

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, SETTLING BROWARD COUNTY, FLORIDA CIRCUIT COURT CASE NO. CACE-24-018160; APPROVING PLAT APPLICATION NO. 2404934, SITE PLAN APPLICATION NO. 2402241 AND COMMUNITY APPEARANCE BOARD APPLICATION NO. 2402598 FOR AN 84-UNIT, MID-RISE AFFORDABLE HOUSING DEVELOPMENT ON THE 2.13 ACRE VACANT PARCEL OF PROPERTY LOCATED AT 3300 FOXCROFT ROAD AND IDENTIFIED BY BROWARD COUNTY PARCEL ID NUMBER 514129010091; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVINER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, IT Webcam LLC ("Webcam") is the owner of the 2.13 acre vacant parcel of property located at 3300 Foxcroft Road and identified by Broward County Parcel ID Number 514129010091 (the "Property"); and

WHEREAS, on November 14, 2022, the City Commission adopted Resolution No. 23-29, wherein the City Commission allocated 42 bonus affordable housing units to the Property based on its finding that such a facility is "in the best interests of the citizens of Miramar" and will "help expand the supply of affordable housing for the City residents most impacted by the severe multifamily affordable housing shortage that has been plaguing the City"; and

WHEREAS, Arbor Ridge Housing Partners, LP ("Arbor Ridge"), in its capacity as Webcam's authorized agent, seeks to construct an 84-unit mid-rise affordable housing

Reso. No. _____

development, with related amenities and site improvements (the “Development”), on the Property; and

WHEREAS, Arbor Ridge has submitted Application No. 2404934, a complete application for Plat review, as provided for in Section 307 of the Land Development Code (“LDC”); and

WHEREAS, Arbor Ridge has submitted Application No. 2402241, a complete application for Site Plan review, as further described in the proposed Site Plan appended hereto as Exhibit “B,” as provided for in Sections 310 and 311 of the LDC; and

WHEREAS, Arbor Ridge has submitted Application No. 2402598, a complete application for Community Appearance Board (“CAB”) review of the proposed Site Plan, as provided for in Section 311 of the LDC; and

WHEREAS, the Development Review Committee (“DRC”) has reviewed both Application No. 2404934 and Application No. 2402241, determined that the proposed Site Plan and Plat are in substantial conformance with all of the applicable and published LDC requirements, and thus recommended that the proposed Site Plan and Plat be approved by the City Commission; and

WHEREAS, the CAB has reviewed Application No. 2402598, determined that the proposed Site Plan is in substantial conformance with all of the applicable and published LDC requirements, and thus recommended that the proposed Site Plan be approved by the City Commission; and

WHEREAS, the City’s professional planning and engineering staff (“Staff”) has reviewed the Development and issued two reports, dated August 14, 2024 and October

10, 2024, both of which recommended that the Development be approved subject to certain conditions; and

WHEREAS, the City Commission reviewed Application No. 2404934, Application No. 2402241, and Application No. 2402598 during quasi-judicial hearings that occurred on September 18, 2024 and October 16, 2024; and

WHEREAS, at the October 16, 2024 hearing, the City Commission voted 5-0 to deny Application No. 2404934, Application No. 2402241, and Application No. 2402598, and the City Commission's decision was subsequently memorialized in an Order dated November 20, 2024 (the "Order"); and

WHEREAS, Arbor Ridge commenced a first-tier certiorari proceeding in Broward County, Florida Circuit Court, Case No. CACE-24-018160 (the "Appeal"), on December 19, 2024; and

WHEREAS, Arbor Ridge and the City attended mediation in the Appeal on August 5, 2025, engaged in a good faith settlement dialogue and, as a result of such dialogue, Arbor Ridge and Webcam have voluntarily agreed to the conditions set forth in Section 4 of this Resolution; and

WHEREAS, the City Attorney and the City Manager recommend that the Appeal be settled and that Application No. 2404934, Application No. 2402241, and Application No. 2402598 be approved by the City Commission subject to the conditions set forth in Section 4 of this Resolution; and

WHEREAS, the City Attorney has reviewed the Deed of Right-of-Way, Easements and Dedications (the "Deed") recorded in Official Records Book 9160 at Page 400 of the Public Records of Broward County, Florida, confirmed that the Deed provides the City

with an easement (the “Access Easement”) for the perpetual use of the public, confirmed that Foxcroft Road is located on the Access Easement, confirmed that Foxcroft Road provides ingress to and egress from the Property, and confirmed that Arbor Ridge, Webcam and their successors and/or assigns have the right to access the Property via Foxcroft Road pursuant to the Deed; and

WHEREAS, for illustrative purposes and to eliminate any potential doubt or confusion regarding the portion of Foxcroft Road that provides access to the Property pursuant to the Deed, it is outlined in red and identified as the Access Easement in the picture below:



WHEREAS, Arbor Ridge provided Staff with a traffic study on October 8, 2024 which analyzed the impact of the Development on the intersection of Miramar Parkway and Foxcroft Road, Staff confirmed on October 14, 2024 that no mitigation actions are required, and Staff also confirmed that no other traffic study is required as a condition of approval; and

WHEREAS, Arbor Ridge has complied with the courtesy notice requirements of Section 301.11.1 of the LDC; and

WHEREAS, the City Commission has duly considered the matter and deems it to be in the best interests of the City and its residents to settle the Appeal and approve Application No. 2404934, Application No. 2402241, and Application No. 2402598 subject to the conditions set forth in Section 4 of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: Recitals; Definitions:

- (a) The foregoing “WHEREAS” clauses are ratified as being true and correct and are made a specific part of this Resolution.
- (b) As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:
 - (1) “City” means the City of Miramar, a Florida Municipal Corporation.
 - (2) “Development” is defined as set forth in Section 163.3164, Florida Statutes.
 - (3) “DRC” means the City’s Development Review Committee
 - (4) “LDC” means the City’s Land Development Code.

(5) "Plat" means the Plat entitled "Residences at Foxcroft Cove" and appended hereto as Exhibit "A."

(6) "Site Plan" means the site plan entitled "Residences at Foxcroft Cove" and appended hereto as Exhibit "B."

(7) "Property" means the 2.13 acre parcel of property located 3300 Foxcroft Road and identified by Broward County Parcel ID Number 514129010091, to wit:

A portion of Everglades Sugar and Land Company Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 77, Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of Section 29, Township 51 South, Range 41 East and run South 01 degrees 49 minutes 49 seconds East along the East line of said Section 29 for 829.93 feet; thence South 88 degrees 10 minutes 11 seconds West at right angles to the last described course for 55.00 feet; thence North 59 degrees 19 minutes 49 seconds West for 830.00 feet; thence North 30 degrees 40 minutes 11 seconds East for 123.45 feet; thence North 16 degrees 26 minutes 49 seconds West for 118.74 feet; thence North 56 degrees 31 minutes 49 seconds West for 145.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence South 74 degrees 04 minutes 11 seconds West for 209.32 feet thence North 01 degrees 49 minutes 49 seconds West for 270.08 feet; thence North 88 degrees 10 minutes 11

seconds East at right angles to the last described course for 430.00 feet;
thence South 01 degrees 49 minutes 49 seconds East for 162.07 feet;
thence South 74 degrees 04 minutes 11 second West for 234.04 feet to
the Point of Beginning.

Section 2: Applications in Substantial Compliance. The City Commission hereby finds:

- (a) The proposed Plat for the Property is in substantial compliance with the requirements of Section 307 of the LDC and thus Application No. 2404934 should be approved.
- (b) The proposed Site Plan for the Property is in substantial compliance with the requirements of Sections 310 and 311 of the LDC and thus Application No. 2402241 and Application No. 2402598 should be approved.

Section 3: Approval of Applications. Subject to the conditions set forth in Section 4 of this Resolution, the City Commission hereby approves:

- (a) Application No. 2404934 (Arbor Ridge's application for Plat review) and the proposed Plat.
- (b) Application No. No. 2402241 (Arbor Ridge's application for Site Plan review) and the proposed Site Plan.
- (c) Application No. 2402598 (Arbor Ridge's application for CAB review) and the proposed Site Plan.

Section 4: Conditions of Approval. The following conditions shall apply to the approvals (the "Approvals") set forth in Section 3 of this Resolution:

(a) All applicable state and federal permits must be obtained before the commencement of the Development subject to the Approvals.

(b) Prior to the issuance of a building permit, the Plat shall be recorded in the Public Records of Broward County, Florida.

(c) Prior to the issuance of a building permit, the submitted plans shall show the size of each unit.

(d) Prior to the issuance of a building permit, the plans shall indicate that all stormwater must be retained on-site using properly designed seepage or infiltration systems, capable of handling a 5-year storm and fully retaining a 25-year/3-day storm, with pollution control devices at all drainage inlets and off-site drainage improvements meeting applicable corridor design requirements.

(e) Prior to the issuance of a building permit, a tree removal permit shall be provided to the City for proposed tree removals and relocations.

(f) Prior to the issuance of a building permit, if applicable, calculations of total caliper inches proposed to be removed and inches proposed to be relocated shall be provided to the City and a mitigation fee shall be paid to the City's Tree Trust Fund accordingly.

(g) Prior to the issuance of a building permit, tree protection barriers shall be erected.

(h) Prior to the issuance of a building permit, an appraisal report and value for specimen trees proposed for removal shall be provided to the City.

(i) Prior to the issuance of a building permit, correct note on landscape plans "for mitigations shortfall shall be paid in the City of Miramar Tree Trust Fund."

(j) Prior to the issuance of a building permit, engineering shall approve any plantings of proposed trees located within easements.

(k) Prior to construction, Arbor Ridge shall enter into a Service Agreement for Water and Sanitary Sewage Facilities within the City, which outlines the payment of water and sewer impact fees.

(l) Prior to construction ERC calculations must be in conformance with the City's latest utility ordinance.

(m) Prior to the issuance of the final Certificate of Occupancy, no landscaped area shall have any dimension less than five (5) feet with the exception of trees planted in paved areas with the use of a suspended pavement system.

(n) Prior to the issuance of the final Certificate of Occupancy, Arbor Ridge shall construct the following Crime Prevention Through Environmental Design ("CPTED") features for the Development, such features being more particularly identified in the Site Plan prepared by CFM Architects (latest revision dated July 25, 2024); the Landscape Plan prepared by vdb Landscape Architecture (latest version dated July 23, 2024); and the Photometric Plan prepared by Lighting Dynamics Incorporated (latest version dated July 23, 2024); all of which shall be maintained in perpetuity by the applicable owner of the Property:

- (i) Natural surveillance features, including windows that overlook the sidewalks and parking lots; well-manicured landscaping to enhance visibility; lighting design that provides abundant illumination in parking lots, pathways, stairs, entrances/exits, hallways, pool, and common areas; and security cameras compatible with the City's Police Department.
- (ii) Natural access control features, including clearly demarcated public vs. private space; strategically placed identifiable points of entry, lighting and landscaping to limit access; security system signage at access points; key cards or

electronic fobs for building entry; and a fence along the eastern, western, and southern Property lines, which shall be a maximum of six (6) feet in height and reinforced with a landscaped hedge.

(o) Prior to the issuance of the final Certificate of Occupancy, Arbor Ridge shall improve the northern Property line by constructing a concrete sidewalk, installing trees, palms, shrubs and groundcover, removing prohibited tree species, installing lighting fixtures, constructing four parallel parking spaces adjacent to Foxcroft Road, and spreading and compacting a new layer of asphalt pavement on the section of Foxcroft Road that is located on the northern portion of the Property (the "Servient Webcam Property"), such improvements being more particularly identified in the Site Plan prepared by CFM Architects (latest revision dated July 25, 2024); the Landscape Plan prepared by vdb Landscape Architecture (latest version dated July 23, 2024); and the Photometric Plan prepared by Lighting Dynamics Incorporated (latest version dated July 23, 2024). The Servient Webcam Property is depicted in the picture below as the section of Foxcroft Road that is highlighted in yellow and runs east to west:



The section of Foxcroft Road that is highlighted in blue in the picture above is located on private property that is owned by Foxcroft Condominium Apartments, Inc. (the “Servient Condominium Property”). Prior to the issuance of the final Certificate of Occupancy, Arbor Ridge shall spread and compact a new layer of asphalt pavement on the portion of Foxcroft Road that is on the Servient Condominium Property, runs east to west, and is contiguous to the Servient Webcam Property. Arbor Ridge is not required to make any other improvements (including but not limited to removal of the existing pavement, excavation, grading, sub-base installation, drainage, curbing, and stripping) to the portion of Foxcroft Road that is on the Servient Condominium Property, runs east to west, and is contiguous to the Servient Webcam Property. With respect to the remainder of Foxcroft Road that is on the Servient Condominium Property (i.e., the portion that runs north and south and connects to Miramar Parkway), Arbor Ridge shall fill in and otherwise repair

any potholes or other damage caused during construction of the Development, but Arbor Ridge is not required to spread and compact a new layer of asphalt pavement or make any other type of improvements to that portion of Foxcroft Road.

(p) After the issuance of the final Certificate of Occupancy, Arbor Ridge shall implement the following additional security measures for the Development, all of which shall be provided in perpetuity by the applicable owner of the Property:

- (i) On-site management and maintenance staff during regular business hours.
- (ii) Resident selection process that subjects all applicants to background, criminal, and credit checks, employment verification and income qualifications per LIHTC guidelines, and compliance with resident code of conduct.
- (iii) Restrict private activities to defined private areas.
- (iv) Regular and timely maintenance to communicate an alert and active presence, including repair of units and interior/exterior common areas, removal of trash/debris, and landscaping upkeep (mowing, trimming, pruning) to enhance the Property and increase visibility.

(q) If the City receives title to the Servient Condominium Property within two (2) years after the issuance of the final Certificate of Occupancy, then Webcam shall, upon receiving written notice from the City of such transfer of title, pay a total of Two Hundred Thousand Dollars (\$200,000.00) to the City and these monies shall be used by the City to repair and/or maintain the section of Foxcroft Road that is located on the Servient Condominium Property. However, if the City does not receive title to the Servient Condominium Property within two (2) years after the issuance of the final Certificate of Occupancy, then Webcam's obligation to pay such monies to the City shall automatically terminate.

(r) Upon the adoption of this Resolution, the expiration of all deadlines for filing a judicial proceeding challenging this Resolution and, if such a proceeding is timely filed, a final decision in the proceeding affirming the Approvals in this Resolution, then Arbor Ridge shall dismiss the pending Appeal (i.e., Broward County, Florida Circuit Court, Case No. CACE-24-018160) with prejudice, with Arbor Ridge and the City each bearing their own attorneys' fees and costs in the Appeal.

Section 5: Approvals do not create a Vested Right. The Approvals granted by the City in this Resolution do not in any way create any right on behalf of Arbor Ridge or Webcam to obtain a permit from a state or federal agency and do not create any liability on the part of the City if Arbor Ridge or Webcam fail to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.

Section 6: Failure to Adhere to Resolution. Failure to adhere to the terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of the Approvals granted in this Resolution and any other approvals conditioned on such Approvals. Arbor Ridge understands and acknowledges that it must comply with all other applicable requirements of the City Code before the commencement of construction or operation of the Development, and that the Approvals in this Resolution may be revoked by the City at any time upon a determination that Arbor Ridge is in non-compliance with the City Code.

Section 7: Severability. If any phrase, clause, sentence, paragraph, or section of this Resolution be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions or applications which shall remain in full force and effect.

Section 8: Administrative Correction of Scrivener's Error. The City Attorney is hereby authorized to correct scrivener's errors in this Resolution by filing a corrected copy with the City Clerk.

Section 9: Effective Date. That this Resolution shall become effective upon adoption (the "Effective Date").

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

City Attorney
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

Commissioner Maxwell B. Chambers
Commissioner Avril Cherasard
Vice Mayor Yvette Colbourne
Commissioner Carson Edwards
Mayor Wayne M. Messam

Voted

Exhibit “A”

RESIDENCES AT FOXCROFT COVE

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

A REPLAT OF PORTIONS OF TRACTS I AND H BLOCK 30, TRACTS G, H, I AND J, BLOCK 31, AND TRACTS G AND J, BLOCK 32, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, 31, 32, 33, SECT. 29, TWP. 51 SO. RANGE 41 EAST", (P.B. 3, PG 77) D.C.R. IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-502-1177

MAY 2024

LEGAL DESCRIPTION (DEED):
A PORTION OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND RUN SOUTH 01°46'40" EAST ALONG THE EAST LINE OF SAID SECTION 29 FOR 829.83 FEET; THENCE SOUTH 88°07'11" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 50.00 FEET; THENCE NORTH 88°07'11" WEST FOR 830.00 FEET; THENCE NORTH 30°07'11" EAST FOR 123.45 FEET; THENCE NORTH 18°26'49" WEST FOR 118.74 FEET; THENCE NORTH 96°14'49" WEST FOR 145.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 74°04'11" WEST FOR 204.32 FEET; THENCE NORTH 01°46'40" WEST FOR 370.00 FEET; THENCE NORTH 01°46'40" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 430.00 FEET; THENCE SOUTH 01°46'40" EAST FOR 162.67 FEET; THENCE SOUTH 74°04'11" WEST FOR 234.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (SURVEYOR):
PORTIONS OF TRACTS H AND J, BLOCK 30, TRACTS G, H, I AND J, BLOCK 31, AND TRACTS G AND J, BLOCK 32, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, 31, 32, 33, SECT. 29, TWP. 51 SO. RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL "C", "WATERVIEW", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 146 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 73°04'24" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "C" AND THE NORTHERLY LINE OF PARCEL "D" OF SAID "WATERVIEW" PLAT, 204.32 FEET; THENCE NORTH 02°08'34" WEST 270.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN 30.00 FOOT ACCESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8940, PAGE 402 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°07'04" EAST ALONG SAID CENTERLINE 430.00 FEET; THENCE SOUTH 02°08'34" EAST 162.67 FEET; THENCE SOUTH 73°04'24" WEST 234.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 92,812 SQUARE FEET (2.13 ACRES), MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT IT MISCAM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "RESIDENCES AT FOXCROFT COVE".

IN WITNESS WHEREOF, SAID IT MISCAM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY FLORENCE SHAMU, ITS MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

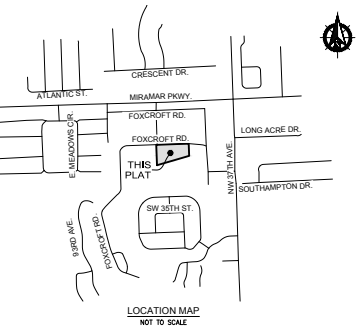
WITNESS: _____ IT MISCAM, LLC,
PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____ BY: _____
PRINT NAME: _____ FLORENCE SHAMU
MEMBER

ACKNOWLEDGMENT:
STATE OF FLORIDA } ss
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ OF IT MISCAM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NUMBER: _____ PRINT NAME: _____



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: JOHN F. PULICE DATE _____
PROFESSIONAL SURVEYOR AND MAPPER NO. L52891
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. L63870

THE CITY OF MIRAMAR:
THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE COMMISSION OF THE CITY OF MIRAMAR, FLORIDA IN AND BY RESOLUTION ADOPTED BY SAID COMMISSION THIS _____ DAY OF _____, A.D., 202__.

ATTEST: DENISE A. GIBBS, CMC DR. ROY VIRGIN
CITY CLERK CITY MANAGER

CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: SALVADOR ZUNIGA, P.E.
CITY ENGINEER

SOUTH BROWARD DRAINAGE DISTRICT:
PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE FLOWING/STORAGE/CANAL EASEMENTS OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.
THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
DISTRICT DIRECTOR

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____ CHAIRPERSON
THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.
BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERTO CHAVEZ DATE _____ BY: RICHARD TORRESE DATE _____
PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR
FLORIDA REGISTRATION NO. L51780 FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 45063

CITY SEAL	CITY ENGINEER	COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY SEAL

PLAT NO.: ____-MP-24

RESIDENCES AT FOXCROFT COVE

A REPLAT OF PORTIONS OF TRACTS I AND H BLOCK 30, TRACTS G, H, I AND J, BLOCK 31, AND TRACTS G AND J, BLOCK 32,
"THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, 31, 32, 33, SECT. 29, TWP. 51
SO., RANGE 41 EAST", (P.B. 3, PG 77) D.C.R. IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

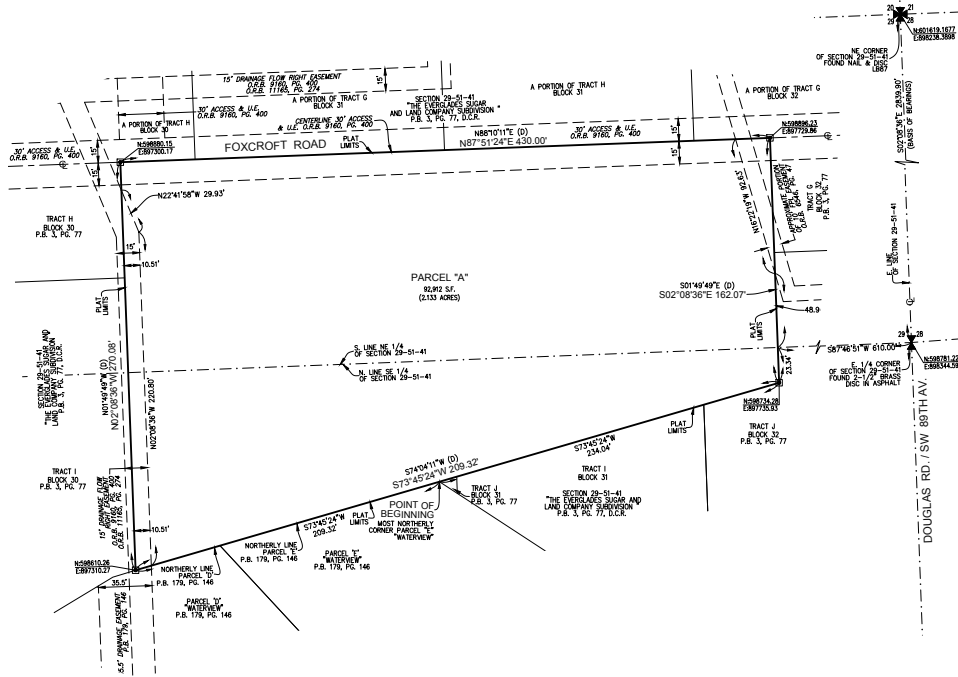
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

MAY 2024

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS



GRAPHIC SCALE
0 15' 30' 60' 90'
SCALE 1" = 30'



SURVEYOR'S NOTES:

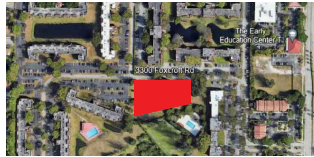
- THIS PLAT IS RESTRICTED TO 84 MD-RISE UNITS.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH PRECEDENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 5.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREIN ARE RELATIVE TO "NORTH AND SOUTHWEST SURVEY OF TOWNSHIP 51 SOUTH, RANGE 41 EAST", AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 19, BROWARD COUNTY PUBLIC RECORDS AS TRANSFORMED TO NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT. BEARINGS SHOWN HEREIN ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 29-51-41 BEING S02°08'36"E.
- ALL RECORDED DOCUMENTS DEPicted HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.04, SUBSECTION (2)(b), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PURSUANT HERETO, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.
- AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE ALL RIGHTS-OF-WAY AND EASEMENTS RECORDED IN "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 26, 27, 28, 29, 30, 31, 32, 33, SECT. 29, TWP. 51 SO., RANGE 41 EAST", (P.B. 3, PG 77) D.C.R. L'ING, WITHIN THE BOUNDARY OF THIS PLAT.

LEGEND AND ABBREVIATIONS:

- PM = PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PM L83870" UNLESS OTHERWISE NOTED)
- C = CENTERLINE
- NSR4521.89 = STATE PLANE COORDINATE - NORTHING
- ESR4521.89 = STATE PLANE COORDINATE - EASTING
- (D) = DEED
- D.C.R. = DADE COUNTY RECORDS
- ID. = IDENTIFICATION
- LB = LICENSED BUSINESS
- FPL = FLORIDA POWER & LIGHT COMPANY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- SECT. = SECTION
- S.F. = SQUARE FEET
- SO. = SOUTH
- TWP. = TOWNSHIP
- U.E. = UTILITY EASEMENT

PLAT NO.: _____-MP-24

Exhibit “B”



01 LOCATION MAP
SCALE 1:500



DESIGN TEAM

ARCHITECTURE

CFM ARCHITECTS INC.
CRISTINA FANDINO, AIA
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CIVIL

THOMAS ENGINEERING GROUP
RYAN O. THOMAS, PE
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PHOTOMETRICS

LIGHTING DYNAMICS
GUSTAVO MACIAS
PHONE: 305-345-7571
EMAIL: gmacias@lightingdynamics.com

