



SITE PLAN APPLICATION

Rev: 2 | Revision Date: 3/27/2019 | I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC) SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Planned Districts (PUD/PDD)	\$12,760.00
<input type="checkbox"/> Site Plan Level IV	\$4,590.00
<input type="checkbox"/> Site Plan Level III	\$3,500.00
<input type="checkbox"/> Site Plan Level II in Regional Activity Center	\$4,290.00
<input type="checkbox"/> Site Plan Level II	\$2,470.00
<input type="checkbox"/> Change of Use <i>(requiring Development Review)</i>	\$930.00
<input type="checkbox"/> Parking Reduction <i>(in addition to Site Plan fee)</i>	\$970.00
<input type="checkbox"/> Flexibility Units/Acreage <i>(in addition to Site Plan fee)</i>	\$60.00

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's [Unified Land Development Regulations \(ULDR\)](#). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>.

ID Number: DSD.UDP.SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 1 of 6

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked



A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

Case Number		Submittal Date		Intake By	
Civic Association				City Commission District	

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name		Signature	
Address, City, State, Zip			
Phone Number		Email	
Proof of Ownership	[] <u>Warranty Deed</u> or [] <u>Tax Record</u>		

C. AGENT CONTACT INFORMATION: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Agent's Name		Signature	<i>Courtney Callahan Crush</i>
Address, City, State, Zip			
Phone Number		Email	
Letter of Consent Submitted	[] <u>Yes</u> or [] <u>No</u>		

D. DEVELOPMENT INFORMATION

Project Name			
Project Address	(Provide Address Verification Letter)		
Legal Description			
Tax ID Folio Numbers	(For all parcels in development)		
Description of Project			
Total Estimated Cost of Project	\$ (Including land costs)	Site Adjacent to Waterway	Yes No

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation		
Zoning Designation		
Use of Property		
Number of Residential Units		
Non-Residential SF (and Type)		
Bldg Sq.Ft. (include structured parking)		

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR	Proposed
Lot Size (SF / Acreage)	/	/
Lot Density (Units/Acres)	/	/
Lot Width		
Building Height (Feet / Floors)	/	/
Structure Length		
Floor Area Ratio (F.A.R.)		
Lot Coverage		
Vehicular Use Area		
Parking Spaces		

Setbacks (indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []		
Side []		
Side []		
Rear []		

ID Number: DSD.UDP.SP
 Revision Number: 4
 Revision Date: 5/20/2019
 Page: Page 2 of 6

Approved by: Ella Parker, Urban Design and Planning Manager
 Uncontrolled in hard copy unless otherwise marked





R.K. Center Residences

450 NE 9TH STREET

DRC Narrative

Contents:

- Section 1: R.K. Center Residences Description
- Section 2: Comprehensive Plan Compliance
- Section 3: Sec. 47-13.2.1 Intent and Purpose of RAC-UV district
- Section 4: Sec. 47-13.10 Permitted uses
- Section 5: Sec. 47-13.20 Downtown RAC Review Process and Special Requirements
- Section 6: Sec. 47-21. Landscape Requirements
- Section 7: Sec. 47-25.2 Adequacy Requirements
- Section 8: Sec. 47-13.20 Downtown Master Plan Design Guidelines Neighborhood Compatibility

Section 1: R.K. Center Residences Description

R.K. Center Residences is proposed between NE 4th and NE 5th Avenues adjacent to and south of NE 9th Street. The property is zoned Regional Activity Center – Urban Village District (RAC-UV) and within the ‘Near Downtown’ character area of the Downtown Master Plan.

The entire project entails three (3) separate properties with 3 separate independent site plan applications. This application focuses on the residential Site III – 450 NE 9TH STREET.

R.K. Center Residences proposes one 15 story hotel tower with an extensive public realm improvement. R.K. Center Residences is geared for an active urban lifestyle and is designed to provide amenities for the project as well as the general public and surrounding neighborhoods. Including artist lofts and gallery spaces.

The architecture of R.K. Center Residences takes its inspiration from the mid-century modern era in which the original Searstown was developed while adding modern flare and materials to create a truly “Fort Lauderdale” style to the project.

Active ground floor uses (art studios and gallery spaces) are proposed around the street fronts to present a pedestrian face to the public.

Section 2: Comprehensive Plan Compliance



R.K. Center Residences is consistent with the goals, permitted uses and development intensity set forth in the RAC land use designation which is indented to encourage quality development and give definition to the urban form.

Section 3: Sec. 47-13.2.1, Intent and Purpose of RAC-UV district

Sec. 47-13.2.1. Intent and purpose of each district.

A. Downtown Regional Activity Center (RAC). This land use designation applies to the geographic area containing a mixture of large-scale business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources (airport, port, rail and bus terminal). The purpose is to foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the city. The various RAC districts are described below.

3. RAC-UV Urban Village District is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area will encourage housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service and arts activity on the main street where pedestrians are encouraged. Also, residential uses will be permitted above business uses and encouraged to be located abutting the public street/sidewalk to promote an urban character.

R.K. Center Residences has been designed to meet the intent and purpose of the RAC-UV zoning district. R.K. Center Residences proposes a mix of residential units suited to future residents of Fort Lauderdale. Further, R.K. Center Residences proposes ground floor active uses in a pedestrian friendly atmosphere, hoping to be the catalyst for future development in the surrounding area. Further still, R.K. Center Residences proposes wide pedestrian friendly sidewalks; and lush street tree canopies in accordance with the master plan for the area.

Section 4: Sec. 47-13.10, Permitted uses in the RAC-UV District

Pursuant to section 47-13.10 of the ULDR, residential; retail; and restaurant are permitted uses.



Section 5: Sec. 47-13.20 – Downtown RAC

A. *Applicability: The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.*

The proposed residential and commercial uses are Permitted Uses in the RAC-UV District.

B. *Density. The permitted density within the Downtown RAC is provided in the City of Fort Lauderdale Comprehensive Plan, Permitted Land Uses, as amended from time to time, and per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations.*

1. *Allocation of units.*
 - a. *The department shall review development permits to ensure compliance with the maximum number of dwelling units.*
 - b. *Unit allocation shall be on a first come, first served basis and allocated at the time of site plan approval.*
 - c. *Upon expiration of approved site plan, the unused density shall be returned to the density pool from which density was allocated.*
2. *1989 Density. Regulations for the assignment of the five thousand one hundred (5,100) dwelling units allocated by the 1989 Comprehensive Plan are provided in Section 47-13.20.C through Section 47-13.20.0.*
3. *Post 2003 Units. Dwelling units in excess of the five thousand one hundred (5,100) in the Downtown RAC, as certified by amendments to the Comprehensive Plan, shall be allocated in accordance with the following:*
 - a. *Application and Review Process. A development application shall be submitted to the department as provided in ULDR, Section 47-24.1.*
 - b. *Criteria. An application for a development permit requesting the allocation of Post 2003 units shall be reviewed for compliance with the ULDR regulations, as applicable to the proposed development, and shall meet the Downtown Master Plan ("DMP") design guidelines or has proposed alternative designs which meet the intent of the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.*
 - c. *Effective date. The development permit shall not take effect until the 30-day city commission request for review has expired. Effective date shall be the 30-day expiration.*

Understood.

C. *General design and density standards:*

1. *First floor exterior walls parallel to public rights-of-way: First floor exterior walls parallel to any public rights-of-way within RAC districts shall not be permitted to extend for more than twenty (20)*



feet, unless such walls contain windows, doors, recesses of four (4) feet or more, or other transparent or decorative elements.

The entire ground floor of the building and rights-of-way are provided with transparent and active use of art studios and galleries for a depth that exceeds twenty (20) feet.

2. Roof lines: Roof lines within the RAC-CC and RAC-AS districts shall be designed with sloping roofs or stepped roof forms. Flat roofs may be permitted, but must have a parapet facing any street front. Mechanical roof-top equipment must be screened from all grade-level views within any RAC district.

Not applicable, this project is within the RAC-UV, however, mechanical roof-top equipment will be screened from all grade-level views. Additionally, as can be seen in the plan set, the unique roof structures meet the intent of this requirement and provide for an impactful visually appealing skyline.

3. Design Criteria: Within all RAC districts principal structures shall provide a minimum of four (4) of the following architectural features: variation in rooflines, terracing, cantilevering, angling, balconies, arcades, cornices, architectural ornamentation, color and material banding, or courtyards, plazas or landscaped areas which encourage pedestrian interaction between the development site and public areas. Every façade of a principal structure shall contain at least three (3) of the above architectural features.

Architectural features included in the design of the R.K. Center Residences exceed the required minimum of four elements to be used in an RAC District, and a minimum of three on each façade. The architectural elements proposed include variation in roof lines, terracing and step backs, contemporary cornices, architectural ornamentation, stepping and amenity open space which encourage pedestrian interaction between the development site and public areas. R.K. Center Residences proposes 135 multifamily residential units. See Section 8 for compliance with Downtown Master Plan Design Guidelines.

5. RAC fencing: Within the RAC districts, chain-link fencing shall not be permitted along any pedestrian priority or image street. In all other areas of the RAC, any chain-link fencing shall be black or green vinyl coated. Temporary fencing may be permitted pursuant to Section 47-19.5.

No chain-link fence is proposed.

6. Existing Structure:

Existing structures will be removed.

D. Parking regulations:

1. Off-street parking regulations are as provided in Section 47-20, Parking and Loading Requirements, except as provided herein:

a. RAC-CC and RAC-AS districts. Development within the RAC-CC and RAC-AS districts shall be exempt from providing off-street parking requirements, except for a nonresidential use on a parcel located within one hundred (100) feet of a parcel zoned RAC-UV, RAC-RPO, or RAC-TMU.

b. RAC-UV, RAC-WMU, and RAC-RPO districts. RAC-UV, RAC-WMU and RAC-RPO district residential parking requirements are reduced from the general parking requirements as provided in Table 3, Section 47-20, Parking and Loading Requirements.....

230 parking spaces are provided – see Site Plan Data at Sheet AS-101 for calculations.

2. Parking garage. The minimum design standards for a parking garage are:

a. Sloped garage ramps facing and within one hundred (100) feet of pedestrian priority and image streets and the seawall or high water mark of the New River shall have ornamental grating or other architectural features which screen the sloped ramp from view from the pedestrian priority and image street.

The garage accesses are located on NE 4th Avenue; and NE 5th Ave. and meet the minimum design standards.

b. Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.

Opaque concrete walls, architectural elements including pilasters, artistic screening panel, and ornamental grille are used for screening of parked vehicles.

c. Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public spaces.

Direct pedestrian access connections are provided.

d. A parking garage shall meet the following architectural guidelines:

i. When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure, or

ii. When a parking garage is the principal use on a plot, it shall be designed so that the uppermost parapet or roof of the parking garage contains elevational changes averaging at least three (3) feet in height and ten (10) feet in length every fifty (50) horizontal feet or less.

The facades of the garages are designed to complement and become part of the composition of the architecture of the principal structures.



E. Open space for residential uses:

R.K. Center Residences exceeds the open space requirements, providing 26,475 SF of open space (6,700 SF at grade and 19,775 on amenity level).

F. RAC landscape requirements. Surface parking lots within the RAC district shall meet the landscape requirements for vehicular use areas as specified in Section 47-21, Landscaping and Tree Preservation Requirements.

Not applicable, no surface parking lot is proposed for the R.K. Center Residences

G. Signs: Sign requirements are:

1. Downtown RAC district signs shall be as permitted in the central beach area zoning district pursuant to Section 47-22.4.C.13, except that message center signs and time and temperature signs shall be permitted, as provided in Section 47-22, Sign Requirements.

