

2980 North Federal Highway
Fort Lauderdale, FL 33303

Notes on Visibility and Access

Summary

- Visibility
 - On this stretch of North Federal Highway, the road has a gentle curve concave to the west. This enhances the visibility of the properties on the east side of the road (i.e., on the outside of the curve). When driving on North Federal Highway, in either direction, the signs and buildings on the east side of the road are closer to the center of the driver's field of view, while the signs and buildings on the west side of the road are somewhat hidden by the curve of the road.

- Access
 - Access to the property from North Federal Highway is straightforward. When coming from the south, it's a simple right turn onto the driveway in front of the building. When coming from the north, one must go past the property just one tenth of a mile to find the next U-turn lane, which has a traffic light.
 - The property's second entrance on Middle River Drive gives direct access to the waterfront residential neighborhoods along Bayview Drive to the east, as well as an easy route to Wilton Manors along NE 26th Street.

Frontage

- The property has 120 feet of frontage on North Federal Highway.
 - There used to be two separate buildings on the property:



- The old buildings have been demolished:



Visibility - approaching from the south (i.e., driving north on North Federal Highway)

- Starting about a tenth of a mile south of the property, just after passing the traffic light:



- Zooming in on the image above, the signs on the east side of the road are visible:



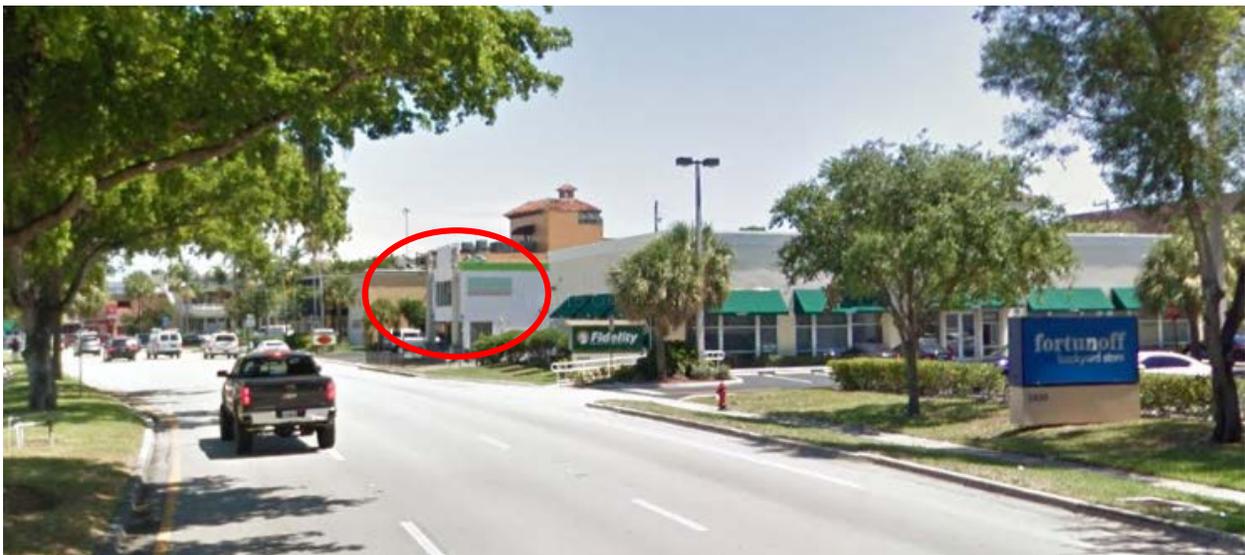
- But the properties directly across the street, on the west side (Cactus Car Wash and AT&T) are hidden by the curve of the road:



- Now just 350 feet away from the property, passing in front of the Ethan Allen store:



- Zooming in on the image above, we can see the signs for Fortunoff Backyard Store and Fidelity Investments, as well as the Fidelity building and the building that was demolished on the subject property (circled in red):



- Now passing by the Fortunoff store:



- Now passing by the Fidelity building:



- Note that the old buildings were separated from the Fidelity building by a 20-foot-wide access driveway:



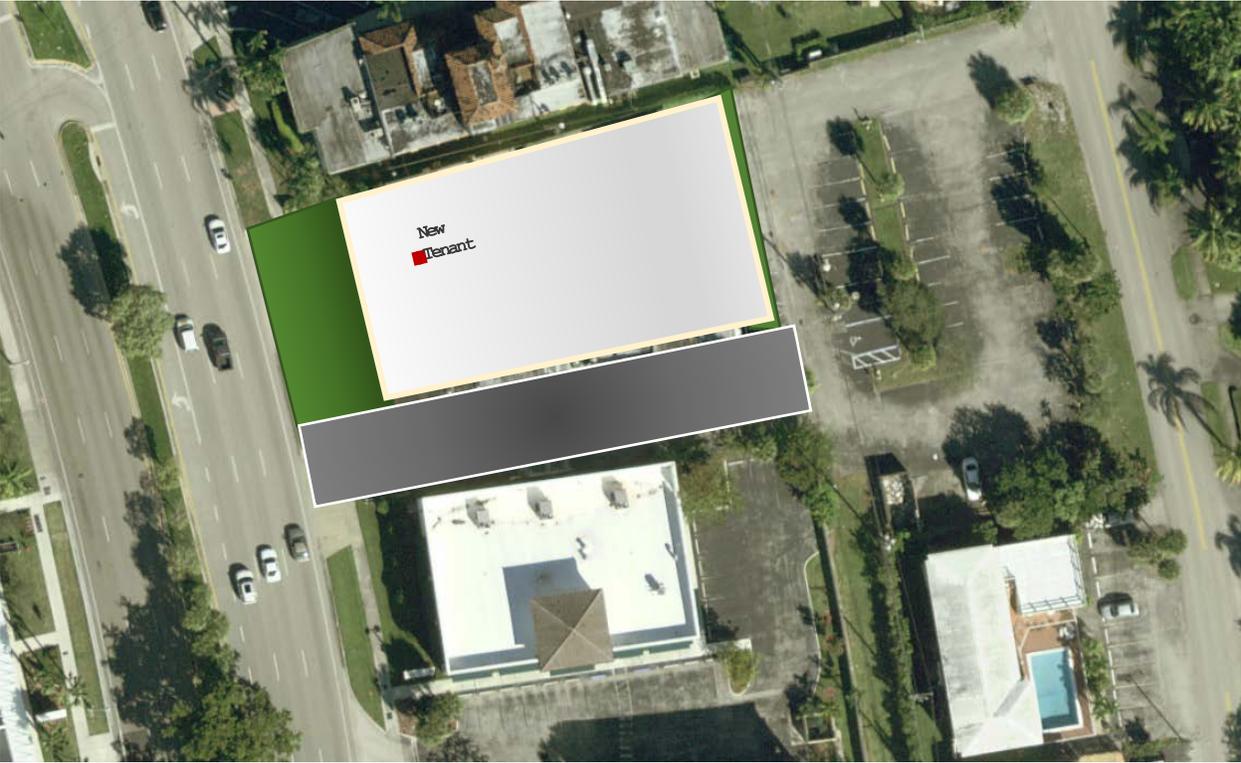
- But the proposed new building would be further to the north, with a wider driveway on the south side, increasing visibility. Note also that the façade of proposed new building will have significantly larger frontage along North Federal Highway:



- An aerial view of the old buildings:



- Compared with an rough outline of the proposed new building:

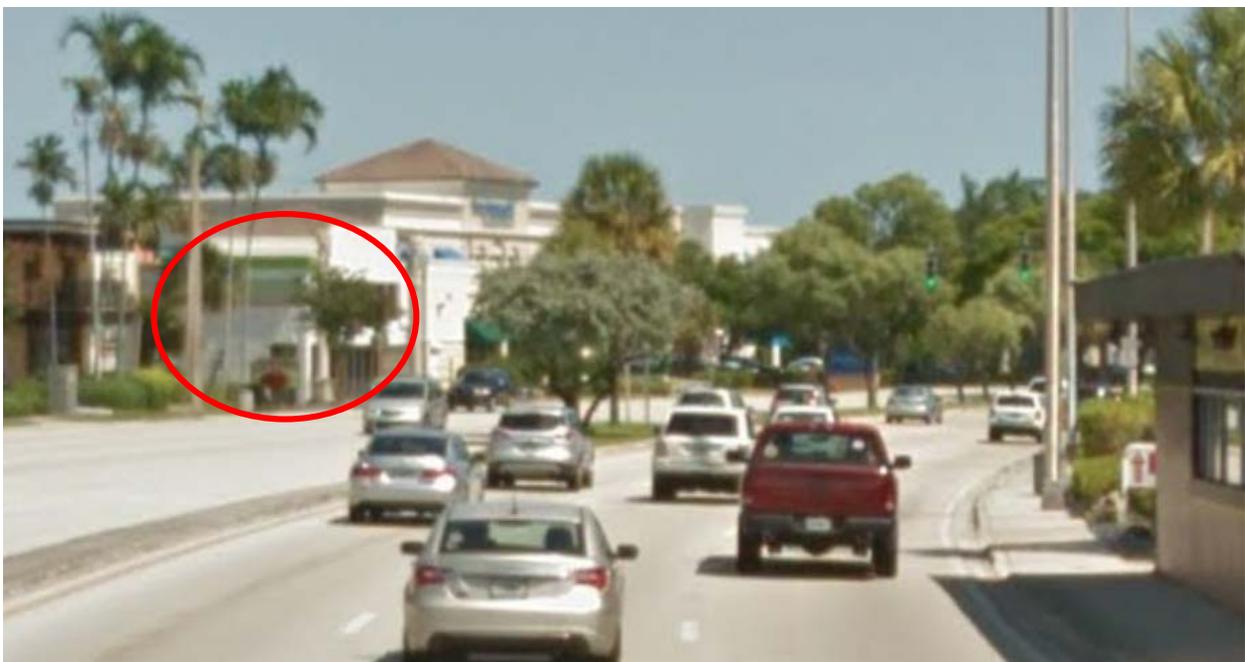


Visibility - approaching from the north (i.e., driving south on North Federal Highway)

- Starting about a tenth of a mile north of the property, just after crossing Oakland Park Boulevard:



- Zooming in on the image above, the buildings on the east side of the road (the subject property, Fidelity and even Fortunoff) are already visible, but those directly across the street, on the west side (Cactus Car Wash and AT&T) are hidden by the curve of the road:



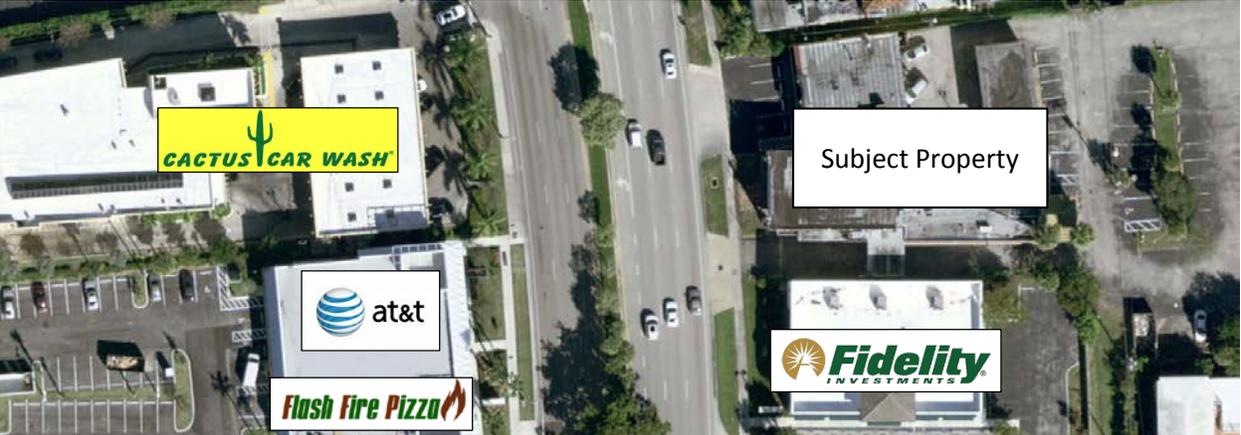
- A bit further south, we can now see the sign for the Cactus Car Wash on the west side (circled in green), while the subject property and the Fidelity building are always in view:



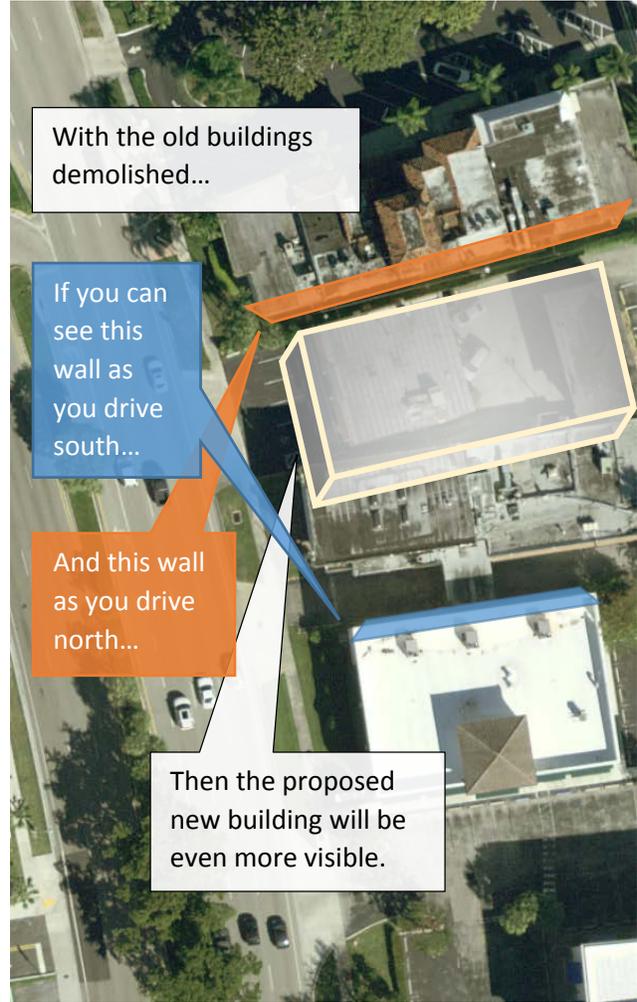
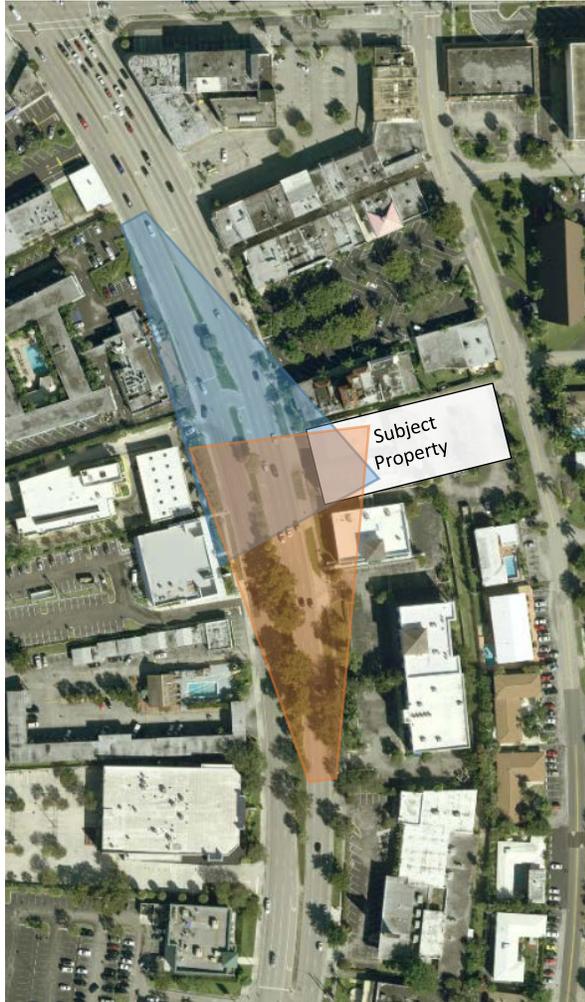
- Further south still, almost at the subject property. The Cactus Car Wash sign is clearly visible, but the AT&T store is still hidden from view.



- The location of Cactus Car Wash and the AT&T store in relation to the subject property:



- May we suggest a drive along North Federal Highway:



Access

- An overview of access to major roads and nearby neighborhoods:



- View of U-turn lane at signalized intersection, just 750 feet south of the subject property:



- A detailed look at nearby intersections and dedicated U-turn lanes:

