



November 21, 2022

VIA EMAIL

Daniel Suarez De Puga
NR Investments, Inc.
1600 NE 1 Avenue, Suite 3800
Miami, Florida 33132

**SUBJECT: Site Development Plan and Bonus Provision Program Approval
Case #: 20-21DMUD Sky Building (3701 and 3801 North Dixie Highway)**

Dear ^{DANIEL} ~~Mr.~~ Suarez de Puga:

The revised Site Development Plan submitted December 16, 2021, with most recent revision dates of June 10, 2022, July 1, 2022, August 15, 2022, and September 23, 2022, have been granted final Development Site Plan approval. On October 7, 2020, The City Commission approved the Bonus Provision Program (building height above 3 stories) through acceptance of public amenities consisting of 40 public parking spaces, a pedestrian bridge, and pedestrian plazas. This approval is for construction of a 6-story (North parcel) mixed-use building and 5-story (South parcel) mixed-Use building, containing 50,672 square feet of commercial use, 17 live-work units, 119 residential units, and an integrated 300-space parking garage. This approval is subject to the following conditions:

1. Dedication of right-of-way along Dixie Highway to comply with the requirements of the Broward County Trafficways Plan and the Broward County Land Development Code (Resolution NO. R-2022-023). The following three (3) areas are to be conveyed:
 - a. A triangular area abutting the southwest corner of the intersection of Dixie Highway and NE 39 Street that contains seven square feet, more or less.
 - b. A semicircular area abutting the northwest corner of the intersection of Dixie Highway and NE 38 Street that contains 223 square feet, more or less.
 - c. A triangular area abutting the northwest corner of the intersection of Dixie Highway and NE 37 Street that contains 602 square feet, more or less.
2. Provision of 318 parking spaces, including 300 within the parking garage consisting of 173 standard spaces, seven (7) standard ADA spaces, 57 lift spaces (to accommodate 114 vehicles), five (5) electric vehicle charging spaces, and one (1) ADA electric vehicle charging space. 18 parking spaces shall be provided as on-street parking.
3. Provision of public amenities consisting of 40 public parking spaces, a pedestrian bridge, and pedestrian plazas.
4. Green wall details approved as depicted in final submittal.
5. City approval of paint color prior to final application.
6. Exterior signage for the project requires an additional submittal and approval by the Development Review Committee.

7. The building permit submittal must include a note that the parking facility agreement will control the operation of the parking garage.
8. The building permit submittal requires that the vehicle lifts include in-rack sprinklers. This is categorized as Ordinary Hazard Group II under NFPA 13.
9. The building permit submittal must include the manufacturer and equipment details for the vehicle lifts. The details must include the height, size, etc.
10. The building permit submittal must provide electric vehicle charging equipment details. The development has the option to provide Level 3 infrastructure and charging units with minimum 100 ampere service and 400 volts.
11. The building permit submittal must provide the proposed 2019 FEMA flood map info which will also be used by the City Floodplain Manager for permit review of this project. General note 10 still only refers to the 2014 FEMA flood map info.
12. The building permit submittal must remove the curb ramps now that the crosswalk has been removed across NE 38th Street just east of NE 11th Avenue, to discourage pedestrians from crossing an unmarked mid-block crosswalk.

All other aspects and conditions of the project are to remain as originally approved or as previously modified and approved. Please include a copy of this Development Review Committee approval letter with your building permit applications. In accordance with Section 24-164 of the Land Development Code, a building permit must be obtained within eighteen (18) months of the date of the approval, otherwise the site development plan approval expires.

If you have any comments or questions about this letter, please contact me or Lauren Pruss, Assistant Director of Planning and Zoning at 954-630-4425 or lauren.pruss@oaklandparkfl.gov.

Sincerely,



Peter M. Schwarz, AICP
Director of Community and Economic Development

cc: Lauren Pruss, AICP, Assistant Director of Community and Economic Development
Craig Southern, CFM, Planning Supervisor
Lorrainia Belle, Senior Planner
Rick Buckeye, AICP, Senior Planner