All signs will meet requirements of Section 47-22.

H. Street and waterway treatment:

There are hereby identified streets and a waterfront corridor located within the downtown RAC which are currently accommodating, or are intended to accommodate, intensive pedestrian traffic, or which serve as major pedestrian streets and major vehicular entryways, or major gateways into the downtown, and which will, therefore, require adjacent development to accommodate said pedestrian and vehicular usage and aesthetic considerations. The streets and waterfront corridor are identified below:

1. Pedestrian priority streets.

- a. LasOlas Boulevard, from Brickell Ave. to the east RAC boundary.*
- b. Brickell Avenue, from Las Olas Blvd. to S.W. 2nd Street.*
- c. S.W. 2nd Street, from Brickell Ave., West to S.W. 7th Ave.*
- d. Andrews Avenue, from Broward Blvd. to Las Olas Blvd.*
- e. S.E. 6th Street, from Andrews Ave. to S.E. 3rd Ave.*
- f. S.E. 4th Avenue from Las Olas Blvd. to the New River.*

Special regulations for pedestrian priority streets are provided in subsection H.

2. Image streets.

- a. N.E./N.W. 6th Street (Sistrunk Boulevard), from the FEC rail line to Federal Highway.*
- b. N.E./S.E. 3rd Avenue from N.E. 6th Street to S.E. 6th Street.*
- c. Andrews Ave. from Flagler Dr. to Broward Blvd. and from Las Olas Blvd. South to RAC boundary.*
- d. Broward Boulevard from S.W./N.W. 7th Avenue to N.E./S.E. 8th Avenue.*
- e. Federal Highway from N.E. 6th Street to S.E. 2nd Street.*

Special regulations for image streets are provided in subsection I.

The proposed R.K. Center Residences is not located on an Image Street or Pedestrian Priority Street however, great efforts in design have been expended to create an exemplary pedestrian experience on all street frontages.



L. All other RAC district streets:

1. *Setback:*
 - a. *A minimum setback of five feet shall be provided from the property line along the street.*

R.K. Center Residences provides much greater than five-foot street setbacks on all streets – see site plan for details. In general, the pedestrian realm has been prioritized to create wide expansive sidewalks and engaging pedestrian friendly areas.

2. *Street trees:*

Street trees are designed to meet requirements of subsection H.7.

3. *Location of street trees:*

Street trees are located to meet requirements of subsection H.8.

M. *Effect on other applicable ULDR provisions:*

The design of the R.K. Center Residences meets other applicable ULDR provisions.

Section 6: Sec. 47-21.11, Landscape Requirements

Detailed compliance with the Downtown Master Plan Design Guidelines is provided in Section 8 herein. The landscaping proposed meets the intent of the code by placing street trees within the right-of-ways on all adjoining streets. All species used are the designated tree for that particular street. Tree spacing meets the required maximum for trees.

Section 7: Sec. 47-25.2, Adequacy Requirements

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Applicant understands this requirement. The adequacy requirements stated in ULDR Section 47-25.2 are applicable to the R.K. Center Residences to evaluate the demand it will place on public services and facilities.

B. Communications network. Buildings and developments shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's



communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Applicant understands this requirement. The proposed R.K. Center Residences will not adversely affect the City's communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Applicant understands this requirement. The storm water management facilities implemented into the R.K. Center Residences will meet the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2¹/₂) inches of runoff from the impervious surface (whichever is greater).

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.*
- b. Section 5-198(l), Chapter 5, Article IX of the Broward County Code of Ordinances.*
- c. Broward County Ordinance No. 84-60.*

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

R.K. Center Residences is not located on environmentally sensitive lands.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

R.K. Center Residences will be designed to ensure that fire protection service shall be adequate to protect occupants and property. Specifically, adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. Parks and open space.



1. *The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.*

2. *No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.*

Applicant understands this requirement. The Applicant will ensure that the R.K. Center Residences meets the park dedication requirements listed in ULDR Section 47-25.2.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Police protection services will be adequate to protect people and property in the proposed R.K. Center Residences. The R.K. Center Residences will include adequate CCTV and security controls and monitoring, and natural surveillance to protect the building's residents, employees and visitors.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

The Property is platted. Adequate potable water service systems will be designed to meet the needs of the proposed R.K. Center Residences, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations.

2. Potable water facilities.

a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

Understood, the Property is platted.



b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

Understood, the Property is platted.

c. Where the county is the projected service provider, a similar written assurance will be required.

Understood, the Property is platted.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

The Property is platted. The Applicant will provide adequate sanitary sewer systems to meet the needs of the proposed R.K. Center Residences, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations. Septic tanks will not be utilized on the Property.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

Understood, the Property is platted.

3. Where the county is the projected service provider, a written assurance will be required.

Understood, the Property is platted.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Understood, the Property is platted.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

R.K. Center Residences will obtain a student generation letter from the Broward County School Board.

K. Solid waste.

1. *Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.*
2. *Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.*

Applicant will procure adequate solid waste collection facilities and services in connection with the proposed R.K. Center Residences and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

R.K. Center Residences will provide adequate storm water facilities and systems so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, City engineering standards and other accepted applicable engineering standards.

M. Transportation facilities.

1. *The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.*

Understood, the Property is platted. The Applicant will mitigate the R.K. Center Residences' transportation impacts through payment of its Transit Oriented Concurrency assessment fee. The funds, in combination with those from other planned developments and other Broward County funds, will be used to implementation the County's 5-year County Transit Program.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

Understood, the Property is platted. The R.K. Center Residences participation in the Transit Oriented Concurrency program mitigates any potential impacts on the regional transportation system.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Applicant understands this requirement. The local streets providing access to R.K. Center Residences have adequate capacity and provides safe and efficient access.

4. Traffic impact studies.

- a. When the proposed development may generate over one thousand (1,000) daily trips; or*
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.*
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.*
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.*
 - iv. A further detailed analysis and any other information that the review committee considers relevant.*
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.**



vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

R.K. Center Residences (Keith Team) has coordinated with the City's TAM department and will provide study upon completion.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

So noted.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

R.K. Center Residences will provide sidewalks, pedestrian crossings and other pedestrian-friendly facilities, to encourage safe and adequate pedestrian movement on-site and along roadway frontages.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

So noted. R.K. Center Residences is designed to line the primary street(s) with ground floor active uses and the garage screening is designed to be an integral part of the architecture of the building.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

So noted. R.K. Center Residences's participation in the Transit Oriented Concurrency program mitigates its traffic impacts. Additionally, turn lanes are proposed as presented in the Civil Engineering sheets of the plan set.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in



accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the developments on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Trees have been provided in accordance with the above requirement. See the landscape plans included in the application documents.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Applicant understands this requirement. The Applicant will provide adequate wastewater services for the needs of the proposed R.K. Center Residences, including adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

The Applicant will ensure that all trash collection is appropriately provided for.

P. Historic and archaeological resources.

1. If a development or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Not applicable, the property is not an archaeological nor historical resource.



Q. Hurricane evacuation. If a development or site is located east of the River, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Not applicable, the Property is not located east of the Intracoastal waterway.

Section 8: Section: 47-13.20.B.4.b.3 Downtown Master Plan Design Guideline Compliance

The proposed R.K. Center is located on the south side of Sunrise Boulevard abutting Flagler Drive to the west and Federal Highway to the East. The property is zoned Regional Activity Center – Urban Village (RAC-UV), and is located in the ‘Near Downtown’ character area of the Downtown Master Plan. The proposed R.K. Center is a multiple use project that includes multifamily residential units and other amenities and supportive functions.

1. VISIONS AND PLANNING PRINCIPLES OF THE DOWNTOWN MASTER PLAN:

The Downtown Master Plan encourages a compact urban form with a strong neighborhood feel, primarily residential, with some service commercial and employment uses.

The current property is inhospitable and discourages pedestrian activities. The proposed R.K. Center provides a residential choice and lifestyle that does not exist in the current in the Near Downtown area. R.K. Center provides interconnectivity with other developments in the evolving neighborhood

Principle 1 – Capture a greater share of regional redevelopment:

R.K. Center is designed to be an interconnected community. It enhances future development and urban vitality of Near Downtown area by offering a community lifestyle.

Principle 2 – Increase residential opportunities in Downtown, with supporting amenities:

R.K. Center increases residential opportunities and offers choices in the Near Downtown area.

Principle 3 – Strengthen areas of varied neighborhood character and distinct identity:

R.K. Center will help connect and strengthen the neighborhood. Building a community of mixed uses married with green space that is needed within the Near Downtown.

Principle 4 –Focus most intense development in a compact core:



The proposed density is consistent with the objective in achieving a peak in a compact by placing the tower on the edge of Sunrise Boulevard and gradually scaling down into surrounding neighborhoods. The proposed building height is consistent Downtown Master Plan Guidelines.

Principle 5 – Surround the core with strong, walkable, mixed-income neighborhoods:

R.K. Center adds to the key mix to the neighborhood. Broward County Transit bus routes pass in front of the R.K. Center on Federal Highway. R.K. Center is located on one of the largest corridors in Fort Lauderdale. R.K. Center will provide walkable, pedestrian friendly streetscape to serve as a catalyst and link for active use of the neighborhood in both east-west and north-south directions.

Principle 6 – Create extroverted pedestrian friendly buildings:

To the greatest extent possible, R.K. Center is designed with a substantial amount of green space, open airspace, and transparency bringing a better pedestrian experience to the surrounding community.

Principle 7 – Get greater value from past investments and existing resources:

R.K. Center is maximizing the utilization of an otherwise under-utilized resource as a partially vacant property in downtown to become part of a strong foundation for the growth.

Principle 8 – Make the Las Olas – Riverwalk Corridor a top priority:

Not applicable, the R.K. Center property is not part of the Riverwalk Corridor.

Principle 9 – Return the river to its central role and better connect the two sides:

Not applicable, the R.K. Center property is not connected to the Las Olas Riverwalk Corridor.

Principle 10 – Green the Downtown with a connected system of parks, trails and streets:

Landscape materials similar to the design vocabulary used in the existing downtown will be integrated with a pedestrian walkway.

Principle 11 – Provide alternatives to the car: walking, transit and cycling:

R.K. Center is designed as an integral part of a 24/7 live, work play downtown to reduce vehicular use. R.K. Center is accessible to public transit.

Principle 12 – Connect to surrounding neighborhoods, the beach, and regional destinations:



R.K. Center is centrally located among other existing developments in the neighborhood and will serve as a pivotal link to strengthen the area among other office, residential and transitional use developments in the Near Downtown area.

FRAMEWORK GOALS OF THE DOWNTOWN MASTER PLAN:

Las Olas&Riverwalk Corridor:

Goal 1 – Strengthen the Las Olas Corridor

Goal 2: Complete the Riverwalk Corridor

Goal 3: Connect the North and South sides of the Riverwalk

Goal 4: Better connect the Riverwalk and the Las Olas Corridor

R.K. Center is located far North of from Las Olas Boulevard.

Heritage & Legacy:

Downtown’s cultural heritage legacy remains one of its greatest strengths and office users of the proposed development will have easy access to the Performing Arts Center, the Museum of Science, the Museum of Art, Florida Atlantic University, Broward Community College, and the Public Library.

Goal 1 – Encourage preservation of historic features related to Fort Lauderdale’s urban form:

R.K. Center meets the goal by respecting the existing street grid pattern of the RAC and will encourage restoration of the vibrant street life and main street quality.

Goal 2 – Encourage preservation of existing designated historic structures and interiors:

There are no historic structures on the property.

Goal 3 – Encourage preservation of existing, non-designed structures and interiors of architectural and cultural significance:

There are no structures of architectural significance on the property.

Goal 4 – Encourage preservation of historic and significant landscapes:

There are no historic significant landscapes on the property.

Environment:



The proposed R.K. Center meets criteria of Smart growth strategies to promote environmentally sustainable approach to city-building through mixed-use, vibrant, walkable communities and areas of high density uses.

Goal 1 – Reduce pollution of the New River:

The use of parking garage eliminates the need for surface parking and reduces runoff. Storm water discharge will meet all State, County and City Engineering standards.

Goal 2 – Decrease air pollution in Downtown:

R.K. Center meets the goal of reducing the number of necessary automobile trips within the Downtown district. The proposed building has multiple levels of recreation to improve the microclimate of a traditional downtown.

Goal 3 – Encourage environmentally-friendly, fuel/energy efficient ‘green’ building design:

R.K. Center is designed with environmentally sustainable principles and practices. The design of the building with multiple landscape treatments and amenity floors will reduce heat gain to the building.

Goal 4 – Increase pedestrian comfort in Downtown:

Aside from meeting Code required canopy trees, the ground floor will invite the community in at all sides providing both pedestrian comfort and walkability.

Open Space Framework:

Goal 1 – Improve the quality of existing parks and public spaces:

Goal 2 – Encourage the creation of new parks and public spaces in Downtown:

Goal 3 – Link parks and open spaces into an interconnected recreational and pedestrian network of trails and linear parks:

Goal 4 – Encourage a network of green streets throughout Downtown:

The proposed R.K. Center will fill the gap in providing continuous pedestrian oriented, tree-lined streets in both north-south and east-west direction.

Movement & Access:

The proposed R.K. Center, located nine blocks north of Broward Boulevard, and is situated between Federal Highway and Sunrise Boulevard, which provides convenient and easy access to various mass transit systems including the Broward County Downtown Transit Terminal,



Broward County Transit bus service, Fort Lauderdale Transit Management City Cruiser, the Tri-Rail Shuttle Service.

Goal 1 – Respect the publicly owned street grid and alley system:

R.K. Center is designed to respect the existing publicly owned street grid.

Goal 2 – Make limited number of alterations to the street grid:

No alterations to the street grid are proposed.

Goal 3 – Make Fort Lauderdale bicycle friendly:

The Applicant is supportive of city-wide programs to encourage bicycle use. Covered visitor bicycle parking and secured resident bicycle storage is provided.

Goal 4 – Design a user-friendly mass transit system:

The Applicant is supportive of designing a user-friendly mass transit system.

Goal 5 – Create a multi-modal transit hub at the historic Flagler Rail Line:

The Applicant is supportive of creating a multi-modal transit hub within walking distance to R.K. Center.

Land Use & Building Type:

The proposed ground floor with multiple uses meets the objectives and intensity of use of the City Center District of the Regional Activity Center.

Goal 1 – encourage mixed-use development, with an emphasis on mixed-use buildings:

R.K. Center proposes multifamily residential community and ground floor retail space, along with other active uses within mixed use buildings.

Goal 2 – Encourage variety in Office development:

Not applicable.

Goal 3 – Encourage a variety of housing options in Downtown:

R.K. Center offers a housing option that complements the current downtown.

Goal 4 – Create a diversity of retail located where it counts:



The proposed ground floor retail space will serve the residents of the R.K. Center as well as the neighborhood.

Goal 5 – Create Character Areas of distinct quality:

The program for R.K. Center is developed to build on the distinctive quality of the existing downtown and become an integral part of the fabric of the Near Downtown mixed-use Center.

Goal 6 – Encourage and strengthen Special Use Districts:

Not applicable

Goal 7 – Reduce the negative impacts of parking garages:

The façade of the garage is wrapped with distinctive screening and designed, as well as architectural elements including pilasters, aluminum mesh screen, and ornamental grille to screen parked vehicles.

Goal 8 – Create Landmarks for the future:

The architecture of the R.K. Center is designed to create a landmark building with clean contemporary lines and variation in form. The building will enhance the skyline of the existing neighborhood.

Design Guidelines:

Principles of Street Design:

S1 - Maintain a fine-grained street grid: discourage vacations.

The project does not propose to vacate any streets

S2 – Utilize Traffic Calming rather than barricading streets:

No street barricading is proposed. R.K. Center is designed to encourage pedestrian activities and linkages.

S3 – Maximize on-street parking on all Downtown streets except major arterials:

On street parking has been incorporated in all available areas.

S4 – Provide adequate bike lanes in a planned network:

Bike lanes have been incorporated into the design in all applicable and available locations.

S5 – Maximize street trees on all Downtown streets: Palms -22ft.; Shadetrees - 30 ft.



Tree planting will meet Downtown Design Guidelines.

S6 – Encourage location of primary row of street trees between sidewalk and street:

Street trees are proposed to be located between sidewalk and street.

S7 – Maximum spacing for street trees: Palms -22ft.; Shadetrees - 30 ft.

Shade trees are proposed 30 FT apart.

S8 – Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.

Minimum horizontal clearance has been provided throughout the site. See Site Plan Sheet SP-101

S9 – Encourage shade trees along streets and palm trees to mark intersections:

Shade trees are proposed along all the streets and clusters of palms mark the intersections.

S10 – Eliminate County “Corner Chord” requirement:

County “Corner Cord” is not proposed.

S11 – Encourage curb radius reduction at street intersections to a preferred maximum of 15 feet, or a preferred maximum of 20 feet at major arterial roadways:

Curb radius varies throughout the site and they are existing.

S12 – Discourage curb cuts on “primary” streets.

The two access points have been located along secondary streets and pushed away from the corner of the building as much as possible. The widths of these access points have been reduced to the minimum required.

S13 – Encourage reduced lane widths on all streets:

See SP -101 for lane widths. The lane configuration is proposed based on the streetscape design provided in the Downtown MP and in accordance with FDOT requirements.

S14 – Encourage reduced design speeds on all RAC streets (15- 40 mph).

Traffic calming design solutions, such as on-street parking and reduced traffic lane widths, are being proposed to slower the traffic.

S15 – Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Design of Local streets with public r.o.w.s greater than 60’ will require consultation with Urban Design & Planning Division.



The utilization of on street parking will help encourage slower travel speeds.

S16 Bury all power lines in the Downtown Area.

The underground of overhead utilities will be incorporated.

Principles of Building Design:

B1 – Framing the street: building “streetwall” should generally meet setback line:

The building meets the setback lines on all of the rights-of-way.

B2 – Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.

The project features varying types of open space around the perimeter of the site. The ground floor has been recessed in several locations creating interactive covered open space for pedestrians.

B3 – Framing the street: minimum and maximum building “streetwall” heights:(see character area guidelines for specifics).

The project sits within the "near downtown" character area and as such encourages a street wall height of maximum 7 stories. The street wall closest to the rights-of-way are 5 stories.

B4 – Framing the street: encourage maximum building “streetwall” length of 300’:

None of the abutting rights-of-way have a length greater than 170'-0". Where available, the “streetwall” has been maximized as required.

B5 – Preferred Maximum “floorplate” area for towers:

The near downtown character area encourages maximum floor plates of 12,500 square feet for residential towers of 15-30 levels. This project is 15 levels and as such is allowed a maximum floor plate of 18,000 square feet. Our maximum floor plate is 14,897 square feet which is under the maximum allowed.

B6 – Where buildings with towers are located with frontages on multiple streets, the towers are encouraged to orient towards the “Primary Street”:

This project does not include multiple towers.

B7 – Where towers are located on streets < or = 60ft, increased step backs from the ‘shoulder’ are encouraged to reduce the impact on the street.

Step-backs from the shoulder are encouraged to reduce the impact on the street. None of the abutting rights-of-way are less than 60'-0".

B8 – Surface parking: discourage parking and access along the Primary Street frontage:

There are no proposed surface parking along the street frontage.

B9 – Parking garages: encourage access from secondary streets and alleys.

Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.

All of the vehicular access points are from secondary streets, the access points into the parking structure have been pushed as far away from the main corner as possible. The ground floor of the building is retail and restaurant space with the upper level parking lined with Artist studio galleries, which are visible from street level.

B10 – Encourage main pedestrian entrance to face street:

The main pedestrian entrances to the ground floor retail, restaurant and lobby have all been oriented to face the street.

B11 – Maximize active uses and 'extroverted' ground floors with retail in strategic locations:

All of the rights-of-way have proposed, ground level commercial use.

B12 – Encourage pedestrian shading devices of various types:

The project incorporates multiple shading device designs. Along all three rights-of-way the retail, restaurant, and lobby have been recessed in order to provide a shaded walkway for pedestrians. Outdoor dining has also been incorporated and is shaded by the artist gallery above.

B13 – Encourage balconies and bay windows to animate residential building facades:

The building utilizes balconies which are created to animate the building.

B14 – In residential buildings, encourage individual entrances to ground-floor units:

There are no ground level units proposed for this development. The main lobby for the residents is located facing the right-of-way with its entrance facing the street.

B15 – High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor:



The ground level is lined with commercial uses and the utilization of the open, public access, connector breezeway encourages pedestrian interaction.

B16 – Building Design guidelines do not apply to Civic Buildings and Cultural Facilities:

Not applicable.

B17 – Discourage development above rights-of-way: (air rights).

No development above rights-of-way is proposed.

B18 – Mitigate light pollution:

The garage will be enclosed and hidden from exterior views and direct light will not be visible from the garage interior. All exterior spaces will utilize fixtures and photometrics that will be designed to minimize light spillover off of the property.

B19 – Mitigate noise pollution:

All efforts will be made to mitigate noise. Acoustical louvers will be utilized for mechanical equipment that require exterior ventilation.

B20 – Vertical open space between towers on adjacent lots:

The property has adjacent lots to the south and the tower have been set back 30'-0" to provide the required horizontal distance.

B21 – Vertical open space between multiple towers on a single development site:

Not applicable. There is only one tower on this site.

B22 – Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.

Not applicable. There are no ground floor residential units proposed on this building.

B23 – Avoid drive thrus in the wrong places:

Not applicable. No drive thrus are proposed for R.K. Center.

B24 – The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces(recreation & open space benefits) and sustainable roof treatments (environmental benefits).

The project includes planters and greenery on the amenity decks.



Quality of Architecture:

Q1 – Skyline Drama: Encourage towers to contribute to the overall skyline composition.

The building combines current modern style with midcentury modern design to ultimately result in an inviting pedestrian environment and contribute a soft silhouette to the Fort Lauderdale skyline.

Q2 – Expressive ‘tops’: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.

The tower is under 37 stories but has an expressive top.

Q3 – Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.

The first 2 levels of the project use high quality materials including various types of glass, aluminum paneling and custom artwork.

Q4 – Respect for historic buildings:

Though the site and existing buildings on site are not "historic", the project was designed to pay homage to the 1950's Mid-Century style (see design concept narrative).

Q5 – Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

The parking podium is lined on 2 sides with active artist studios and gallery space. Other parts of the parking podium have been designed for local artists to display their work.

Q6 – Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment(solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground storm water capture and reuse through bio-swailes and rain gardens; solar roof panes/awnings.

The orientation of the tower was designed to maximize the prevailing winds from the east. The ground level overhands and the deep balconies provides protection from rain and sun for the pedestrian paths below.

Q7 – Creative façade composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

The composition of the façade is a key design element for the project.

Q8 – Original self-confident design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.



The building combines current modern style with midcentury modern design to ultimately result in an inviting pedestrian environment and contribute a soft silhouette to the Fort Lauderdale skyline.

(see design concept narrative).

Storefronts:

SF1 – Retail Location Strategy: Encourage ground floor retail in preferred locations.

The location along Sunrise and US-1 make the site a strategic retail/commercial area and as such ground level as well as upper level commercial space is one of the key programmatic elements of the project.

SF2 – Encourage a combination of storefront styles and types In adjacent buildings, or within single buildings, to create variety and visual interest at the street level.

As this project is part of a masterplan that involves 3 separate sites, the opportunities to provide a variety of storefronts and a variety of visual interests exist. Each project has a unique program from ground level restaurants, commercial, retail, office, townhomes, etc that will by nature provide a variety of uses and activity both from an aesthetic standpoint as well as a programmatic one.

SF3 – Encourage durable materials for ground floor retail and cultural uses.

See response Q-3

SF4 – Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.

The ground level shall be as flush with the adjacent grade as allowable. The ground floor-to-floor height is 18'-0".

SF5 – Encourage significant glass coverage for transparency and views:

A vast majority of the ground level and podium floor façade are clear glass.

SF6 – Encourage pedestrian shading device minimum 5 feet:

See response B-12.

SF7 – Encourage multi-level storefront displays to disguise unfriendly uses or blank walls:

There are no proposed blank walls.

SF8 – Encourage well designed night lighting solutions:



Night lighting is a primary design element for the project.

**Character Area Guidelines:
Near Downtown**

- 2A *Frame the street with appropriate street wall heights: shoulder: 3-7 floors,*
- 2B *Encourage maximum building height of 30 floors*
- 2c *Encourage more slender towers to compliment the skyline and provide more light and air to streets/open spaces below.*

Tower Guidelines

Non-Residential: preferred 32,000 GSF floor plate max.

Residential: buildings up to 15 floors: preferred 18,000 GSF floor plate max.

Residential: buildings over 15 floors: preferred 12,500 GSF floor plate max.

R.K. Center Residences complies.

RK Center - Residences (Parcel III)

FORT LAUDERDALE, FLORIDA

A NEW PROPOSED DEVELOPMENT BY RK CENTERS

DEVELOPER

RK CENTERS

17100 COLLINS AVENUE, SUITE 225
SUNNY ISLES BEACH, FLORIDA 33160
TELEPHONE: 305.949.4110

ARCHITECT

FSMY ARCHITECTS & PLANNERS

888 SOUTH ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.764.6575

CIVIL ENGINEER

KEITH

2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

LANDSCAPE ARCHITECT

KEITH

2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

LAND USE ATTORNEY

CRUSH LAW, P.A.

400 SOUTH EAST 12TH STREET, BUILDING C
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.522.2010

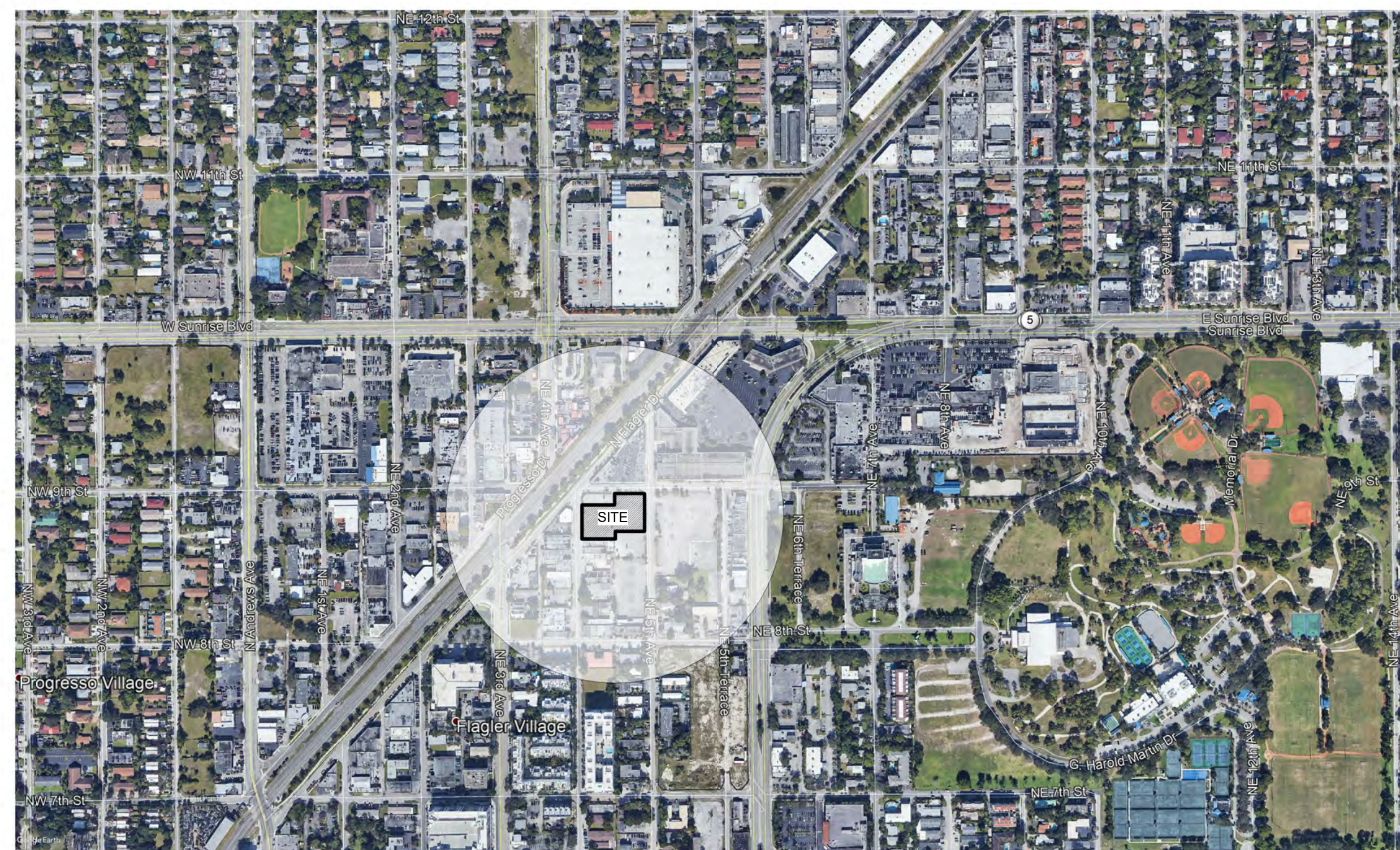
TRAFFIC ENGINEER

KEITH

2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400



DESIGNED	DRAWN	CHECKED
BL	BL	JY



AERIAL CIRCLE DENOTES 700 FOOT RADIUS

PARCEL 3

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
AS-000	COVER SHEET
AS-000.1	SURVEY
AS-000.2	LAND USE & ZONING MAP
AS-000.3	PLAT
AS-000.4	PLAT
AS-101	SITE PLAN
AS-101.2	CONTEXT PLAN
AS-102.1	PERSPECTIVES
AS-102.2	PERSPECTIVES
AS-102.3	PERSPECTIVES
AS-102.4	PERSPECTIVES
AS-102.5	PERSPECTIVES
AS-102.6	PERSPECTIVES
AS-102.7	PERSPECTIVE VIEW
AS-111	GROUND FLOOR PLAN
AS-112	2ND FLOOR PLAN
AS-113	3RD & 4TH FLOOR PLAN
AS-114	5TH FLOOR PLAN
AS-115	6TH FLOOR PLAN
AS-116	7TH - 15TH FLOOR PLAN
AS-117	ROOF PLAN
AS-201	EAST ELEVATION
AS-202	WEST ELEVATION
AS-203	SOUTH ELEVATION
AS-204	NORTH ELEVATION
AS-301	PHOTOMETRIC - LEVEL 01
AS-302	PHOTOMETRICS - LEVEL 02
AS-303	PHOTOMETRICS - LEVELS 03 - 05
AS-910	EXISTING SITE PHOTOS

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
LC-100	ILLUSTRATIVE SITE PLAN
LC-101	ILLUSTRATIVE ROOF PLAN
LD-301	TREE DISPOSITION PLAN
LH-301	HARDSCAPE PLAN
LL-301	LANDSCAPE LIGHTING PLAN
LN-301	LANDSCAPE NOTES
LP-301	LANDSCAPE PLAN
LI-501	IRRIGATION PLAN
GI-001	LEGEND
GI-002	CONSTRUCTION SPECIFICATIONS
GI-003	GENERAL NOTES
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CD-104	DEMOLITION PLAN
CP-101	PAVING, GRADING, & DRAINAGE PLAN
CP-301	PAVING, GRADING, & DRAINAGE SECTIONS
CP-501.503	PAVING, GRADING & DRAINAGE DETAILS
CU-101	WATER & SEWER PLAN
CU-501 TO 502	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKINGS & SIGNAGE PLAN

