

URBANA lofts

Development Narrative

Here at IDI it is with great pleasure we propose our latest multi-family development directly in the “Neighborhoods” of you downtown district, our third within recent years. We started building in your communities in 1999 and now have over 130 units entitled, built and delivered over 6 developments in the area, all meeting and exceeding the guidelines of your development code. Urbana is a smart, walkable, livable and vibrant urban development that will bring life to Oakland Park’s downtown and vitality to all its occupants. Urbana is the kind of signature project that every “city on move” deserves, offering well-crafted affordable luxury and affordable pricing.

Urbana is located in the heart of the Oakland Park Main Street District on the beautiful 34 CT corridor at (1027 – 1047 NE 34 CT). Our new homeowners will enjoy all of what Oakland Park has to offer, walking parks, signature clay tennis courts, Jaco Pastorius Park events, main street shops and dining and easy access to mass transportation.

Urbana will consist of a (10) unit development which will include two types of living options within its unique urban architecture. Our “Urban Loft” will be constructed along the 34 CT corridor and will provide the true urban lifestyle experience of minimal maintenance, direct interaction with the community and front door access to all amenities the downtown district has to offer while meeting the city’s requirements for bringing the buildings closer to the street and taking all the parking out of direct view.

We are equally excited about the “Urban Home”, our more traditional town home living space on the inside of the property. This space essentially has no interaction with the street and will feature large backyards, a genuine expression of urban living with all the comforts of a traditional home with yard, yet all the benefits of a downtown lifestyle.

The units are two-story townhome offering approximately 2000 sq. feet under air, (2300 total), 3 bedrooms, 2 ½ baths and offer a full size two car garage. Our third bedroom/home office option will be open to the stairwell creating the loft. Having this work from home option is the niche in real estate and is an integral part of new urbanism and smart growth movement. The space typically most appropriate for “incubator” businesses, startups and professionals that do not have employees, making the purchase remarkably affordable considering that you can purchase a residence and eliminate the

need for an outside office at one reasonable price. We have seen a large portion of our clients taking advantage of this option, saving a lot of money and just as important offering the homeowner the opportunity to pursue two very important traditional American dreams, owning your own home and being your own boss.

A written explanation of how common site areas are to be maintained:

The common areas are to be maintained under the guidance of the soon to be drafted Urbana Lofts Home Owners Association, which would include but not limited to, weekly maintenance of the grass and landscaping, irrigation repairs, site lighting maintenance, etc. A management company will be placed under contract to oversee the associations operations. In addition, reserves will be collected in order to make capital improvements down the road, which could include painting, cleaning and roof replacement.

A written statement of methods that would be used to conserve energy for the built project

Urbana meets will meet and exceed the required energy calculation's regarding insulation and mechanical equipment. We are using LED bulbs inside and for the outside lighting, zero blacktop all paver drives to eliminate the blacktop effect., low flow faucets and toilets, Low E impact glass, majority of windows are on the north and south side of the buildings only receiving indirect light and limited east and west window exposure to take advantage of daylighting. All appliances will meet energy star rating and over 2 dozen trees and palms that will offer shading to buildings.

An elevation certificate for the site:

The proposed site elevation is 7.5 and can be found on C-1 of the civil drawings. Average grade currently at site is 6.0 which can be seen on the civil plans as well as the survey.

The location of the nearest fire hydrants on a plan drawing

Will provide

Fire truck turning radius on a plan drawing:

We had a few preliminary meetings with Mr. John Preston and Mrs. Pam Archacki in regards to the improvements needed and direction that we would need in order to create a preliminary site plan adequate to meet the Oakland Park Fire Code.

In our efforts to maximize the use of the development we determined a one way in access and one way out access was the most efficient. With that said we determined that the fire trucks would not have to pass through the development but rather just need to pull up into the development and then backing out, therefore, no turning radius on plan.

In return we re-located some of the front doors on the back building to meet the fire code that all front doors would be within 50 ft. of the truck and we will be sprinkling the center unit which did not meet the requirement.

Working closely with Mr. Preston's team we were able to come up with a plan that will have as minimal impact as possible to the city improvements that are already in place and available to us.

You can see where we proposed the extra meter to the center back unit on C-1 of the civil drawings.

Locations of trash/recycling areas and screening methods

As we have in all our multifamily developments the city has approved and we require our homeowners through the homeowner documents to keep their trash and recyclable receptacles in their garage space then brought out to the street side for pick up day of pick up.

Fencing plan (location and fence types with diagrams)

Fencing plan is on the site plan, attached you will find a detail of the wooden fence (board on board) to be used.

Additional mentions:

Landscape note to Kevin Woodall. Mr. Woodall in your tree mitigation process please note that tree # 1 and #2 on the plan were listed, but are not on the proposed site and to not calculate into your replacement plan, we will not be removing, thank you.

Thank you and we look forward to building another amazing product in the city.

IDI Downtown LLC.

Robert Saporiti