DRAWING INDEX						
NO.	SHEET NAME	RELEASE DATE	SUBMIT	REV NO 1	REV NO 2	REV NO 3
A-000	COVER		03-19-2024	04-16-2024	06-10-2024	07-23-2024
CIVIL						
PD-01	PAVING, GRADING AND DRAINAGE PLAN		03-19-2024	04-16-2024	06-10-2024	07-23-2024
PD02	PAVING, GRADING AND DRAINAGE DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
PD03	PAVING, GRADING AND DRAINAGE DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS-01	UTILITY PLANS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS02	DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS03	DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS04	DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS05	DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
WS06	DETAILS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
ARCHITECTURAL						
SP-100	SITE PLAN	02-22-2024	03-19-2024	04-16-2024	06-10-2024	07-23-2024
SP-101	ZONING INFORMATION	02-22-2024	03-19-2024	04-16-2024	06-10-2024	07-23-2024
SP-101.1	BUILDING MATRIX					07-23-2024
SP-102	SITE DIAGRAMS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
SP-102.1	SITE DIAGRAMS		03-19-2024	04-16-2024	06-10-2024	07-23-2024
SP-102.2	LINE OF SIGHT DIAGRAM		03-19-2024	04-16-2024		07-23-2024
SP-102.3	LINE OF SIGHT DIAGRAM					07-23-2024
SP-103	SITE PLAN DETAILS		03-19-2024	04-16-2024		
SP-103.1	SITE PLAN DETAILS			04-16-2024	06-10-2024	
SP-104	MATERIALS BOARD			04-16-2024	06-10-2024	
A-100	GROUND FLOOR PLAN	02-22-2024	03-19-2024	04-16-2024	06-10-2024	07-23-2024
A-101	SECOND FLOOR PLAN		03-19-2024	04-16-2024		07-23-2024
A-102	THIRD FLOOR PLAN		03-19-2024	04-16-2024		07-23-2024
A-103	FOURTH FLOOR PLAN		03-19-2024	04-16-2024		07-23-2024
A-104	FIFTH FLOOR PLAN		03-19-2024	04-16-2024		07-23-2024
A-105	ROOF PLAN		03-19-2024	04-16-2024		07-23-2024
A-200	UNITS LAYOUT		03-19-2024	04-16-2024		07-23-2024
A-201	UNITS LAYOUT		03-19-2024	04-16-2024		07-23-2024
A-202	UNITS LAYOUT		03-19-2024	04-16-2024		07-23-2024
A-300	BUILDING ELEVATIONS	02-22-2024	03-19-2024	04-16-2024		07-23-2024
A-301	BUILDING ELEVATIONS	02-22-2024	03-19-2024	04-16-2024		07-23-2024
A-500	RENDER	02-22-2024	03-19-2024	04-16-2024		07-23-2024
A-501	RENDER	02-22-2024	03-19-2024	04-16-2024		07-23-2024
A-501	RENDER					07-23-2024
LANDSCAPE						
L100	TREE SURVEY		03-19-2024			07-23-2024
L101	TREE DISPOSITION PLAN		03-19-2024	04-16-2024	06-10-2024	07-23-2024
L102	TREE DISPOSITION PLAN		03-19-2024			07-23-2024
L201	LANDSCAPE PLAN		03-19-2024	04-16-2024	06-10-2024	07-23-2024
L202	LANDSCAPE PLAN / DETAILS		03-19-2024			07-23-2024
PHOTOMETRIC						
L0	PHOTOMETRIC STUDY		03-19-2024	04-16-2024	06-10-2024	07-23-2024
FIRE PROTECTION						
FS-1	FIRE PROTECTION PLAN		03-19-2024	04-16-2024	06-10-2024	07-23-2024



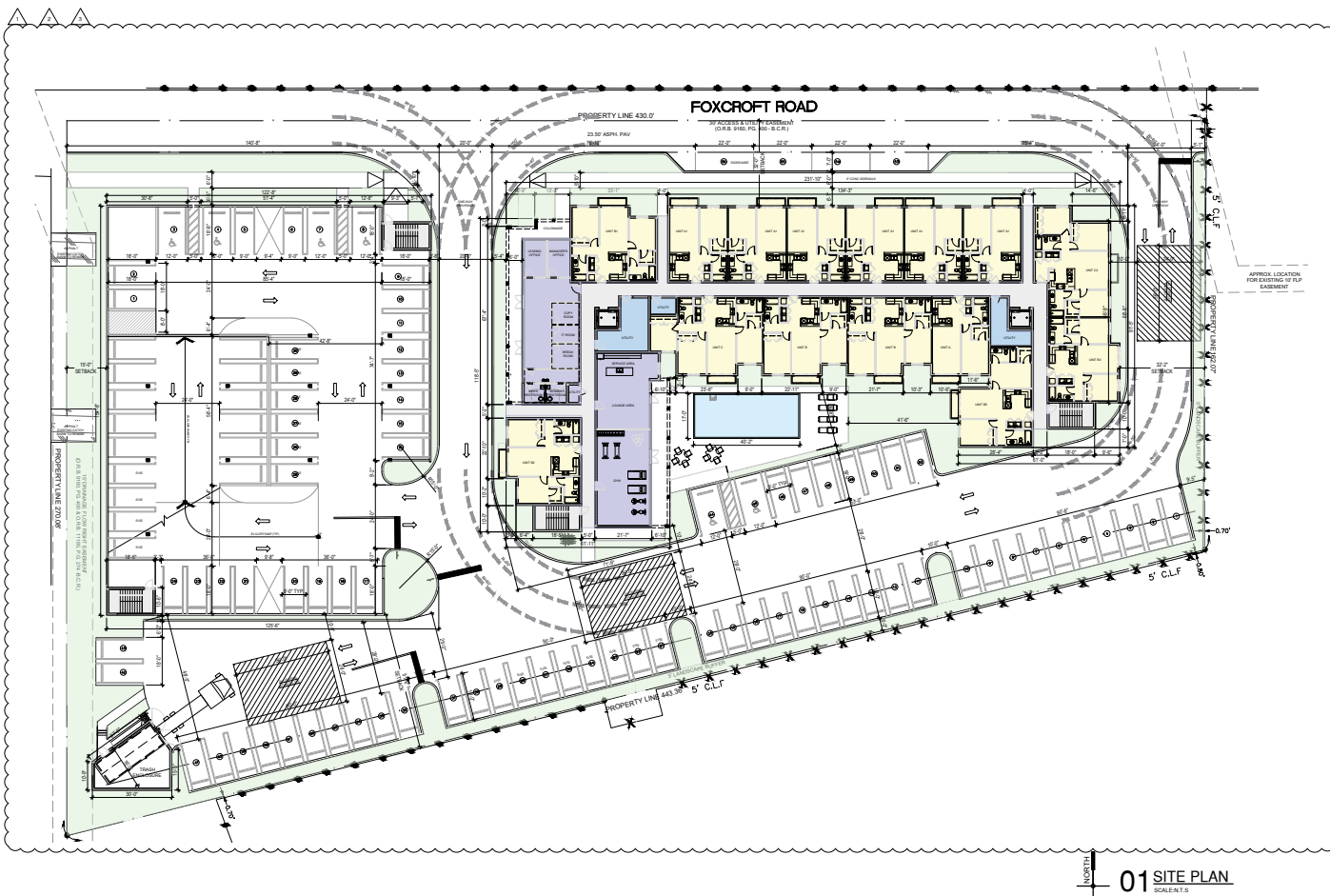
RESIDENCES AT FROXCROFT COVE

PROPOSED 84 RESIDENTIAL UNITS

3300 FOXCROFT RD.
MIRAMAR, FL 33025
MARCH 2023



CRISTINA FANDINO, AIA CFM ARCHITECTS
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T.: 786 502 4384
CRISTINA FANDINO A.R. No. 0014682
cristina@cfmarchitects.com





CFM ARCHITECTS

CERTIFICATION No. A0001-0001

4531 S.W. 72nd Ave.
Miami, FL 33155
TEL: (786)552-4384

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CERTIFICATE 15987

CFM ARCHITECTS

84 RESIDENTIAL UNITS
8440 FOXROCK COVE
MIAMI, FL 33125

CLIENT INFORMATION

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8740 Bayview Beach Blvd.
Bayview Beach, FL 33422

DESIGN TEAM

ARCHITECT: JIM F. HANCOCK
ARCHITECT: JIM F. HANCOCK
ARCHITECT: JIM F. HANCOCK
ARCHITECT: JIM F. HANCOCK
ARCHITECT: JIM F. HANCOCK

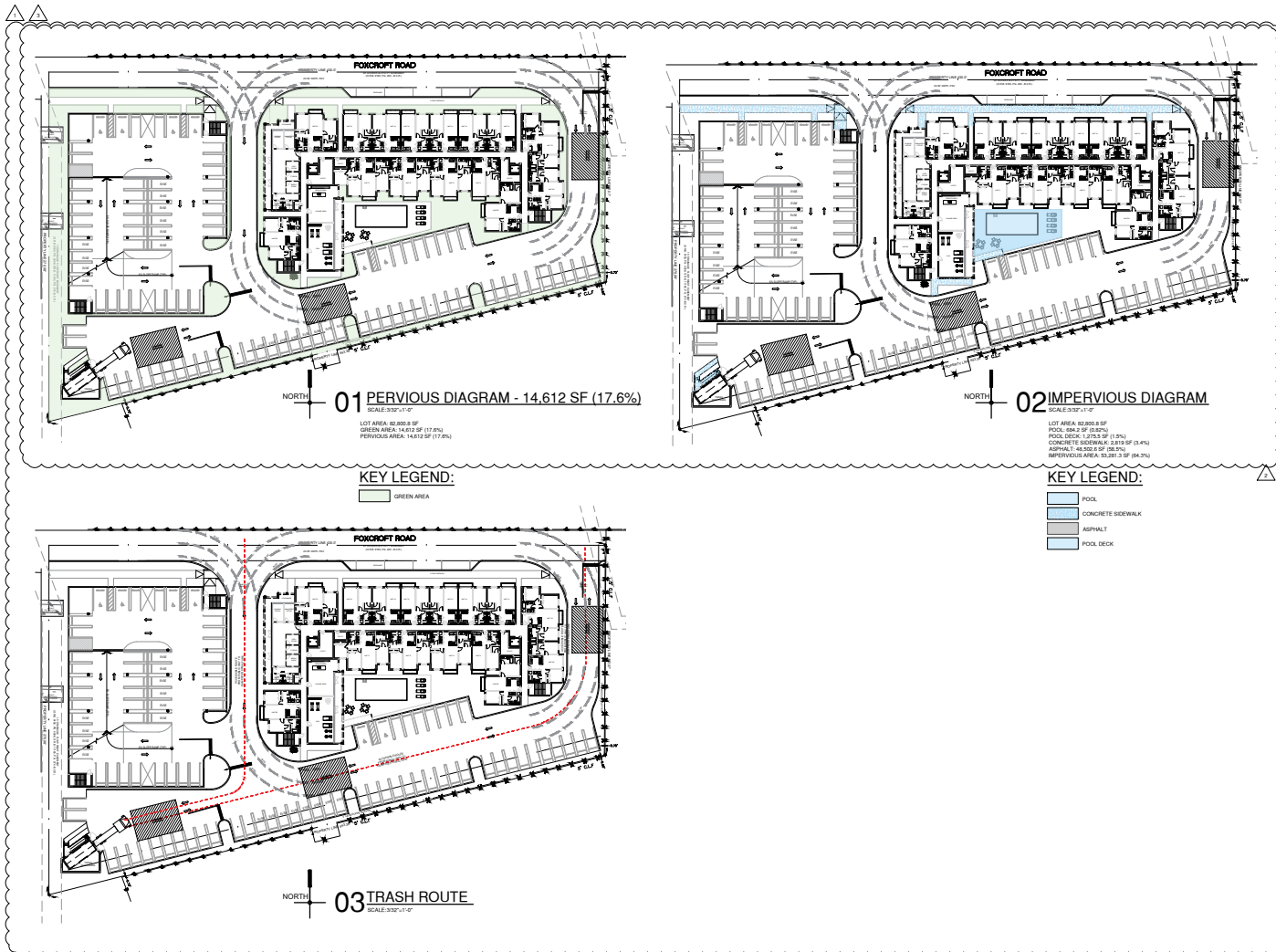
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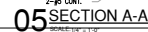
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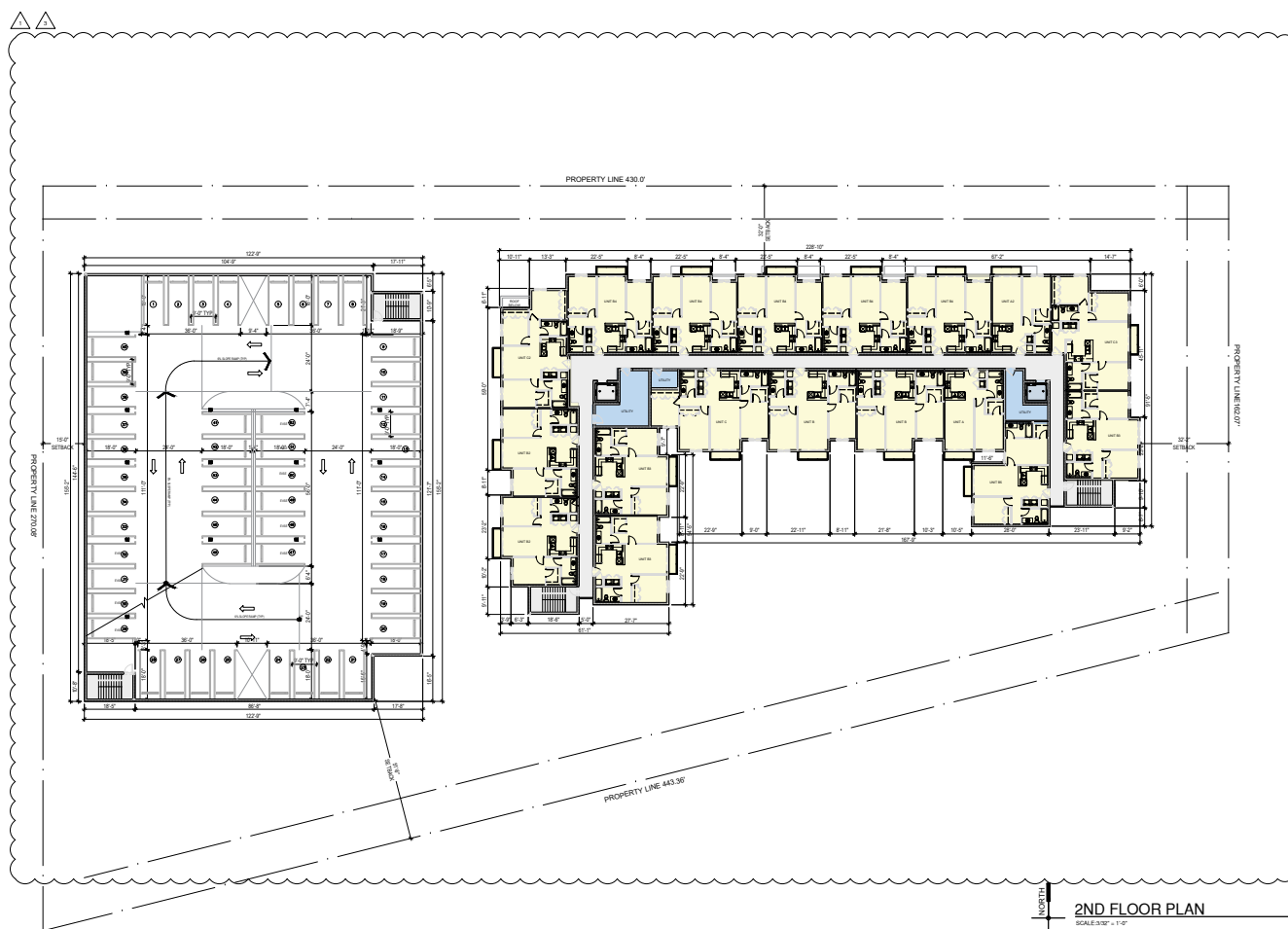
**ZONING TABLE
BUILDING MATRIX**