1

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING
DEVELOPMENT REVIEW COMMITTEE SITE PLAN

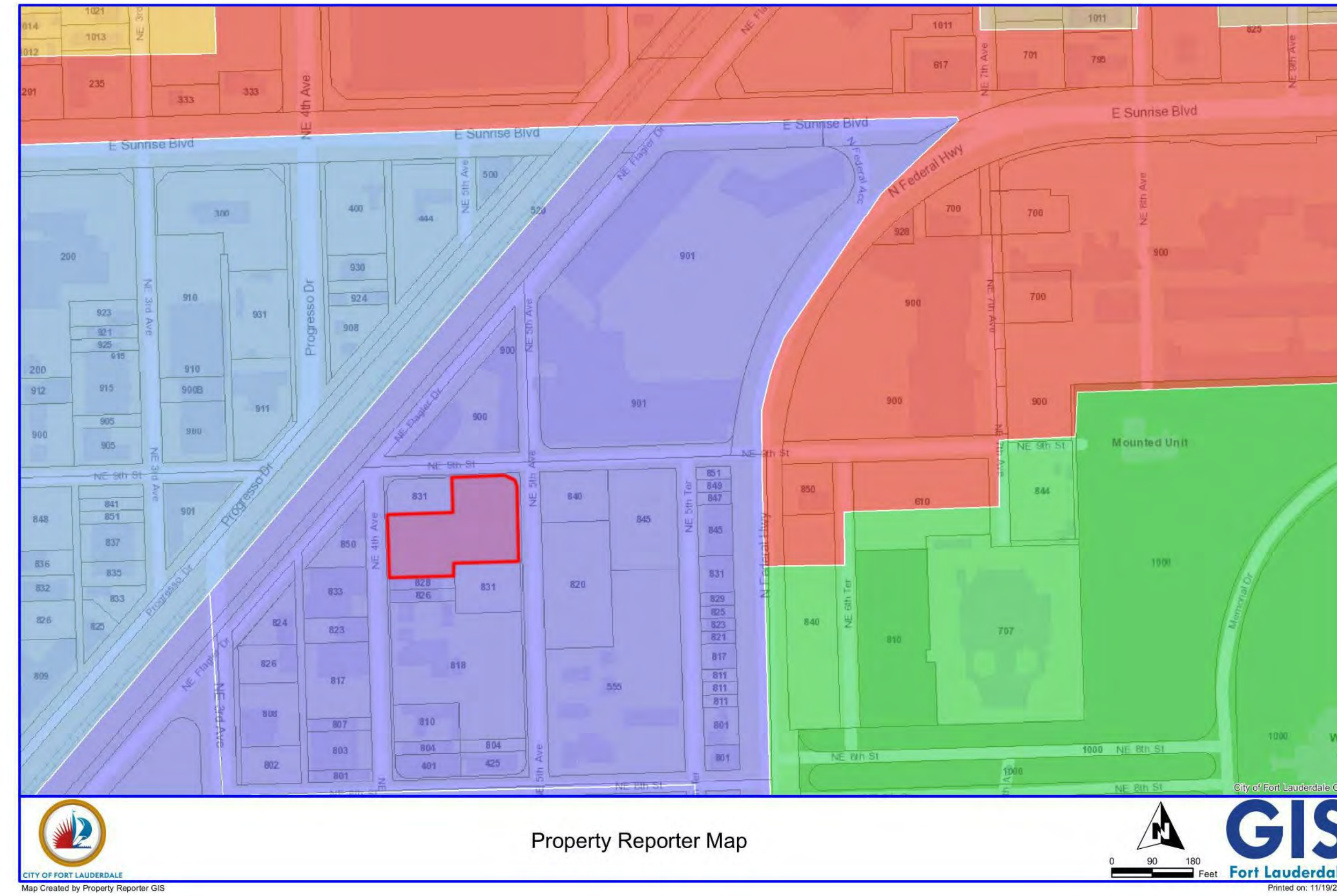
COVER SHEET

DRC

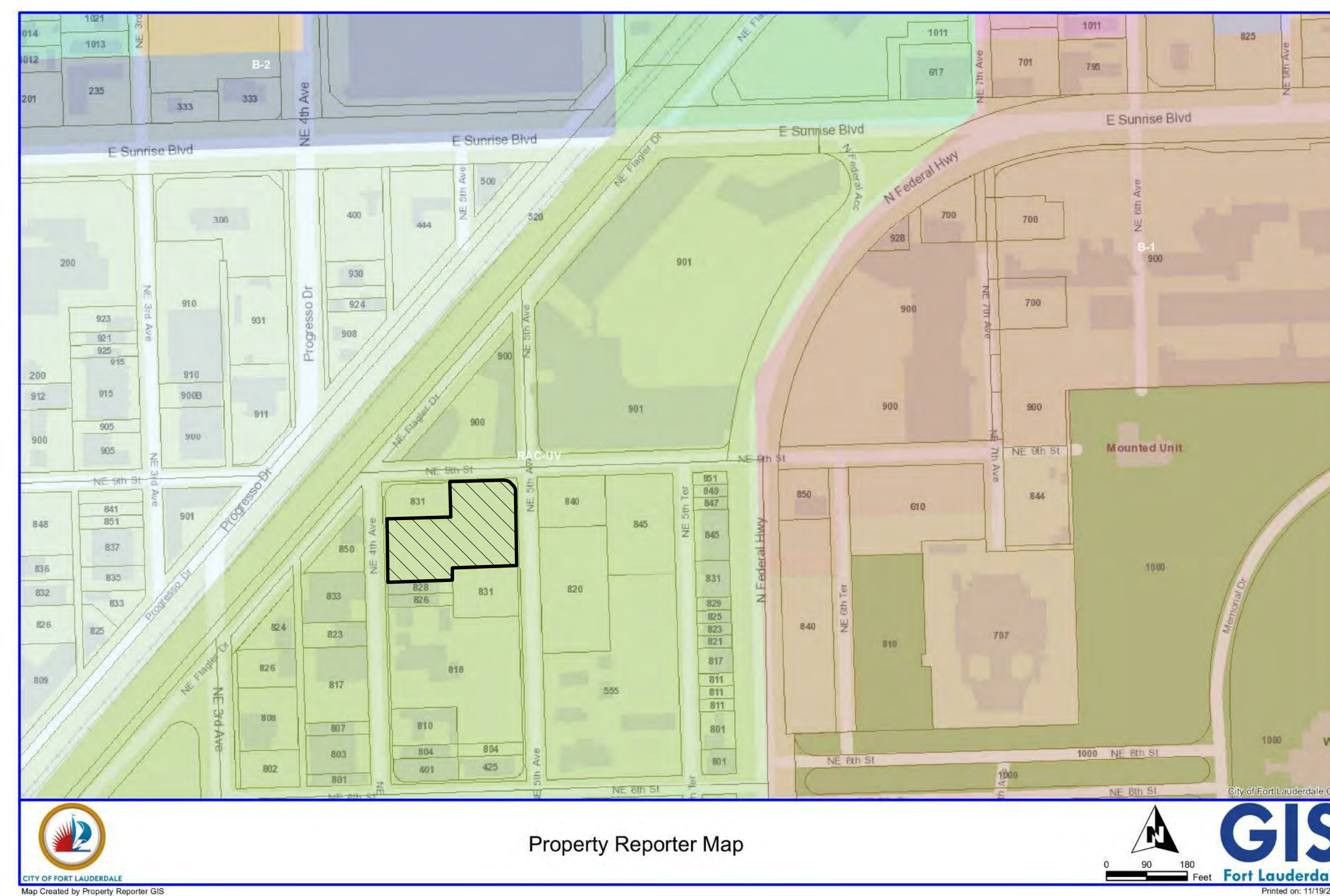
AS-000

6/1/2020 1:54:22 PM

DESIGNED	DRAWN	CHECKED
JY	JY/BL	JY



2 LAND USE MAP
AS-000.2



1 ZONING MAP
AS-000.2

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

LAND USE & ZONING MAP

DRC

AS-000.2

5/13/2020 10:16:51 PM

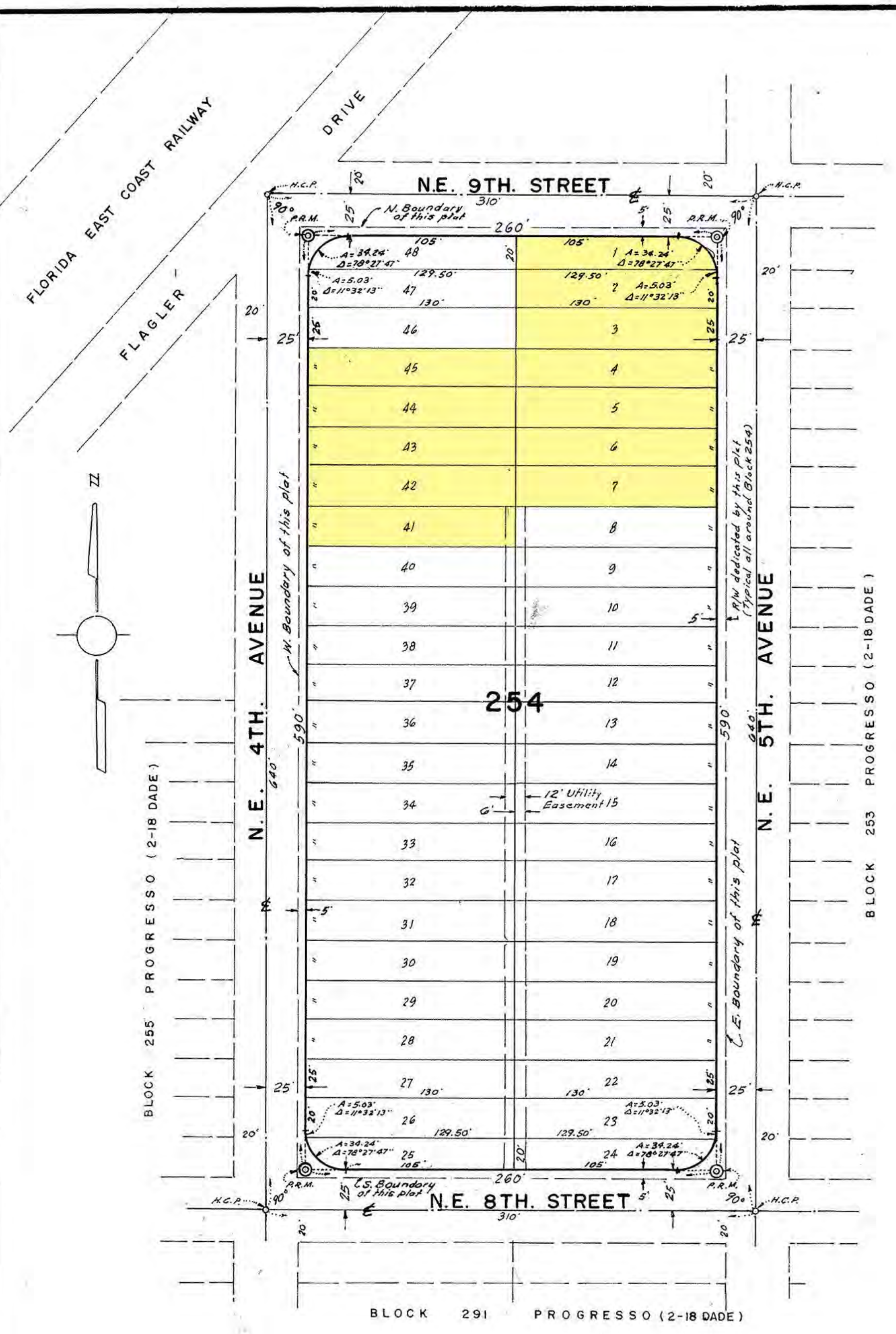
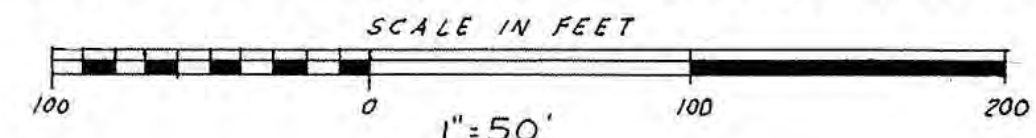
170 101 24 PM 2:35

70-146059

"RESUBDIVISION OF BLOCK 254, PROGRESSO"

SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF FT. LAUDERDALE BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD AND STONER, INC. • CIVIL ENGINEERS AND LAND SURVEYORS



BLOCK 255 PROGRESSO (2-18 DADE)

BLOCK 253 PROGRESSO (2-18 DADE)

BLOCK 291 PROGRESSO (2-18 DADE)



NOTES:
 (C) Denotes Permanent Reference Monuments (P.R.M.)
 (H) Denotes Horizontal Control Points
 Utility Easements on Lots 23-30 are Overhead Easements Only over Existing Structures.
 Corner Radii are 25 ft.

DESCRIPTION

All of Block 254 of Progresso, according to the Plat thereof recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That Mary Louisa Scott, Shelby G. Smith, Jr., S.G. Smith and Louisa G. Smith, his wife, National Life and Accident Insurance Co., Sears Roebuck and Co., William Moser and Emma Moser, his wife; Robert W. Wiles and Marjorie D. Wiles, his wife; Neal Cunningham and Anna G. Cunningham, his wife; Mel Smith and Amelia Rose Smith, Robert C. Durham and Fredia F. Durham, and Mabel K. Gorman, owners of Lands described hereon, have caused said lands to be resubdivided and platted in the manner shown to be known as "Resubdivision of Block 254, Progresso"
 In witness whereof we have here unto set our hands and affixed our seals.

Witness J. Ronald Bernard Mary Louisa Scott
 Witness Ronald Bernard Shelby G. Smith, Jr.
 Witness Bennie Brown S.G. Smith
 Witness Bennie Brown Louisa G. Smith
 Witness J.D. Tipton William Moser
 Witness J.D. Tipton Emma Moser
 Witness Neil A. Martin Robert W. Wiles
 Witness C.B. Littlejohn Marjorie D. Wiles
 Witness C.B. Littlejohn Anna G. Cunningham
 Witness C.B. Littlejohn Mabel K. Gorman
 Witness C.B. Littlejohn Robert C. Durham
 Witness C.B. Littlejohn Fredia F. Durham

SEARS - ROEBUCK AND CO.

Witness Donna J. Zimmerman C.B. Littlejohn
 Witness Richard G. Imboden Michael

NATIONAL LIFE AND ACCIDENT INSURANCE CO.

Witness Donald L. Clifton John H. Tipton, Jr.
 Witness Lucie Kernachy Neal Cunningham
 Witness J. O. Van Mel Smith
 Witness J. O. Van Amelia Rose Smith
 Witness C.B. Littlejohn Anna G. Cunningham

ACKNOWLEDGEMENT

State of Florida I hereby certify that on this day personally County of Broward appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Mary Louisa Scott, Shelby G. Smith, Jr., S.G. Smith and Louisa G. Smith, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged to me that they executed the same, freely and voluntarily for the purposes therein expressed.
 Witness my hand and seal in the City of Fort Lauderdale County of Broward, State of Florida, this 26th day of September, 1969.
 My commission expires 3-13-72 Patricia J. Jones
 Notary Public

ACKNOWLEDGEMENT

State of Indiana I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, William Moser and Emma Moser, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged to me that they executed the same, freely and voluntarily for the purposes therein expressed.
 Witness my hand and Seal in the City of Bluffton County of Wayne, State of Indiana, this 14th day of December, 1969.
 My commission expires May 8, 1971 Mary E. Bender
 Notary Public

ACKNOWLEDGEMENT

State of Florida I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Robert W. Wiles and Marjorie D. Wiles, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged to me that they executed the same, freely and voluntarily for the purposes therein expressed.
 Witness my hand and seal in the City of Fort Lauderdale County of Broward, State of Florida, this 10th day of October, 1969.
 My commission expires Oct. 21, 1969 Blanchet E. Tompkins
 Notary Public

ACKNOWLEDGEMENT

State of Florida I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Neal Cunningham and Anna G. Cunningham, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged to me that they executed the same, freely and voluntarily for the purposes therein expressed.
 Witness my hand and seal in the City of Fort Lauderdale County of Broward, State of Florida, this 6th day of October, 1969.
 My commission expires October 21, 1971 Blanchet E. Tompkins
 Notary Public

REVISIONS

DATE: 12.13.19 COMM: 19023

RK CENTER - RESIDENCES (PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE, FL

5/13/2020 10:16:52 PM

70 NOV 24 PM 2:35

70-146059

PLAT BOOK 72 PAGE 2

"RESUBDIVISION OF BLOCK 254, PROGRESSO"

SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF FT. LAUDERDALE BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD AND STONER, INC. CIVIL ENGINEERS AND LAND SURVEYORS

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

ACKNOWLEDGEMENT

State of Florida I hereby certify that on this day personally
 County of Broward appeared before me, an officer duly author-
 ized by law to administer oaths and take
 acknowledgements, Mabel K. Gorman,
 to me well known to be the individual describ-
 ed in and who executed the foregoing dedication, and she acknow-
 ledged to me that they executed same, freely and voluntarily for
 the purposes therein expressed.
 Witness my hand and seal in the City of Fort Lauderdale,
 County of Broward, State of Florida, this 8th day of
October, 1969.
 My commission expires October 27, 1969 Blanche E. Tompkins
 Notary Public

ACKNOWLEDGEMENT

State of Florida I hereby certify that on this day personally
 County of Broward appeared before me, an officer duly author-
 ized by law to administer oaths and take
 acknowledgements, Robert C. Durham and Fredia F. Durham, his
wife, to me well known to be the individuals described in, and who
 executed the foregoing dedication, and they acknowledged to me
 that they executed the same, freely and voluntarily for the pur-
 poses therein expressed.
 Witness my hand and seal in the City of Fort Lauderdale,
 County of Broward, State of Florida, this 6th day of
October, 1969.
 My commission expires October 27, 1969 Blanche E. Tompkins
 Notary Public

ACKNOWLEDGEMENT

State of Georgia I hereby certify that on this day personally
 County of Fulton appeared before me, an officer duly author-
 ized by law to administer oaths and take
 acknowledgements, A. Dean Swift and R. M. Wood,
 Vice President and Ass't Secretary, respectively of Sears-Robuck & Co.,
 and they acknowledged to me the execution of the foregoing instrument
 and the seal of said corporation affixed thereto for the purposes
 therein expressed.
 Witness my hand and seal in the City of Atlanta,
 County of Fulton, State of Georgia, this 27th day of
October, 1969.
 My commission expires Jan. 9, 1971 Marie B. Robinson
 Notary Public

ACKNOWLEDGEMENT

State of Tennessee I hereby certify that on this day personally
 County of Davidson appeared before me, an officer duly author-
 ized by law to administer oaths and take
 acknowledgements, John H. Tipton, Jr. and James C. Tipton,
 Vice President and Secretary, respectively of National Life &
Accident Insurance Co., and they acknowledged to me the execution
 of the foregoing instrument and the seal of said corporation affixed
 thereto for the purposes therein expressed.
 Witness my hand and seal in the City of Nashville,
 County of Davidson, State of Tennessee, this 14th day of
November, 1969.
 My commission expires Jan. 29, 1971 William J. Williams
 Notary Public

CITY COMMISSION

State of Florida This is to certify that this plat has been
 County of Broward approved and accepted for record by the
 City Commission of the City of Fort Lauderdale,
 Florida, in and by Ordinance No. 0-70-66, adopted by said City
 Commission on the 1st day of September, 1970.
 In witness whereof the said City Commission has caused
 these presents to be attested by its Clerk and the corporate seal of
 said City to be here affixed this 8th day of October, 1970.
Manonette Dineen Asst. Clerk

BROWARD COUNTY AREA PLANNING BOARD

This is to certify that the Broward County Area Planning
 Board has approved this plat with regard to Dedication of
 Rights-of-way for Traffic Ways by resolution duly adopted
 this 19th day of Nov., 1970.
Mrs. Robert Hand Secretary 11-23-70

MORTGAGE APPROVAL

We, the undersigned, owners and holders of a mort-
 gage on the hereon described property, hereby accept and
 approve this plat.
 American National Bank by Edward W. Truhler Sr. Vice Pres.
 Trust Company of Ft. Lauderdale
 Gulf Life Ins. Co. by William F. Quirkam Jr. Asst. Vice Pres.
 Southern Federal Saving & Loan Association of Broward County by D. M. McPherson Executive Vice President
 Broward National Bank by R. J. Johnson Exec. Vice Pres.
 American International Aluminium Corporation by John H. Stewart Vice President
 by Edward Edwards Edward Edwards
 by Martha Ellen Edwards Martha Ellen Edwards
 by Mary Olivia Scott Mary Olivia Scott

ACKNOWLEDGEMENT

State of Tennessee I hereby certify that on this day personally
 County of Shelby appeared before me, an officer duly author-
 ized by law to administer oaths and take acknow-
 ledgements, Mel Smith and his wife, Amelia Rose Smith, to me well
 known to be the individuals described in, and who executed the foregoing
 dedication, and they acknowledged to me that they executed the same
 freely and voluntarily for the purposes therein expressed.
 Witness my hand and seal in the City of Memphis,
 County of Shelby, State of Tennessee, this 7th day of
October, A.D. 1970.
 My commission expires Oct. 23, 1974 Janice A. McJannet
 Notary Public, State of Tennessee

SURVEYOR'S CERTIFICATE

State of Florida This is to certify that I have recently sur-
 County of Broward veyed the property described and shown
 hereon and have set Iron Pipe as shown on
 the attached plat and that said survey and plat are accurate
 and correct to the best of my knowledge and belief.
P. Hatfield 9-26-69
 Registered Land Surveyor No. 1511 - State of Fla.

CIRCUIT COURT CLERK CERTIFICATE

State of Florida I hereby certify that this plat complies with
 County of Broward the provisions of an "Act to regulate the making
 of Surveys and Filing for Record of Maps and
 Plats in the State of Florida," approved by the Governor, June 11th,
 1925. This Plat accepted for Record by the Board of Commissioners
 of Broward County, Florida, this 10th day of NOVEMBER, 1970.
Jack Wheeler, Clerk of Circuit Court by James H. Jackson Deputy Clerk
 This instrument filed for Record this 24th day of
November, 1970, and recorded in Book 72 of Plats at Page 2,
 Record Verified.
Jack Wheeler, Clerk of Circuit Court by Madeline Parkhurst Deputy Clerk

CITY PLANNING & ZONING BOARD

This is to certify that the City Planning & Zoning Board of Ft.
 Lauderdale, Florida, has approved and accepted this plat
 this 2nd day of SEPTEMBER, 1969.
J. Myrick Chairman

COUNTY ENGINEER

This Plat of "Resubdivision of Block 254, Progresso" approved and
 accepted for Record, this 24th day of Nov., 1970.
John M. Gerren, Jr.
 JOHN M. GERREN, JR., P.E. REG. NO. 6895, STATE OF FLORIDA

CITY ENGINEER

This Plat of "Resubdivision of Block 254, Progresso" approved and
 accepted for Record, this 8th day of September, 1970.
E. L. Patterson
 E. L. PATTERSON, P.E. REG. NO. 2136, STATE OF FLORIDA

REVISIONS

DATE:	COMM:
12.13.19	19023

RK CENTER -
 RESIDENCES
 (PARCEL III)

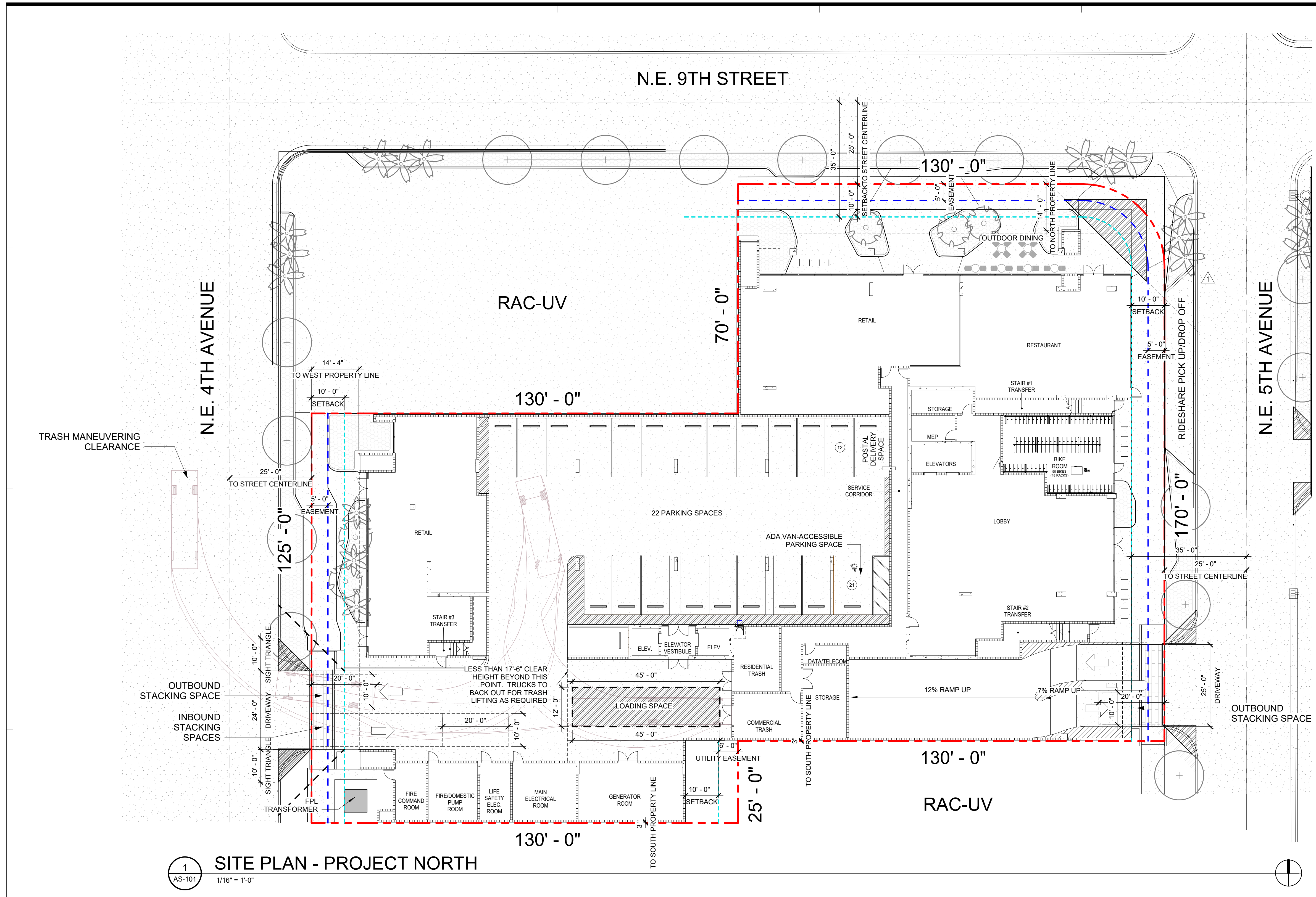
450 N.E. 9TH STREET, FORT LAUDERDALE,
 FL

