



City of Fort Lauderdale  
Department of Sustainable Development  
Urban Design & Planning Division

## PRELIMINARY DRC APPROVAL

### Downtown Regional Activity Center

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**IMPORTANT:** Pursuant to *ULDR Sec. 47-13.20.M.2*, final approval of a preliminary DRC application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with *Sec. 47-26.A.2, City Commission Request for Review*, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body, which could take place on the following City Commission meeting date: **July 1, 2014**. Please provide a statement of intent via e-mail, to Jonda Joseph, City Clerk, and copy Jenni Morejon, Director Designee, Department of Sustainable Development, if you would like to review the application.

**Start of 30-day period:** June 19, 2014

**Expiration of 30-day period:** July 19, 2014

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**Case Number:** R14011

**Project Name:** 105 North

**Applicant/Agent:** Olga Chernenko

**Location:** 105 N. Federal Highway

**Zoning District:** RAC-CC

**Project Description:** Three-story retail furniture store

Proposed Uses: Retail Furniture Store / 36,216 total square feet

Lot Size: 16,977 square feet / .389 acres

Height: 45'-10" / Three floors

Parking: Parking Exempt / 6 spaces provided

#### Determination:

The project has been reviewed and approved by the Development Review Committee on June 19, 2013. All comments have been addressed.

The project is consistent with the Downtown Master Plan's intent. A few of the highlights are listed below:

- The building is located in the urban core and frames the street to promote a well-defined, continuous corridor that encourages walkability and active street fronts.
- Loading and off-street parking are accessed from a secondary street, and are located within the building.
- Live Oak shade trees line North Federal Highway and NE 1<sup>st</sup> Street in the provided landscape strip

- between the street and the sidewalk.
- The front façade and main entrance doors feature lightly tinted glass to allow for expansive views into the building from the pedestrian level. The façade is well articulated, providing a visual variety.

**Conditions:** N/A

**Staff Contact Person:** Thomas Lodge 954-828-8981

**APPROVAL DATE:** June 19, 2014

Hard copies of the plans are available for review upon request. Thank You.