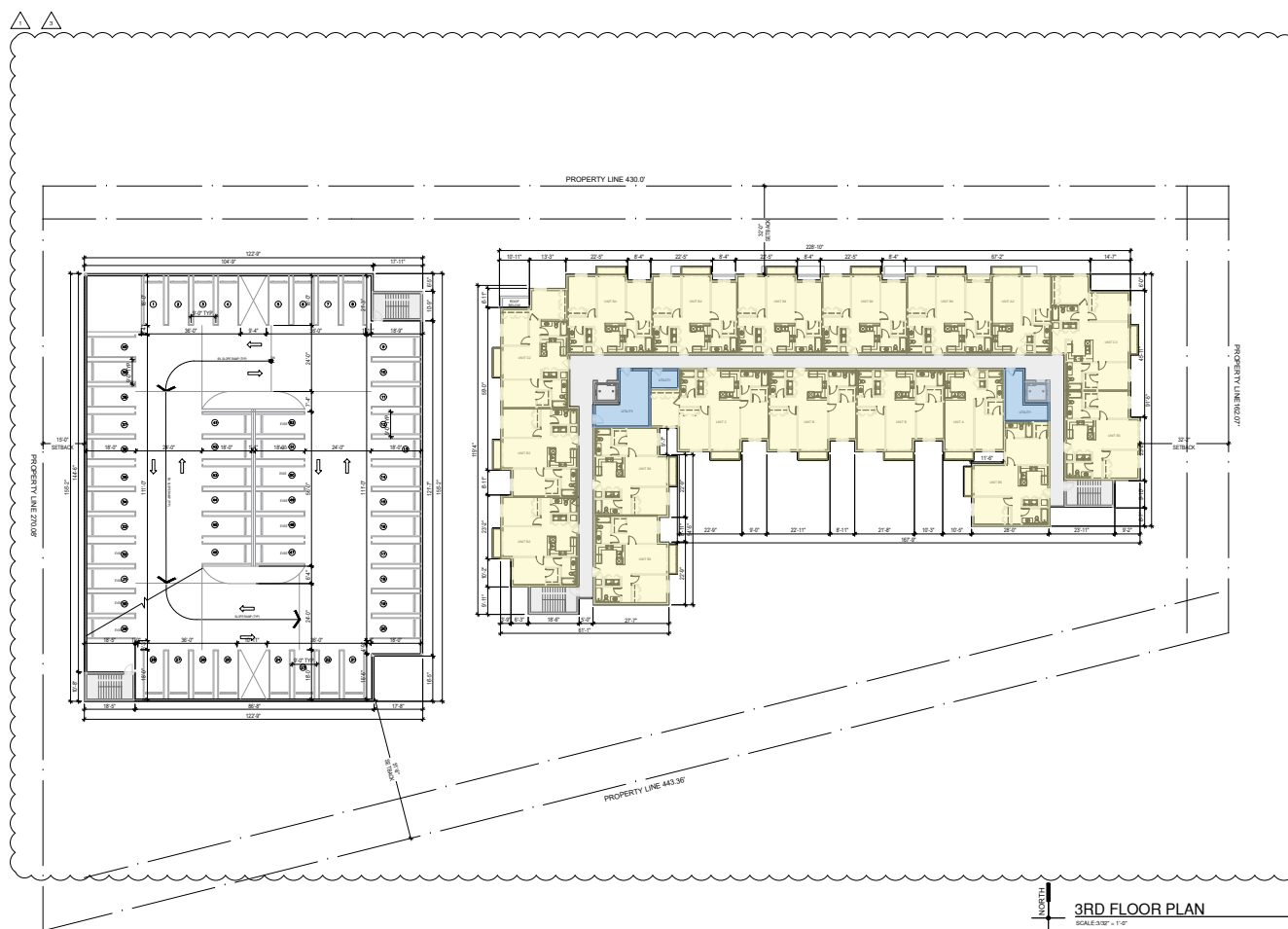
SP-101

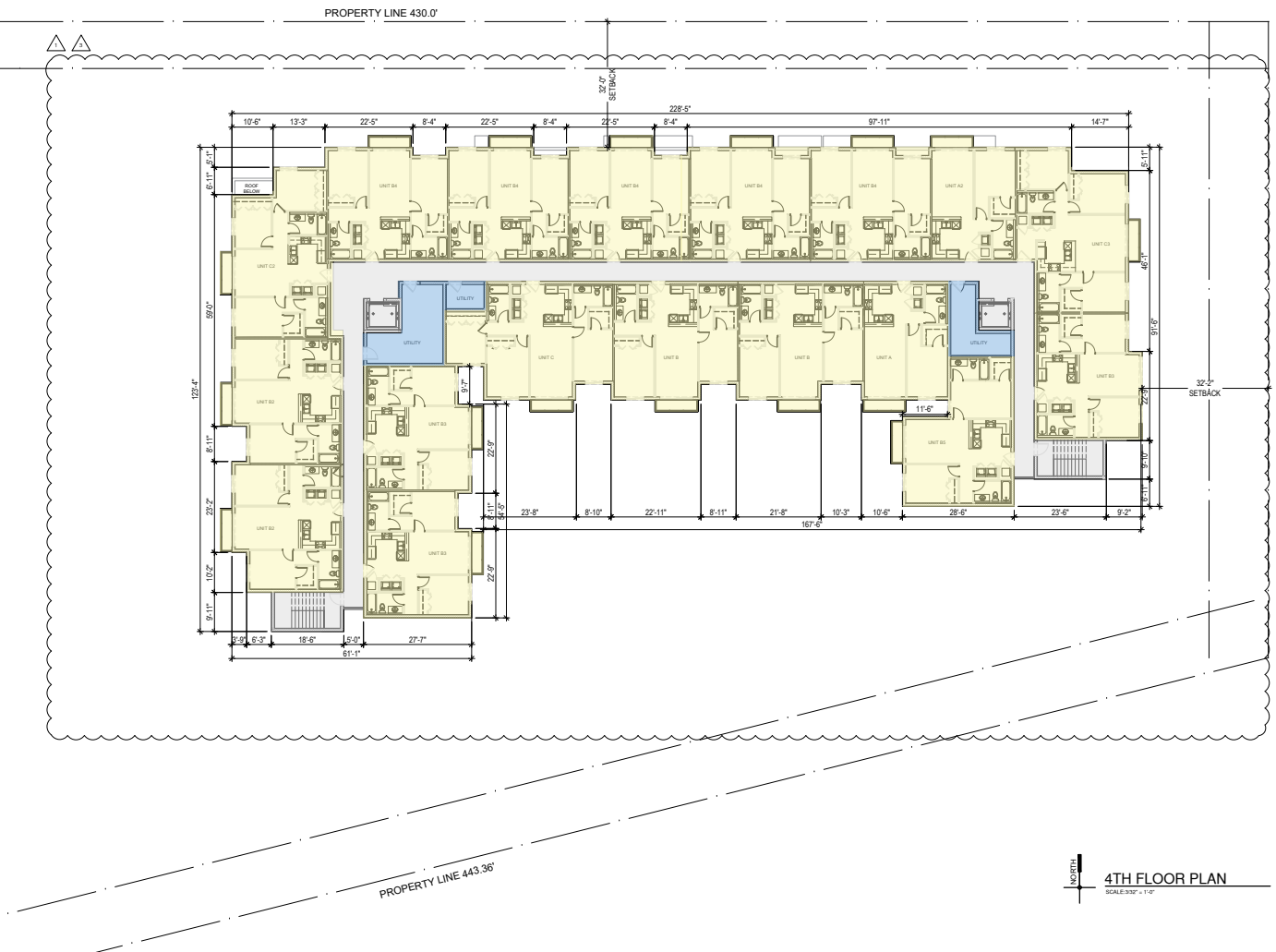


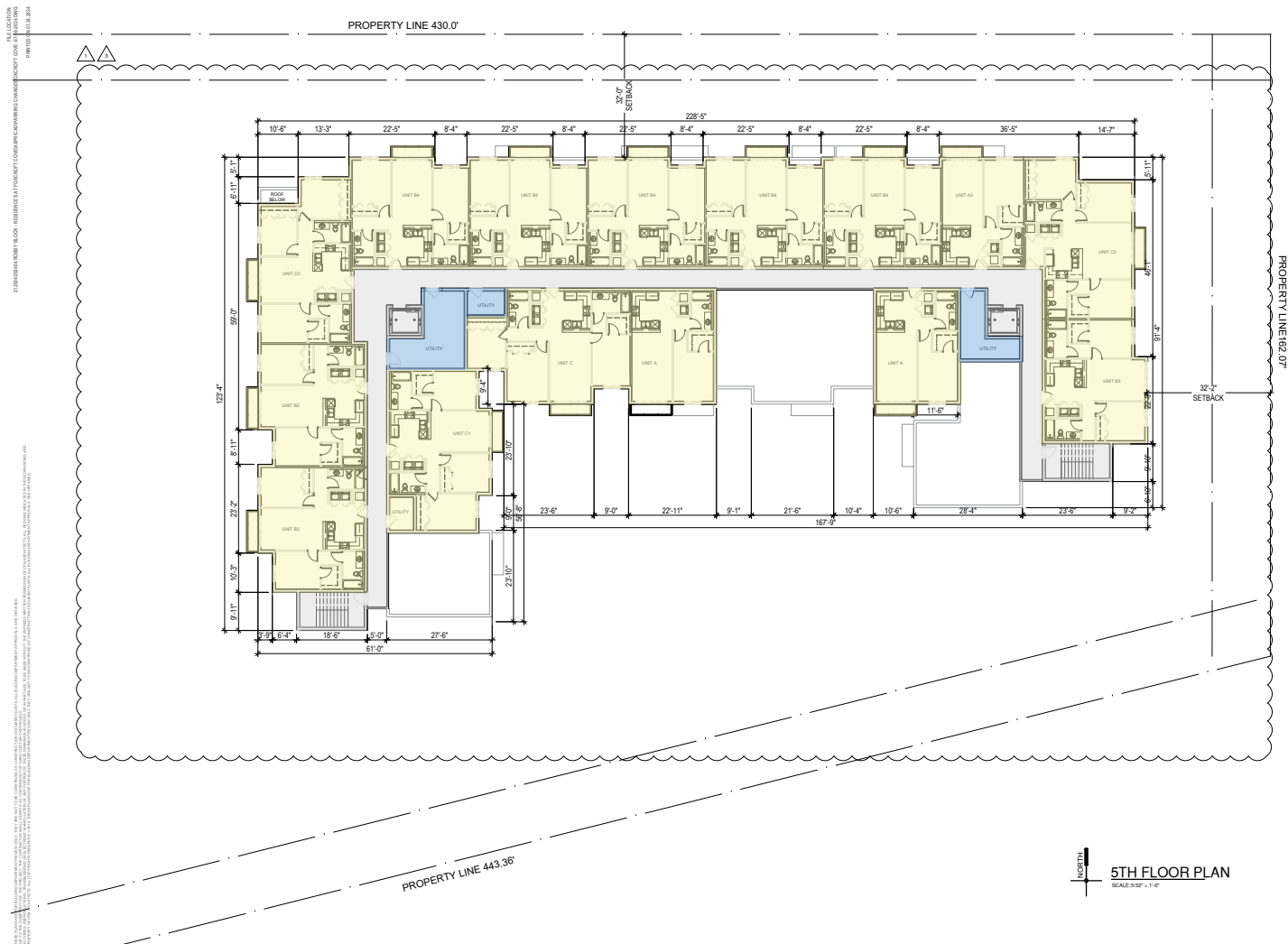


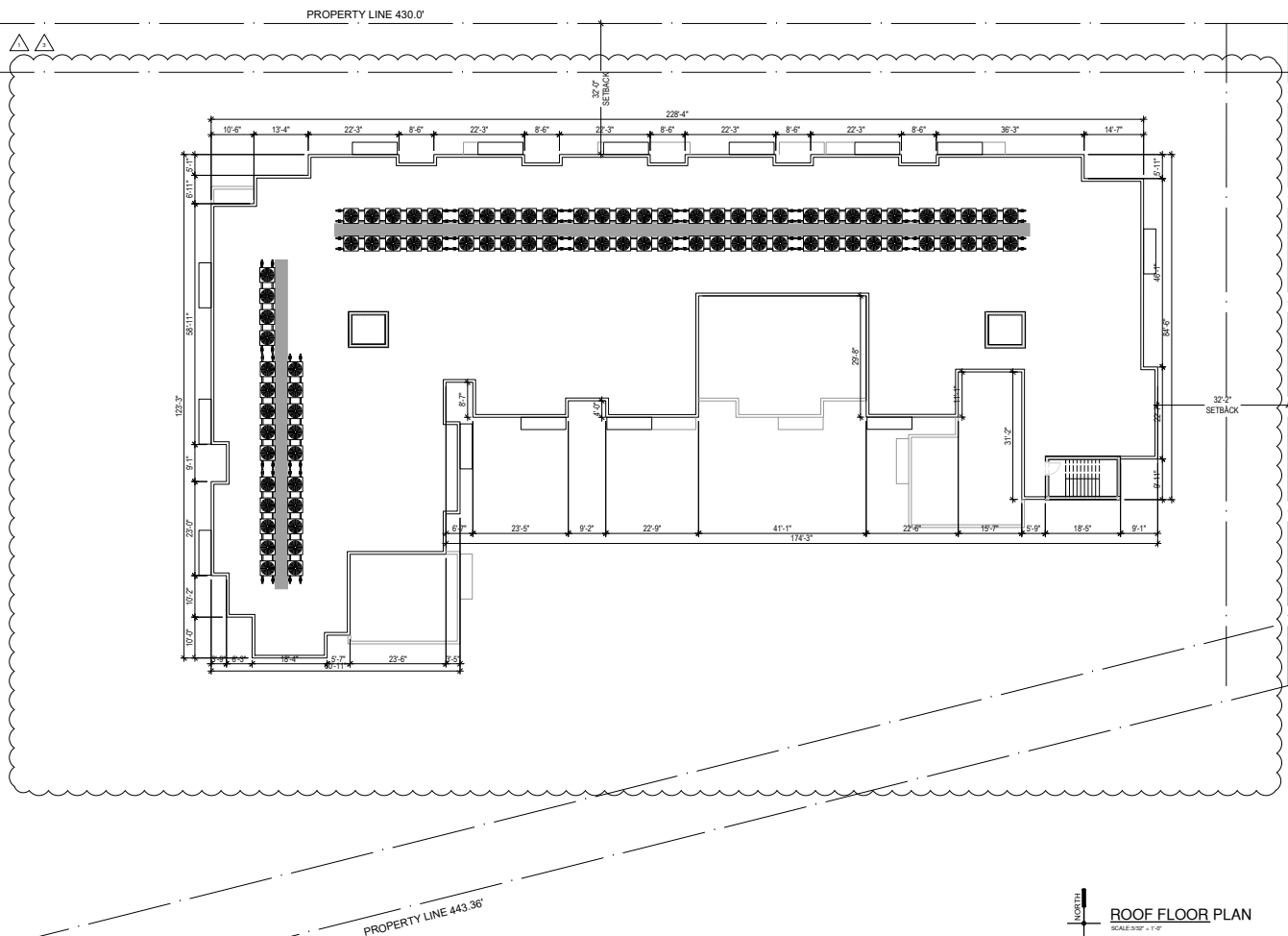






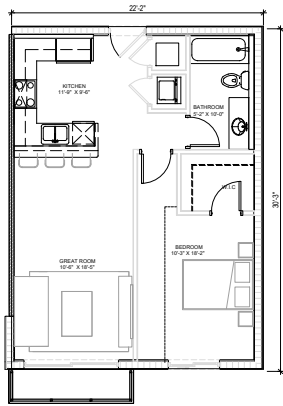




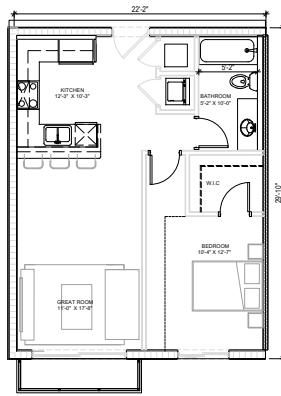


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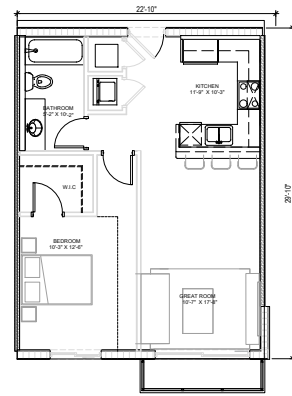
2300 FOXCROFT RD, AUBURN, AL 36832
 PROJECT NO: 2300 FOXCROFT RD



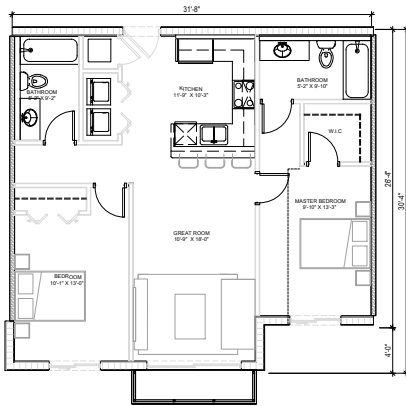
01 UNIT A - 667 SF
 SCALE: 1/4" = 1'-0"



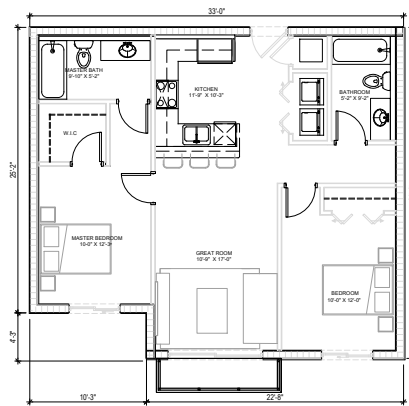
02 UNIT A1 - 660 SF
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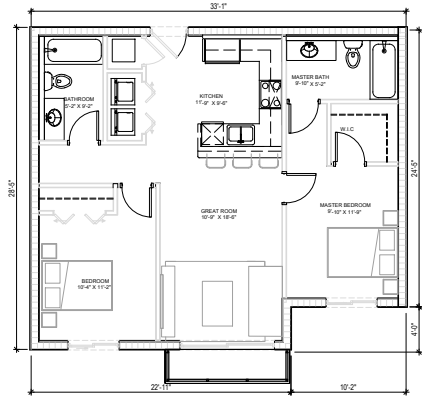
03 UNIT A2 - 650 SF
 SCALE: 1/4" = 1'-0"



04 UNIT B - 924 SF
 SCALE: 1/4" = 1'-0"



05 UNIT B1 - 920 SF
 SCALE: 1/4" = 1'-0"



05 UNIT B2 - 902 SF
 SCALE: 1/4" = 1'-0"

cfm
 ARCHITECTS

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 Miami, FL 33155
 TEL: (786) 262-4354

www.cfmarchitects.com



DATE: 01/11/2024

RESIDENCES AT FOXCROFT COVE
 64 RESIDENTIAL UNITS
 3300 FOXCROFT RD
 AUBURN, AL 36832

Prepared by: The Nelson Companies
 8000 Highway 20, Suite 200
 Raleigh, NC 27607

DATE: 01/11/2024

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PROPERTY NO: 202404

PROJECT: CFM

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UNIT LAYOUT

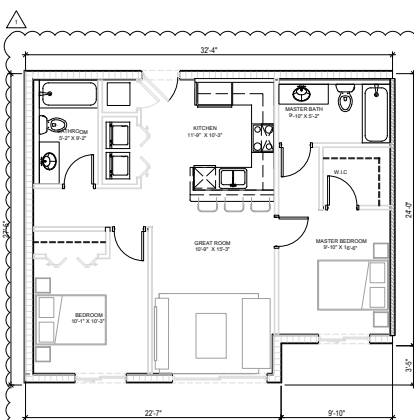
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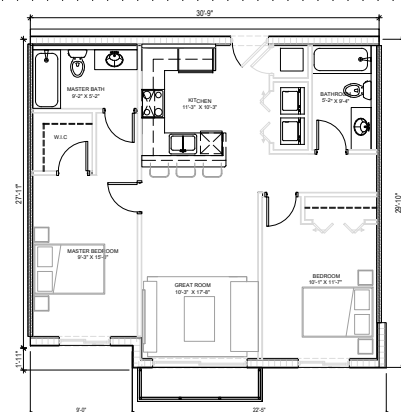
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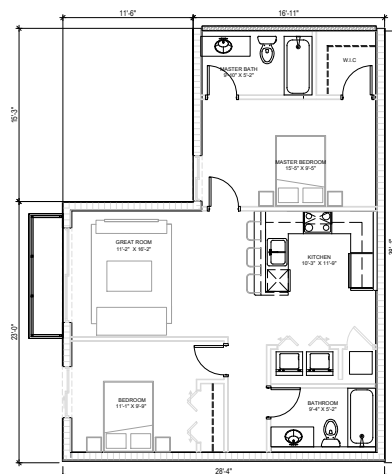
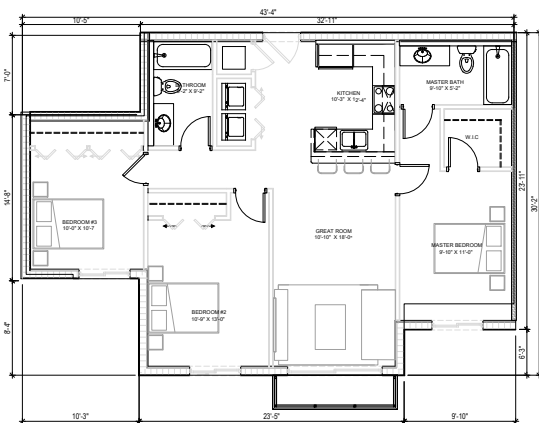
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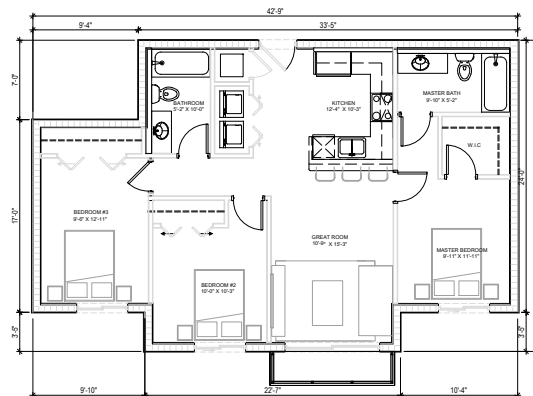
07 UNIT B3 - 900 SF
SCALE: 1/14" = 1'-0"



08 UNIT B4 - 900 SF
SCALE: 1/16" = 1'-0"

09 UNIT B5 - 906 SF
RCM F-1/14" = 1/8"

10 UNIT C - 1.706 SF
SCALE: 1/16" = 1'-0"



11 UNIT C1 - 1,037 SF
SCALE: 1/4" = 1'-0"



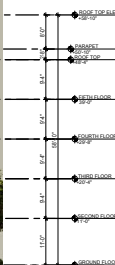
01 NORTH ELEVATION (FACING FOXCROFT RD)
SCALE 1/16" = 1'-0"



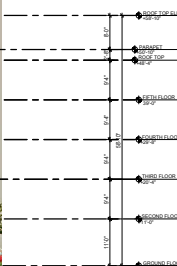
02 SOUTH ELEVATION - REAR FACADE
SCALE: 1/8" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

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PHOTOGRAPH BY J. J. JONES



cfm
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4333 S.W. 12th Ave.
MIAMI, FL 33155
TEL: (785) 502-4384
EMAIL: info@cfmarchitects.com



DATE: 01/15/2024

RESIDENCES AT FOXCROFT COVE
84 RESIDENTIAL UNITS
3300 FOXCROFT RD
MIAMI, FL 33135

Client: The National Companies
8700 Bluebird Avenue Blvd.
Suite 200
Miami Beach, FL 33141

DATE: 01/15/2024
PROJECT: 2024-001
ARCHITECT: CFM
ARCHITECT: J. J. JONES
ARCHITECT: J. J. JONES

Project No. 202404
Model: CFM
Version: CF
RENDER

A-500

FILE LOCATION: C:\Users\user\Documents\202404\A-501\A-501.dwg
PLOT DATE: 04/10/2024
PLOT TIME: 10:10:10 AM
PLOT USER: user



CFM ARCHITECTS
4355 S.W. 12th Ave.
Miami, FL 33155
Tel: (786) 592-4384

CFM ARCHITECTS
3300 FOXCROFT RD
MIAMI, FL 33133



DATE: 04/10/2024

RESIDENCES AT FOXCROFT COVE
84 RESIDENTIAL UNITS
3300 FOXCROFT RD
MIAMI, FL 33133

Client: The National Companies
8000 Biscayne Blvd, Suite 200
Miami Beach, FL 33141