PLAT
 DRC

AS-000.4

SHEET 2 OF 2 SHEETS

5/13/2020 10:16:53 PM



1 SITE PLAN - PROJECT NORTH
1/16" = 1'-0"

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6 and 7 and Lots 41, 42, 43, 44 and 45, in Block 254 of the Resubdivision of Block 254, PROGRESSO, according to plat thereof recorded in Plat Book 72, Page 2 of the Public Records of Broward County, Florida.

SITE PLAN DATA

A. LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-UV
C. SITE AREA - GROSS	38,247 SF (.87 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT DWELLING UNIT BREAK DOWN AND TYPE	
2 BEDROOMS	27 UNITS
1 BEDROOM	45 UNITS
STUDIO	63 UNITS
TOTAL	135 UNITS

F. NON-RESIDENTIAL FLOOR AREA	
- RETAIL	4,718 S.F.
- RESTAURANT/OUTDOOR DINING	2,295 S.F.
- ART STUDIO/GALLERY	10,883 S.F.

G. PARKING DATA	
RETAIL/OFFICE: 4,718 S.F./250 =	18.9 PARKING SPACES
RESTAURANT: 2,295/100 =	23 PARKING SPACES
ART STUDIO/GALLERY: 10,883/400 =	27.2 PARKING SPACES
RESIDENTIAL UNITS 135 UNITS X 1.2 =	162 PARKING SPACES
TOTAL PARKING REQUIRED	231 PARKING SPACES REQUIRED

LEVEL 01	22 PARKING SPACES
LEVEL 02	50 PARKING SPACES
LEVEL 03	53 PARKING SPACES
LEVEL 04	53 PARKING SPACES
LEVEL 05	53 PARKING SPACES

TOTAL PARKING PROVIDED	232 PARKING SPACES PROVIDED (INCLUDES 7 HANDICAPPED SPACES)
------------------------	---

LONG-TERM BICYCLE STORAGE	
135 RESIDENTIAL UNITS X 0.5 =	77 BICYCLES
RETAIL (4,718 SF)	2 BICYCLES
1 SPACE PER 12,000 SF (MIN 2)	
RESTAURANT & GALLERY (13,178 SF)	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
	81 BICYCLES

SHORT-TERM BICYCLE STORAGE: SEE LANDSCAPE DRAWINGS

H. BUILDING FOOTPRINT COVERAGE:	
ALLOWED: 90% OF 38,247 S.F.	PROVIDED: 29,989 S.F. / 78%

I. BUILDING HEIGHT:	162' - 2"
---------------------	-----------

J. TOWER FLOORPLATE	
	PREFERRED
	PROVIDED
	18,000 S.F.
	14,897 S.F.

K. STRUCTURE LENGTH	236'-0"
---------------------	---------

L. NUMBER OF STORIES	
	ALLOWED
	PROVIDED
	30 STORIES
	15 STORIES

M. SETBACKS FROM STREET CENTERLINE (MASTERPLAN DESIGN GUIDELINES)	
	REQUIRED
	PROVIDED
FRONT - EAST (NE 5TH AVE.)	10'-0"
REAR - WEST (NE 4TH AVE)	10'-0"
SIDE - NORTH (NE 9TH ST.)	NONE
SIDE - SOUTH (NE 9TH ST.)	10'-0"

N. OPEN SPACE	
LEVEL 01 (GRADE)	6,700 SF
LEVEL 06 (AMENITY LEVEL)	19,775 SF
TOTAL	26,475 S.F. PROVIDED

O. VEHICULAR USE AREA	SEE LANDSCAPE DRAWINGS
-----------------------	------------------------

P. LANDSCAPE AREA	SEE LANDSCAPE DRAWINGS
-------------------	------------------------

Q. LOADING DATA REQUIRED	
RESTAURANT <4000 SF:	N/A
MULTIFAMILY RESIDENTIAL:	N/A
RETAIL:	N/A
PROVIDED	
TYPE I LOADING ZONE	1

POLICE

ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED. ENTRY DOORS SHALL BE SOLID, IMPACT-RESISTANT, OR METAL.

RESIDENTIAL UNIT ENTRY DOORS SHALL BE EQUIPPED WITH A QUALITY SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE 180-DEGREE PEEPHOLE OR VIEWPORT FOR SECURITY.

GARAGE DOORS SHALL BE IMPACT RESISTANT.

GLAZING SHALL BE IMPACT RESISTANT.

RESIDENTIAL UNITS SHALL BE PRE-WIRED FOR AN ALARM SYSTEM.

SLIDING GLASS DOORS SHALL BE EQUIPPED WITH BURGLARY DETERRENT FEATURES SUCH AS TRACK BLOCKS, DOOR PINS, OR DEADBOLTS. THE DOORS SHALL ALSO PROVIDE FEATURES TO PREVENT THE DOORS FROM BEING LIFTED OFF THE TRACK.

THERE SHALL BE CHILD PROOF SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN ACCESS TO THE POOL.

THERE SHALL BE EASILY IDENTIFIABLE EMERGENCY COMMUNICATION DEVICES AVAILABLE AT THE POOL AREAS, COMMON AREAS, AND GARAGE.

ALL PROPERTY-ENCLOSING FENCES SHALL BE ACCESS CONTROLLED.

LIGHTING AND LANDSCAPING SHALL FOLLOW C.P.T.E.D. GUIDELINES.

STAIRWELLS EGRESS ONLY ON FIRST LEVEL

ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

NOISE CONTROL

PROJECT SHALL COMPLY WITH CHAPTER 17 - NOISE CONTROL ORDINANCES OF THE CITY OF FORT LAUDERDALE, WITH SPECIFIC REGARD TO MECHANICAL NOISE BAFFLING.

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE

PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.

DESIGNED	DRAWN	CHECKED
JY/CK/BL	BL	JY

1 DRC Comments 03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

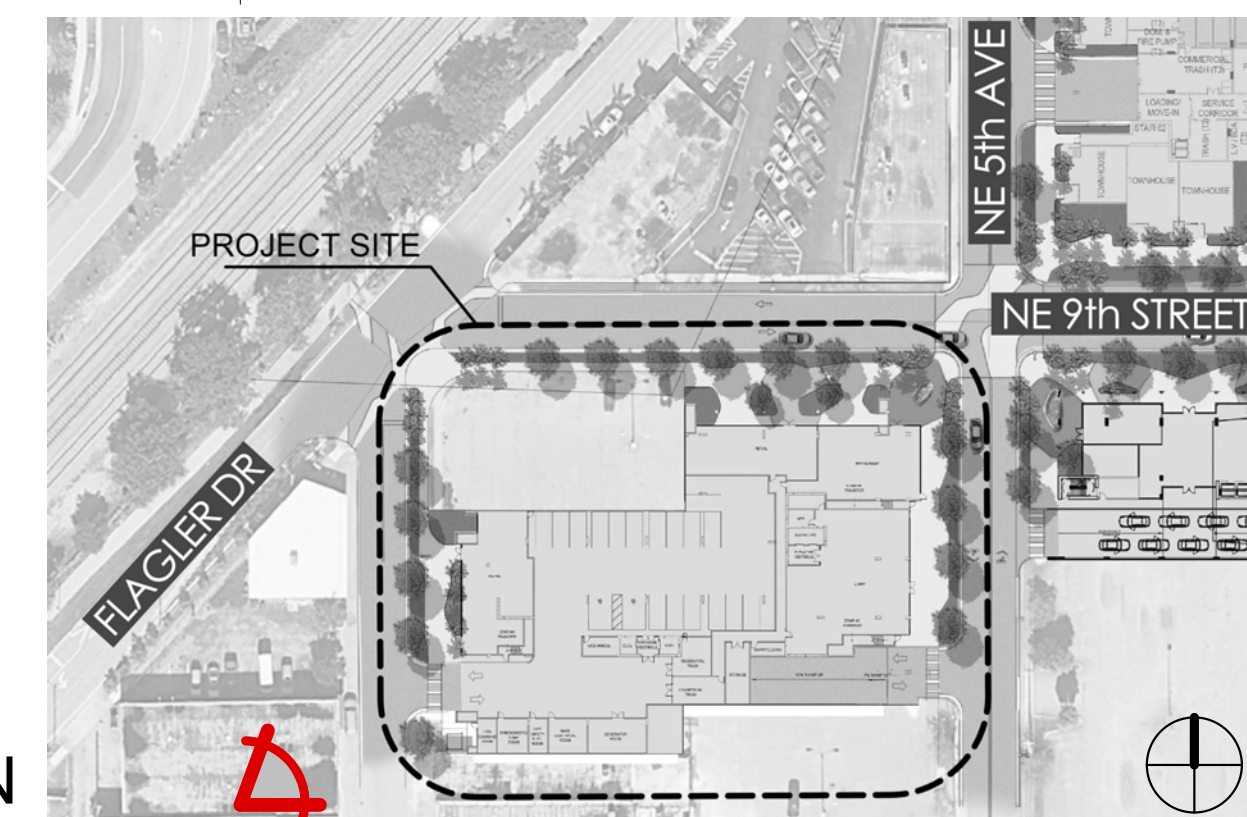
RK CENTER - RESIDENCES (PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE, FL

SITE PLAN

DRC

AS-101



KEYPLAN



RENDERING (VIEW FROM FLAGLER LOOKING NORTHEAST)

SCALE: N.T.S.

