTTING RESIDENTIAL: 25' (2 STORIES)  
 MINIMUM SHOULDER HEIGHT: 65' (5 STORIES)  
 MAXIMUM SHOULDER HEIGHT: 45' MAX  
 ABUTTING RESIDENTIAL: < 8,000 SF 20' MIN  
 SIDE REAR SETBACK 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.

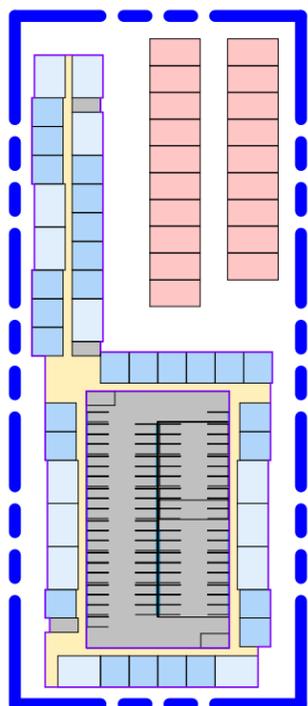
2026 0318  
 THIS SCHEME WILL BE MODIFIED TO INCLUDE 1ST FLOOR ACTIVE USES IN THE PARKING GARAGE ON AVE OF THE ARTS.



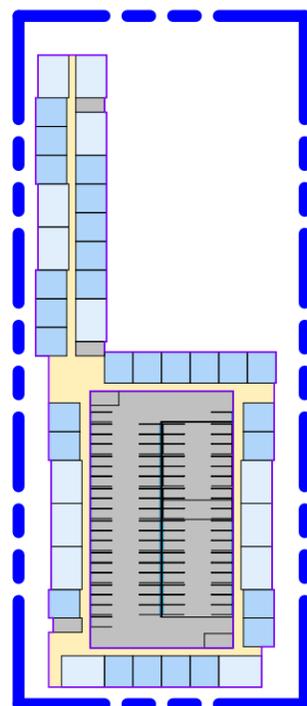
5 | 3D - OPTION IV  
A-004 SCALE:



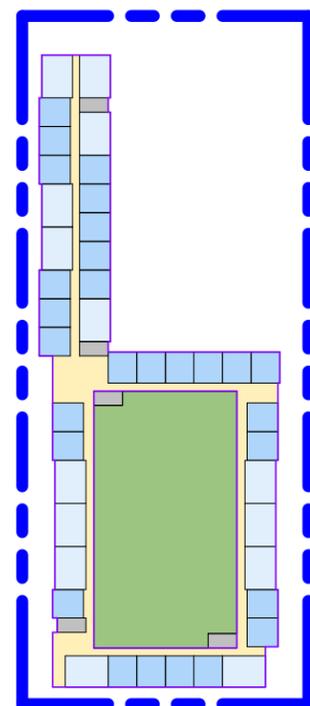
1 | Level 1  
A-004 SCALE: 1" = 160'-0"



2 | Level 2  
A-004 SCALE: 1" = 160'-0"



3 | Level 3-6  
A-004 SCALE: 1" = 160'-0"



4 | Level 7  
A-004 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	

**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
  - FORMERLY HOMELESS
  - AT RISK OF BEING HOMELESS
  - EXPERIENCING HOMELESSNESS

**ZONING ANALYSIS:**

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

\*NWIRAC-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 RENTAL UNITS ON THE NE CORNER, & REMOVAL OF CONDOS; & A REVISED PARKING SCHEME.