DATE	04/10/2024
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PROJECT	202404
MODEL	CFM
VIEW	CF
RENDER	

Project No: 202404
Model: CFM
View: CF
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A-501

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PRINTED DATE: 04/24/2024
PLOT SCALE: 1/8"=1'-0"



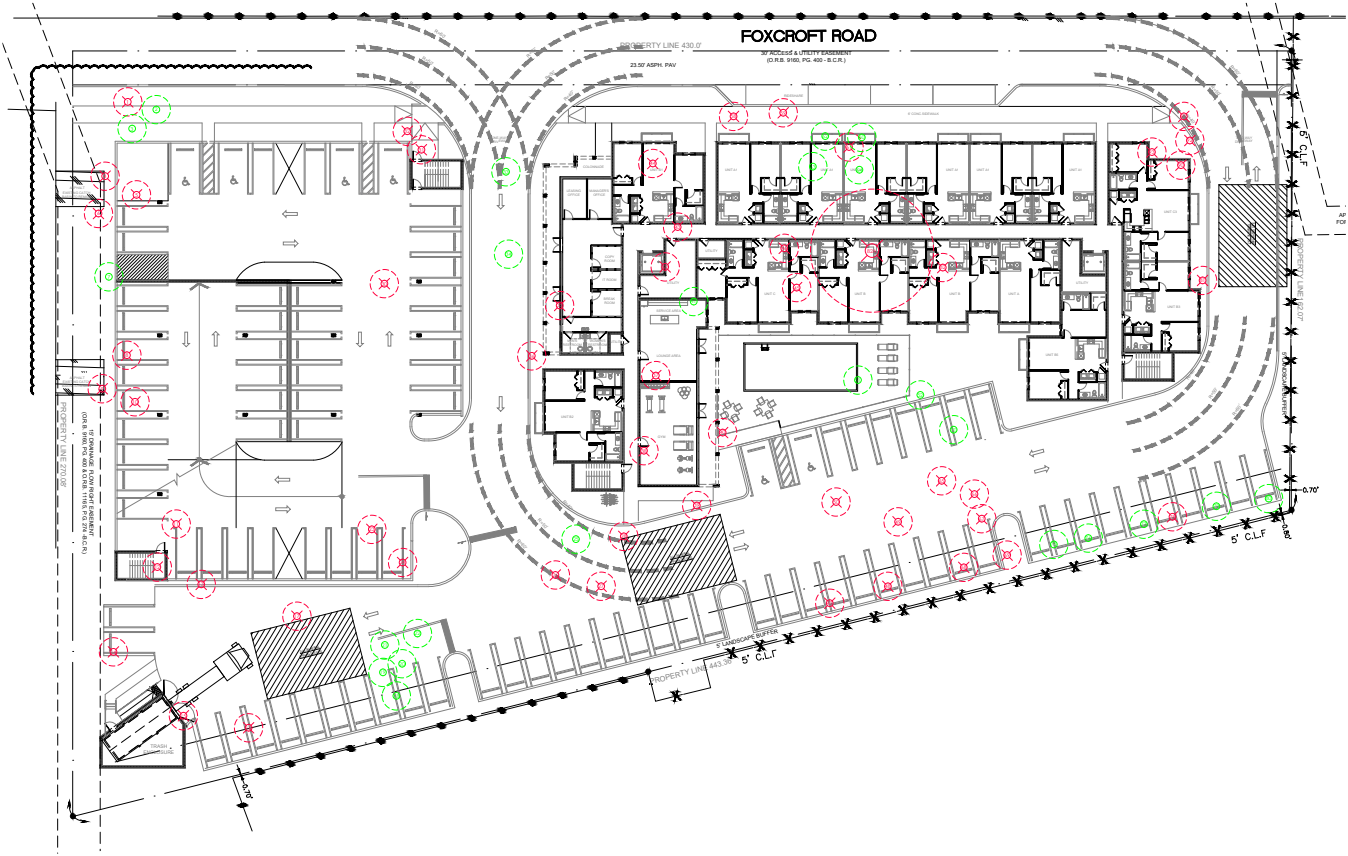
cfm
ARCHITECTS
4355 S.W. 12th Ave.
Miami, FL 33155
Tel: (786) 592-4384
info@cfmarchitects.com

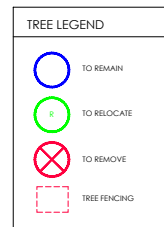


RESIDENCES AT FOXCROFT COVE
84 RESIDENTIAL UNITS
3300 FOXCROFT RD
MIAMI, FL 33135

Client: The National Companies
8000 Biscayne Boulevard, Suite 200
Miami Beach, FL 33141
Architect: CFM Architects
3300 Foxcroft Rd, Suite 200
Miami, FL 33135
Project No.: 202404
Scale: 1/8"=1'-0"

A-502





RESIDENCE AT FOXCROFT COVE
3300 FOXCROFT ROAD
MIRAMAR, FLORIDA

REVISIONS	
04	CITY COMMENTS
04	CITY COMMENTS
04	SEE PLAN

DRAWN BY
DV
DATE
3/19/24

FREE DISPOSITION PLAN

101

ROOT PRUNING SPECIFICATIONS

ALL TREES AND PALM TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 3 DAYS PRIOR TO ANY ROOTS BEING CUT TO INSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN DURING THE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24 HOUR PERIOD.

ALL LOGGING IN THE ROOT ZONE DURING THE ROOT PRUNING PROCESS MUST BE DONE BY HAND. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. MACHINERY COULD BE USED ON LARGER TREES AS LONG AS ROOTS ARE PRUNED BY HAND ROOT PRUNING. DO NOT PAINT ROOTS WITH PAINT OR ANY KIND OF SEALANT.

MTCORREX (ROOTS TRANSPARENT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.

AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH A BLACK PLASTIC, AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE BARRIER WITH A MINIMUM HEIGHT OF 1' MUST BE CONSTRUCTED AT 1' OUTSIDE THE CUTTING EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REHYDRATION.

ONCE THE TREE BARRIER IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

MINIMUM ROOTBALL DIAMETER CALCULATION BASED ON A FACTOR OF 10 OR ALLOWING A MINIMUM OF 7" OF ROOTBALL FOR EVERY 1" OF CALIPER. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

MINIMUM ROOTBALL DEPTH MUST BE 24" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 24" MAY BE REQUIRED FOR LARGER SPECIES TREES, DEPENDING ON THE RELATIVE LOCATION AND DEPTH OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 12" IS 10 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES WITH A MINIMUM OF 4 WEEKS LATER. A THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT.

AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 12" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER 2 SIDES WITH A MINIMUM OF 10 WEEKS LATER. A THIRD ROOT PRUNE ON THE LAST SIDE A MINIMUM OF 4 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT.

MAINTENANCE SPECIFICATIONS

ALL NEW AND RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH. THE WELL REQUIRE 10-15 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGER TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER. WATERING FREQUENCY MUST BE EVERYDAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC HERBICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.

EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC HERBICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.

IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 10-10-10 GRANULAR FERTILIZER MUST BE APPLIED AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

FLOWERING TREES

IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 5-10-10 GRANULAR FERTILIZER MUST BE APPLIED AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED FOUR TIMES PER YEAR.

PALMS

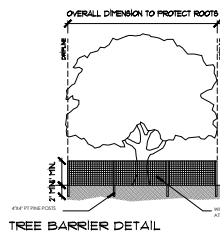
STEMS MUST BE REMOVED FROM THE TOP UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION & THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVES RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW RELEASE 8-14-12 GRANULAR FERTILIZER MUST BE APPLIED AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

FOLIAR FEED SIX TIMES PER YEAR.

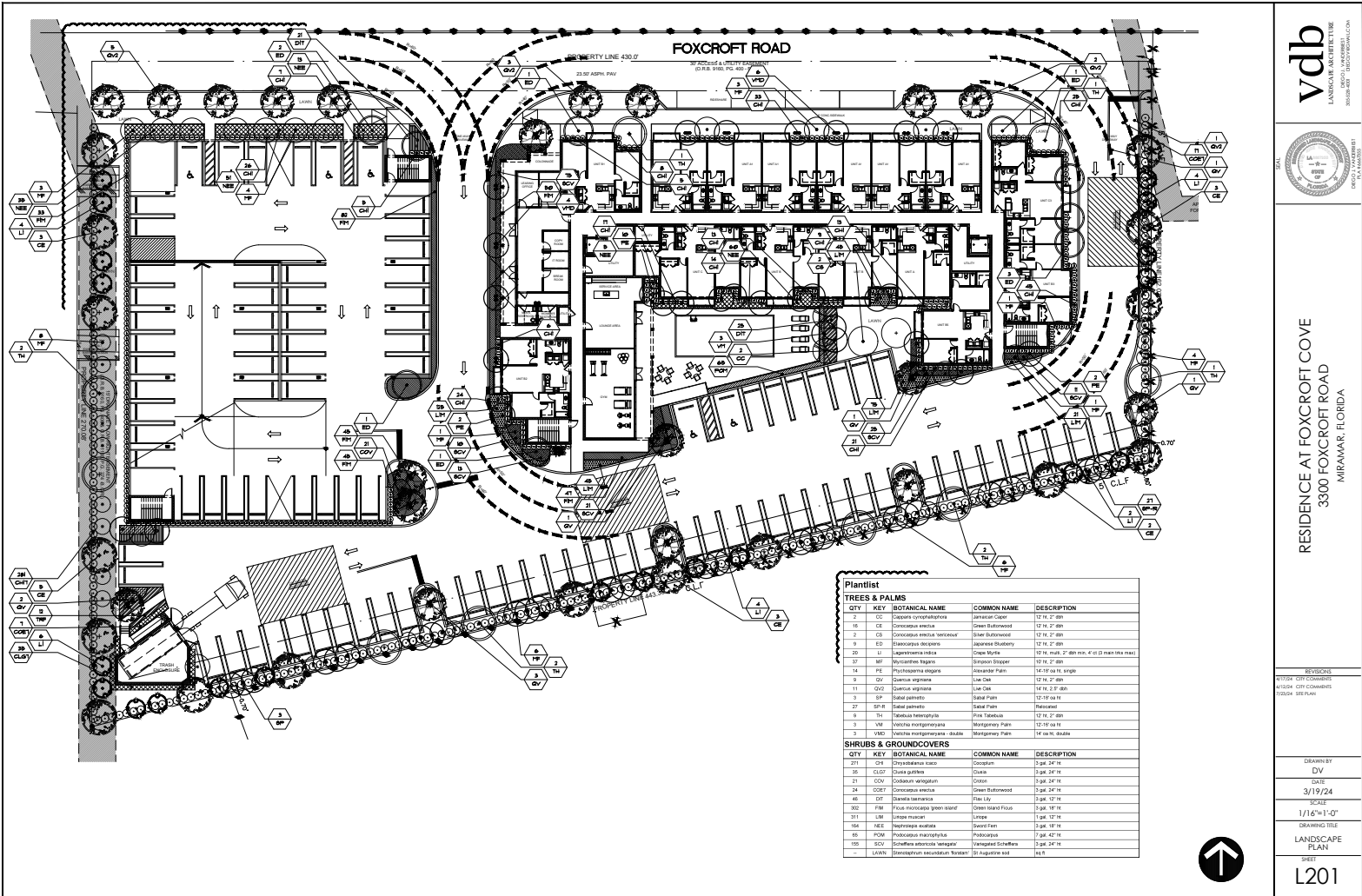
No.	Original Name	Current Name	DBH (in)	Height (ft)	Species (in)	Condition	Disposition	Remarks
1	Bursera simaruba	Cumbie Limbo	10	20	18	Good	Remove	
2	Sabal palmetto	Sabal Palm	19	20	16	Good	Relocate	
3	Sabal palmetto	Sabal Palm	12	13	12	Good	Relocate	
4	Casuarina equisetifolia	Australian Pine	18	30	20	Good	Remove	Prohibited species
5	Scaevola taccada	Mahogany	12	40	38	Good	Remove	
6	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	30	30	Good	Remove	Prohibited species
7	Sabal palmetto	Sabal Palm	14	16	12	Good	Relocate	
8	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	30	35	Good	Remove	Prohibited species
9	Albizia lebeck	Woman's Tongue	4	28	20	Poor	Remove	Prohibited species
10	Bursera simaruba	Cumbie Limbo	14	30	28	Fair	Remove	
11	Scaevola taccada	Mahogany	11	35	35	Good	Remove	
12	Scaevola taccada	Mahogany	13	32	35	Good	Remove	
13	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	22	20	Good	Remove	Prohibited species
14	Casuarina equisetifolia	Australian Pine	14	60	40	Good	Remove	Prohibited species
15	Casuarina equisetifolia	Australian Pine	19	60	40	Good	Remove	Prohibited species
16	Acacia auriculiformis	Earleaf Acacia	7 x 8	40	35	Fair	Remove	Prohibited species
17	Acacia auriculiformis	Earleaf Acacia	15	45	35	Fair	Remove	Prohibited species
18	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate	
19	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate	
20	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate	
21	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate	
22	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate	
23	Crataegus coccinea	Lancewood	3	18	11	Fair	Remove	Prohibited species
24	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	15	18	Poor	Remove	Prohibited species
25	Sabal palmetto	Sabal Palm	14	16	16	Poor	Remove	Prohibited species
26	Casuarina equisetifolia	Earleaf Acacia	3	12	8	Fair	Remove	Prohibited species
27	Casuarina equisetifolia	Earleaf Acacia	2 x 3	18	16	Poor	Remove	Prohibited species
28	Scutellaria arifolia	Scutellaria	3 x 3	12	12	Poor	Remove	Prohibited species
29	Albizia lebeck	Woman's Tongue	308 x 17	20	18	Poor	Remove	Prohibited species
30	Albizia lebeck	Woman's Tongue	200 x 9	18	18	Poor	Remove	Prohibited species
31	Bursera simaruba	Cumbie Limbo	4	22	10	Fair	Remove	
32	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	10	12	Poor	Remove	Prohibited species
33	Sabal palmetto	Sabal Palm	14	23	16	Good	Relocate	
34	Sabal palmetto	Sabal Palm	14	23	16	Good	Relocate	
35	Bursera simaruba	Cumbie Limbo	1 x 3	18	8	Poor	Remove	
36	Albizia lebeck	Woman's Tongue	7 x 3	30	20	Poor	Remove	Prohibited species
37	Albizia lebeck	Woman's Tongue	5	12	12	Poor	Remove	Prohibited species
38	Albizia lebeck	Woman's Tongue	3 x 11	30	30	Poor	Remove	Prohibited species
39	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	15	20	Good	Remove	Prohibited species
40	Albizia lebeck	Woman's Tongue	2 x 4	12	10	Very Poor	Remove	Prohibited species
41	Sabal palmetto	Sabal Palm	16	34	16	Good	Relocate	
42	Albizia lebeck	Woman's Tongue	200 x 2	10	12	Very Poor	Remove	Prohibited species
43	Albizia lebeck	Woman's Tongue	5 x 3	18	16	Poor	Remove	Prohibited species
44	Albizia lebeck	Woman's Tongue	200 x 34	20	18	Very Poor	Remove	Prohibited species
45	Albizia lebeck	Woman's Tongue	4 x 10	20	18	Very Poor	Remove	Prohibited species
46	Quercus agrifolia	Liv Oak	21	60	60	Good	Remove	
47	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	12	10	Fair	Remove	Prohibited species
48	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	19	30	Fair	Remove	Prohibited species
49	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	19	30	Fair	Remove	Prohibited species
50	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	19	38	Fair	Remove	Prohibited species

51	Sabal palmetto	Sabal Palm	16	30	16	Good	Relocate		
52	Sabal palmetto	Sabal Palm	13	30	16	Good	Relocate		
53A	Casuarina equisetifolia	Earleaf Acacia	15	26	22	Poor	Remove	Prohibited species	
53	Scaevola taccada	Mahogany	10	36	32	Good	Remove		
54	Schinus tenebrosus	Brackeen Pepper	12	30	32	Good	Remove	Prohibited species	
55	Bursera simaruba	Cumbie Limbo	6	30	22	Good	Remove	Prohibited species	
56	Albizia lebeck	Madras Thyme	4	20	16	Fair	Remove		
57	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	20	35	Poor	Remove	Prohibited species	
58	Bursera simaruba	Cumbie Limbo	3	20	12	Fair	Remove		
59	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	18	12	Fair	Remove	Prohibited species	
60A	Schinus tenebrosus	Brackeen Pepper	2 X 3	28	20	Poor	Remove	Prohibited species	
60A	Sabal palmetto	Sabal Palm	14	28	16	Good	Relocate		
61	Acacia auriculiformis	Earleaf Acacia	34 x 34	60	60	Good	Remove	Prohibited species	
62	Sabal palmetto	Sabal Palm	14	18	16	Good	Relocate		
63	Sabal palmetto	Sabal Palm	12	16	14	Good	Relocate		
64	Sabal palmetto	Sabal Palm	14	26	16	Good	Relocate		
65	Schinus tenebrosus	Brackeen Pepper	3 X 3	16	16	Fair	Remove	Prohibited species	
66	Albizia lebeck	Woman's Tongue	4 x 3	20	20	Fair	Remove	Prohibited species	
67	Bursera simaruba	Cumbie Limbo	4	22	18	Good	Remove		
68	Casuarina equisetifolia	Earleaf Acacia	3	16	10	Fair	Remove	Prohibited species	
69	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	12	12	Poor	Remove	Prohibited species	
70	Sabal palmetto	Sabal Palm	14	22	16	Good	Relocate		
71	Albizia lebeck	Woman's Tongue	4	18	12	Poor	Remove	Prohibited species	
72	Quercus agrifolia	Liv Oak	16 x 9	30	35	Fair	Remove		
73	Quercus agrifolia	Liv Oak	8	18	22	Fair	Remove		
74	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	10	30	32	Fair	Remove	Prohibited species
75	Sabal palmetto	Sabal Palm	14	24	16	Good	Relocate		
76	Sabal palmetto	Sabal Palm	16	30	16	Good	Relocate		
77	Sabal palmetto	Sabal Palm	18	28	16	Good	Relocate		
78	Albizia lebeck	Woman's Tongue	4	18	12	Poor	Remove	Prohibited species	
79	Sabal palmetto	Sabal Palm	16	32	16	Good	Relocate		
80	Sabal palmetto	Sabal Palm	14	30	16	Good	Relocate		
81	Acacia auriculiformis	Earleaf Acacia	3 x 4	12	20	Fair	Remove	Prohibited species	
82	Quercus agrifolia	Liv Oak	9	30	28	Fair	Remove		
83A	Casuarina equisetifolia	Australian Pine	Multi	30	38	Fair	Remove	Prohibited species	
83	Sabal palmetto	Sabal Palm	12	23	15	Good	Relocate		
84	Bursera simaruba	Cumbie Limbo	DEAD			Good	Remove		
85	Casuarina equisetifolia	Earleaf Acacia	9	16	22	Fair	Remove	Prohibited species	
86	Casuarina equisetifolia	Earleaf Acacia	13	35	35	Good	Remove	Prohibited species	
87	Schinus tenebrosus	Brackeen Pepper	5	12	16	Poor	Remove	Prohibited species	
88	Schinus tenebrosus	Brackeen Pepper	4	6	12	Very Poor	Remove	Prohibited species	
89	Casuarina equisetifolia	Australian Pine	37	65	60	Good	Remove	Prohibited species	
90	Sabal palmetto	Sabal Palm	12	24	16	Good	Relocate		
91	Schinus tenebrosus	Brackeen Pepper	Multi-trunk	36	40	Poor	Remove	Prohibited species	
92	Pinus mitis	Chinese Banyan	3	10	16	Poor	Remove		
93	Scaevola taccada	Mahogany	31	60	60	Good	Remove		

NOTE: TREE REMOVAL MITIGATION SHORTFALL SHALL BE PAID IN THE CITY OF HOLLYWOOD TREE TRUST FUND.



N.T.S.



DESIGN • LANDSCAPE
CONSTRUCTION • MAINTENANCE

RESIDENCE AT FOXCROFT COVE
3300 FOXCROFT ROAD
MIRAMAR, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1	3/19/24	ISSUED FOR PERMITS
2	3/19/24	ISSUED FOR PERMITS
3	3/19/24	ISSUED FOR PERMITS

DRAWN BY
DV
DATE
3/19/24
SCALE
1/16" = 1'-0"
CHECKED BY
LANDSCAPE
PLAN
SHEET
L201



1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA
DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS PARTS I
AND II, 2ND EDITION, FEBRUARY 1956, RESPECTIVELY.

2. ALL PLANTING BEDS TO BE TOPPED WITH 2" FLESH DRAINING TOP OF ROOT BALL (SEE PALLY) PER PLANTS EXIGENCIES.
3. ALL TREES TO BE STAKED IN A GOOD WOOD-SHAKE LIKE MANNER, NO NAIL STAKING IN TREES PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL ROD SHALL BE SET AGAINST UTILITY HOLD BOLD. CHAINS OTHER THAN NEWT AND LAGGED WITH ALTERNATING AND SHOOTING JOINS.
6. ALL PLANTING BEDS TO BE SEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE NOTES ON QUANTITY COUNTS PRIOR TO BID COST AND CONTRACTOR TO ARCHITECT'S PLAN. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES LANDSCAPE CONTRACTOR SHALL ADVISE TO THE ATTENTION OF LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF ANY PLANT LAYOUT.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREA TO RECEIVE MIN. COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM WITH A FREQUENCY OF 20% OVERHEAD. MAIN IRRIGATION SYSTEM SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR.

All shade trees installed within six feet of public infrastructure shall utilize a root barrier system, as approved by the city.

All trees to be placed a minimum of 5'-0" from underground utilities lines.

All ground-mounted mechanical equipment, storage areas, walls, fence shall be screened from view using trees, shrubs, and or hedges.

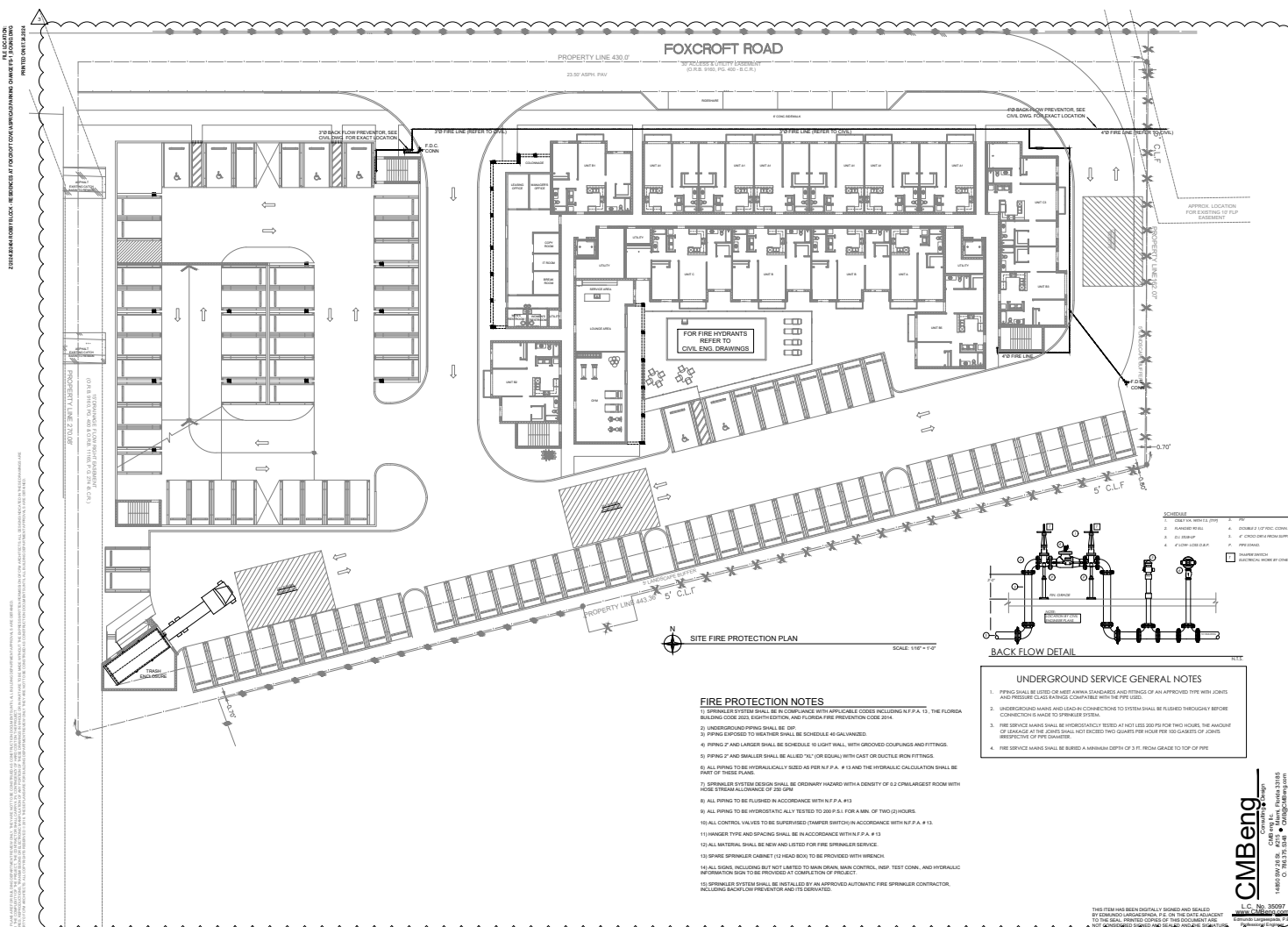
A 3" min. thickness of approved organic mulch Material (no arsenic), at the time of final inspection, shall be installed in all landscaped areas not covered by buildings, pavement, sod, decorative stones, preserved areas and annual flower beds. Each tree shall have a ring of organic mulch at the perimeter of the root ball.

All trees and palms planted as trees shall be securely guyed, braced and/or staked at the time of planting until establishment. All stabilization systems shall be clearly marked (flagging, painted, etc.) to prevent hazards and shall be capable of adjusting tension so as to maintain trees in a vertical and plumb position during the staking period. Trees shall be restaked in the event of blow over or other failures of the staking and guying. The use of nails, unprotected wire, rope, or any other methods which damage the tree or palm is prohibited.

LANDSCAPE REQUIREMENTS PLANTING DATA TABLE							
Code Requirement	Unroot Tree or Succulent Tree	Amount or % of Planting Required	Amount or % of Planting Prohibited	Native Trees Required (30%)	Native Trees Prohibited	Native Shrub Species Required (30%)	Native Shrub Species Prohibited
Common Area Plot (306.4.5.102)		14,615 sf					
Trees - 1 Shade Tree / 2000 sf		8	9	4	4		
Shrubs - 30 Shrubs / 2000 sf		146	146			73	73
Palm/tree Buffer/yard (306.4.2.1)							
Heat Shade Trees - 1 tree / 40 ft	270 ft	7	7	4	5		
Heat Ornamental Trees - 2 Tree / 40 ft	270 ft	14	14	7	8		
Heat Shrubs	270 ft	133	133			68	68
South Shade Trees - 1 tree / 40 ft	443 ft	11	11	6	7		
South Ornamental Trees - 2 tree / 40 ft	443 ft	22	22	11	12		
South Shrubs	443 ft	222	222			111	111
East Shade Trees - 1 tree / 40 ft	162 ft	4	4	2	4		
East Ornamental Trees - 2 tree / 40 ft	162 ft	8	8	4	4		
East Shrubs	162 ft	82	82			81	81
Street Area (306.4.1.102)							
Street Trees - 1 tree / 40 ft	233 ft	6	9	3	9		
Street Shrubs - Continuous (306.4.3.102)	438 ft	Continuous	Continuous			Continuous	Continuous
Landscape Islands (306.4.3.1.102)		11	11	6	10		
Prohibited Landscape Zone (306.4.4.102)							
Trees - 1 Shade Tree / 40 ft	417 ft	7	7	4	4		
Shrubs - 15 Shrubs / 40 ft	417 ft	104	104			52	52
Groundcovers - 40 Groundcover / 60 ft	417 ft	298	298				

VUA: 42.700 SF. 15% GREEN AREA REQ./PROV.: 6.405 SF







Based on the information provided, all lighting calculations were performed using the latest industry standards and software. The results are intended for informational purposes only and do not constitute a warranty of performance. The client is responsible for ensuring that the lighting design meets all applicable codes and standards.

NOTES:

6	PHOTOMETRIC STUDY	02/2024
5	PHOTOMETRIC STUDY	06/2024
4	PHOTOMETRIC STUDY	04/2024
3	PHOTOMETRIC STUDY	01/2024
2	PHOTOMETRIC STUDY	01/2024
1	PHOTOMETRIC STUDY	03/2024
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

RESIDENCES AT
FOX CROFT COVE
Lighting study - Site
Miramar, FL

PROJECT: P-PROJECTS20240404R
DATE: 07/23/2024
BY: CDM ARCHITECTS

Revised at
Foxcroft Cove
DATE: 07/23/2024
BY: CDM ARCHITECTS
1/16" = 1'
CDM / EM / VR

FOX CROFT

PROPERTY LINE 430.0'
FOX CROFT ROAD
20.00' ASPHL PAV
(D.R. 950.00 PG. 400 - S.C.C.)

PROPERTY LINE 430.0'
FOX CROFT ROAD
20.00' ASPHL PAV
(D.R. 950.00 PG. 400 - S.C.C.)

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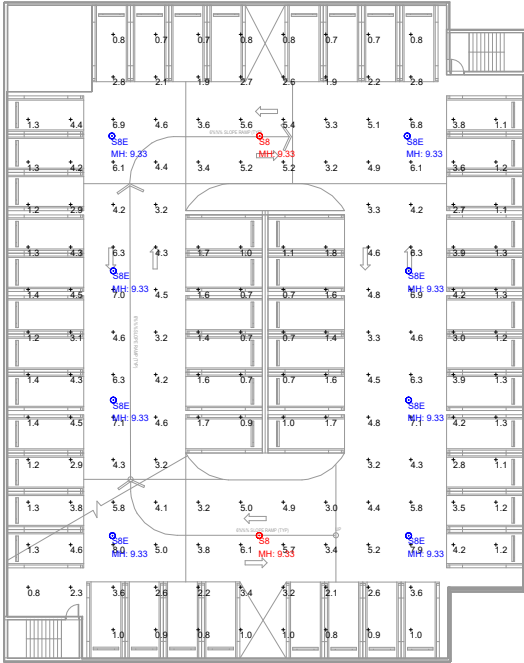
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FOX CROFT										
LIGHTING FIXTURE SCHEDULE										
TYPE	PHOTO/LINK	DESCRIPTION	WPK	CATALOG NUMBER	WOLTS	COLOR TEMP	INPUT WATTS	FINISH	DRAWING	NOTES
84		GALLEON PEDESTRIAN COMPACTION TYPE IV WITH HOUSE SIDE SHIELD	WCGRAW EDITION	GPC-BATB-760-U-SL-HSS	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE
85		GALLEON PEDESTRIAN COMPACTION TYPE IV	WCGRAW EDITION	GPC-BATB-760-U-RWG	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE
86		GALLEON PEDESTRIAN COMPACTION TYPE IV	WCGRAW EDITION	GPC-BATB-760-U-SL-L	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE
87		LED WALL SCONCE	JUSTICE DESIGN	PER-714W-ETCH-BBLK	120-277	3000K	14	WHITE	TWAG	WALL
88		UFO PARKING GARAGE	ELP	UFO-SMW-LNRY-40-FINISH	120-277	4000K	57.3	N/A	0-10V	SURFACE ADVISE FINISH
89C		UFO PARKING GARAGE W/BATTERY PACK	ELP	UFO-SMW-LNRY-40-FINISH-9515	120-277	4000K	57.3	N/A	0-10V	SURFACE ADVISE FINISH
LIGHTING SCHEDULE NOTES:										
1. CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT OUR MANAGERS @ LIGHTINGDYNAMICS 305-946-7071 OR 01MAGAS@LIGHTINGDYNAMICS.COM										
2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT RESULTS. SUBSTITUTIONS ARE STRONGLY DISCOURAGED.										
3. THE ABOVE FIXTURE SCHEDULE IS PREPARED ON PERFORMANCE, BIDDING, AND IS DESIGNED TO MEET CURRENT AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE.										
4. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL PREVAIL.										
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY FACTUAL, CORRECT CONSTRUCTION TYPE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND PLUMBING WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG.										
6. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY.										



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	11	S4	Single	0.900	4954	44	484	20
	1	S5	Single	0.900	6426	44	44	20
	14	S7	Single	0.900	387	14	196	6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.24	2.2	0.5	2.48	4.40
PROPERTY LINE	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	0.31	2.0	0.0	N.A.	N.A.



FOX CROFT											
LIGHTING FIXTURE SCHEDULE											
TYPE	PHOTO/ LINK	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATT	FINISH	DMXING	MOUNTING	NOTES
54		GALLEON PEDESTRIAN COMPANION TYPE IV WITH HOUSE SIDE SHIELD	MCGRAW EDISON	GPC-SA1B-740-U-BL4-HSS	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
55		GALLEON PEDESTRIAN COMPANION TYPE V	MCGRAW EDISON	GPC-SA1B-740-U-BWQ	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
56		GALLEON PEDESTRIAN COMPANION TYPE IV	MCGRAW EDISON	GPC-SA1B-740-U-BL4	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
57		LED WALL SCONCE	JUSTICE DESIGN	FSN-7164W-ETCH-MBLK	120-277	3000K	14	WHITE	TRIAC	WALL	
58		UFO PARKING GARAGE	I.L.P.	UFO-S8RWL-UNIV-40-FINISH	120-277	4000K	57.3	N/A	0-10V	SURFACE	ADVISE FINISH
59		UFO PARKING GARAGE W/ BATTERY PACK	I.L.P.	UFO-S8RWLED-UNIV-40-FINISH-EM18	120-277	4000K	57.3	N/A	0-10V	SURFACE	ADVISE FINISH
LIGHTING SCHEDULE NOTES:											
1. CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUS MACAS @ LIGHTINGDYNAMICS 305-345-7571 OR QMACAS@LIGHTINGDYNAMICS.COM											
2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT RESULTS. SUBSTITUTIONS ARE STRONGLY DISCOURAGED.											
3. THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL, FIFTEEN (15) DAYS PRIOR TO BID DATE.											
4. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL OBTAIN.											
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG.											
6. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY.											
											

Calculation Summary							
Scene	NORMAL MODE	CatType	Units	Avg	Max	Min	AngMin
Label	PARKING GARAGE	Surround	FC	5.10	5.0	5.7	4.45

Processing Calculation Software Generated Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Air. Lum. Lumens	LLF	Lum. Watts
58	1	UFO	Single	2015	2015	0.900	57.34
59	1	UFO	Single	2015	2015	0.900	57.34

LIGHT OUTPUT SUMMARY				
Scene	NORMAL MODE	Channel	Switched	Output
58	On	On	On	1.00
59	On	On	On	1.00



Based on the information provided, all dimensions and quantities are approximate and subject to change without notice. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance.

NOTES:

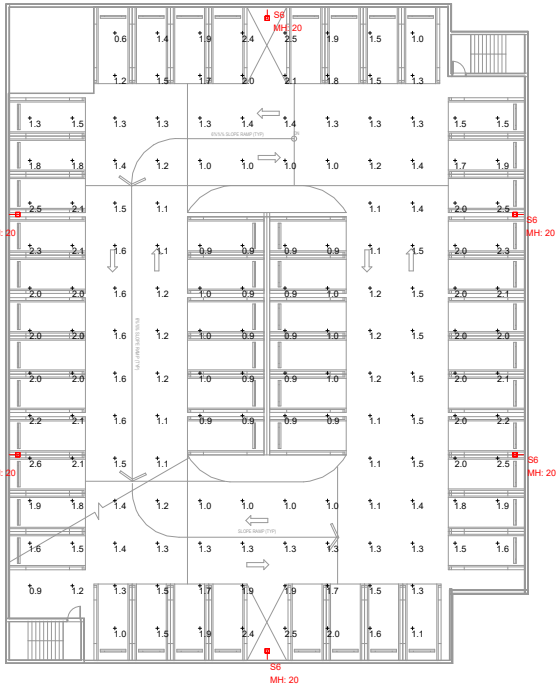
1	PHOTOMETRIC STUDY	07/23/2024
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

RESIDENCES AT
FOX CROFT COVE
Lighting Study - Parking Garage
2nd Floor - Normal Mode
Miramar, FL

PROJECT: P:\PROJECTS\2024\944R
CLIENT: CFW ARCHITECTS

PROJECT	Residences at Foxcroft Cove	DATE	07/23/2024	SCALE	3/32" = 1'	PROJECT	L2
DATE	07/23/2024	SCALE	3/32" = 1'	PROJECT	L2	DATE	07/23/2024



FOX CROFT											
LIGHTING FIXTURE SCHEDULE											
TYPE	PHOTO/ILUM	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATT	FINISH	DIMMING	MOUNTING	NOTES
S4		GALLEON PEDESTRIAN COMPANION TYPE IV WITH HOUSE SIDE SHIELD	MCGRAW EDISON	GPC-SA1B-740-U-BL4-HSS	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
S5		GALLEON PEDESTRIAN COMPANION TYPE V	MCGRAW EDISON	GPC-SA1B-740-U-BWQ	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
S6		GALLEON PEDESTRIAN COMPANION TYPE IV	MCGRAW EDISON	GPC-SA1B-740-U-BL4	120-277	4000K	44	WHITE	N/A	MOUNTED TO DIRECT BURIAL CONCRETE POLE	
S7		LED WALL SCONCE	JUSTICE DESIGN	FSN-7164W-ETCH-MBLK	120-277	3000K	14	WHITE	TRIAC	WALL	
S8		UFO PARKING GARAGE	ILP	UFO-S8RWL-UNIV-40-FINISH	120-277	4000K	57.3	N/A	0-10V	SURFACE	ADVISE FINISH
S8E		UFO PARKING GARAGE W/ BATTERY PACK	ILP	UFO-S8RWL-UNIV-40-FINISH-SB15	120-277	4000K	57.3	N/A	0-10V	SURFACE	ADVISE FINISH
LIGHTING SCHEDULE NOTES:											
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2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT RESULTS. SUBSTITUTIONS ARE STRONGLY DISCOURAGED.											
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6. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY.											
											

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE	Roomcandle	Fc	1.55	2.6	0.6	2.55	4.33

Photometrics Calculation Software Generated Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Air. Lum. Lumens	ELF	Lum. Watts
	1	S8	Single	2700	2700	2.550	44



Based on the information provided, all dimensions and quantities are approximate and subject to change without notice. The engineer is not responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided.

NOTES:

1	PHOTOMETRIC STUDY	07/23/2024
No.	Revision/Issue	Date

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7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

RESIDENCES AT
FOX CROFT COVE
Lighting Study - Parking Garage
3rd Floor
Miramar, FL

PROJECT: P-PROJECTS2024049AR
CLIENT: CFM ARCHITECTS

PROJECT: Residences at Foxcroft Cove	DATE: 07/23/2024	SCALE: 3/32" = 1'	PROJECT: L3
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