DESIGNED	DRAWN	CHECKED
JY/CK/BL	JY/BL	JY

NO.	DESCRIPTION	DATE
1	DRC Comments	03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

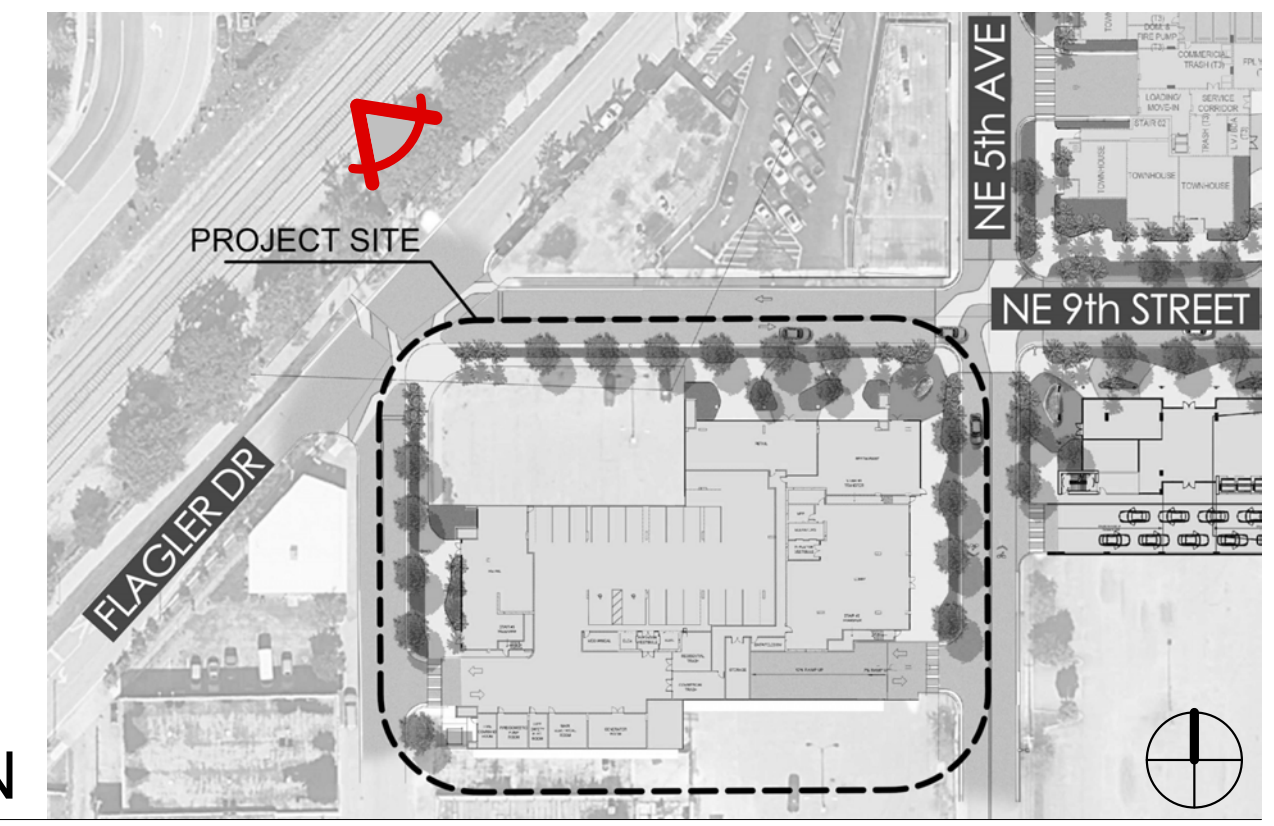
450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

PERSPECTIVES

DRC

AS-102.1

2/11/2021 11:02:21 PM



KEYPLAN

FSMY
 ARCHITECTS • PLANNERS
 FALKANGER SNYDER MARTINEAU & YATES
 888 SOUTH ANDREWS AVE, SUITE 300
 FORT LAUDERDALE, FLORIDA 33316
 PH: (954) 764-6575 FAX: (954) 764-8622
JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES
 COPYRIGHT 2012
 FALKANGER, SNYDER, MARTINEAU & YATES ALL RIGHTS
 RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT
 BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.
 CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



RENDERING (VIEW FROM FLAGLER LOOKING SOUTHEAST)

SCALE: N.T.S.

1 DRC Comments 03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
 RESIDENCES
 (PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
 FL

PERSPECTIVES

DRC

AS-102.2

2/11/2021 11:48 PM

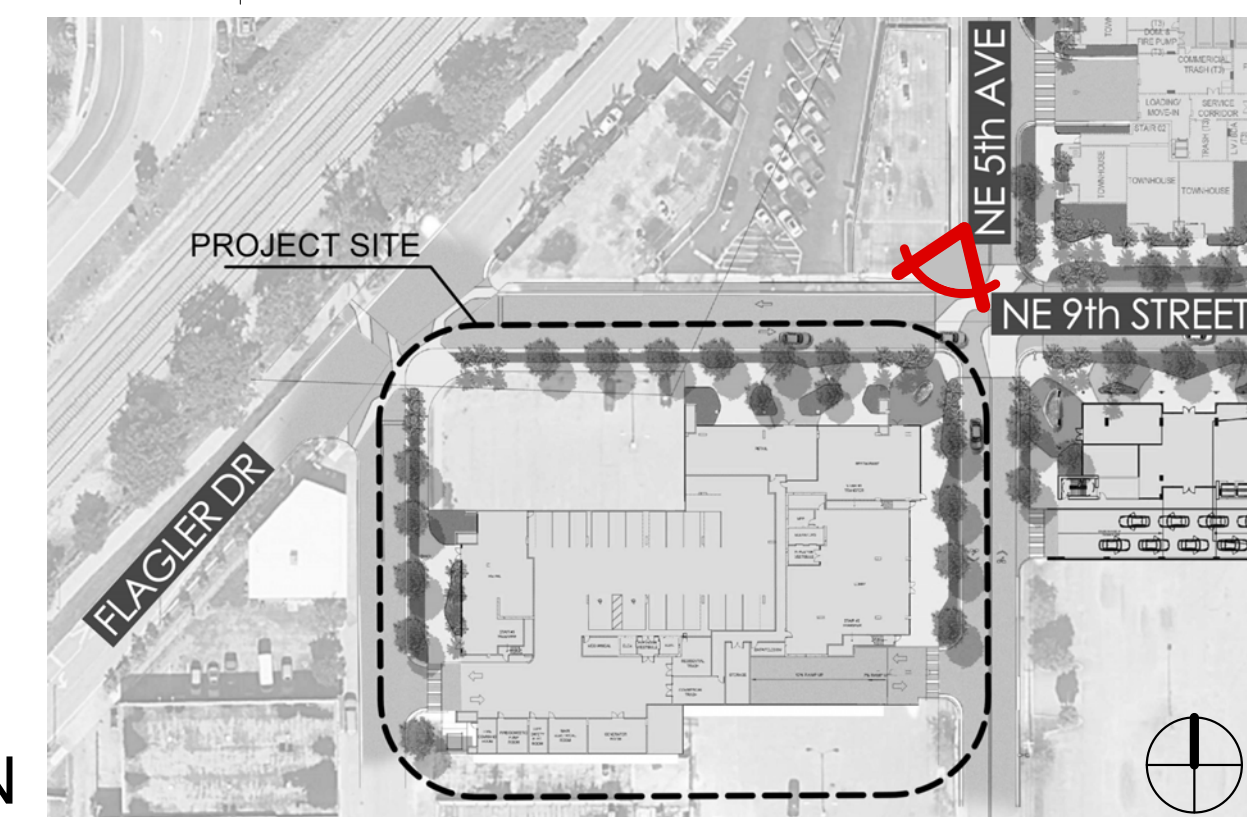


CAM #21-0897
Exhibit 2
Page 39 of 58









KEYPLAN



RENDERING (VIEW FROM NE 9TH ST LOOKING SOUTHWEST)

SCALE: N.T.S.

DESIGNED	DRAWN	CHECKED
JY/CK/BL	JY/BL	JY

1	DRC Comments	03.23.20
R E V I S I O N S		

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

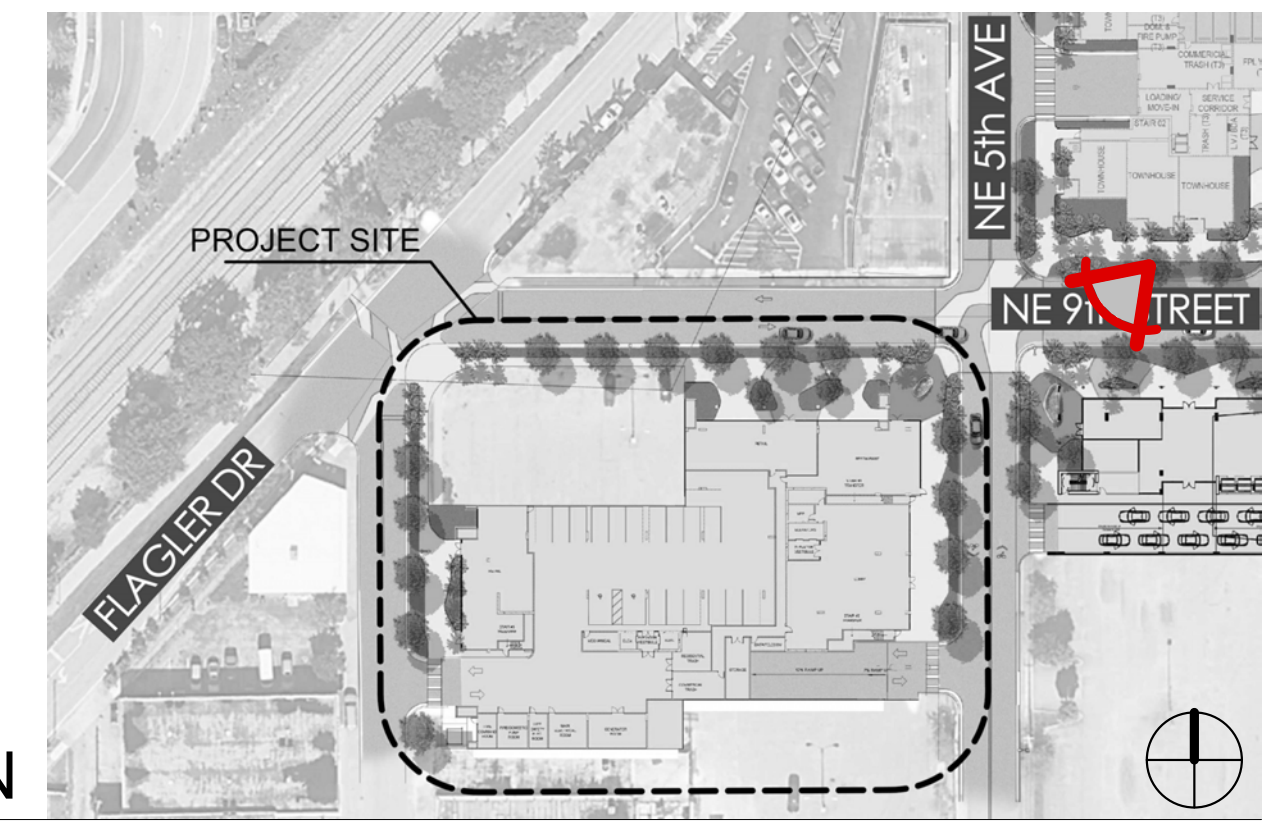
450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

PERSPECTIVES

DRC

AS-102.5

2/11/2021 11:16:43 PM



KEYPLAN

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



RENDERING (VIEW FROM NE 9TH ST LOOKING SOUTHWEST)

SCALE: N.T.S.

1 DRC Comments 03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

RK CENTER - RESIDENCES (PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE, FL

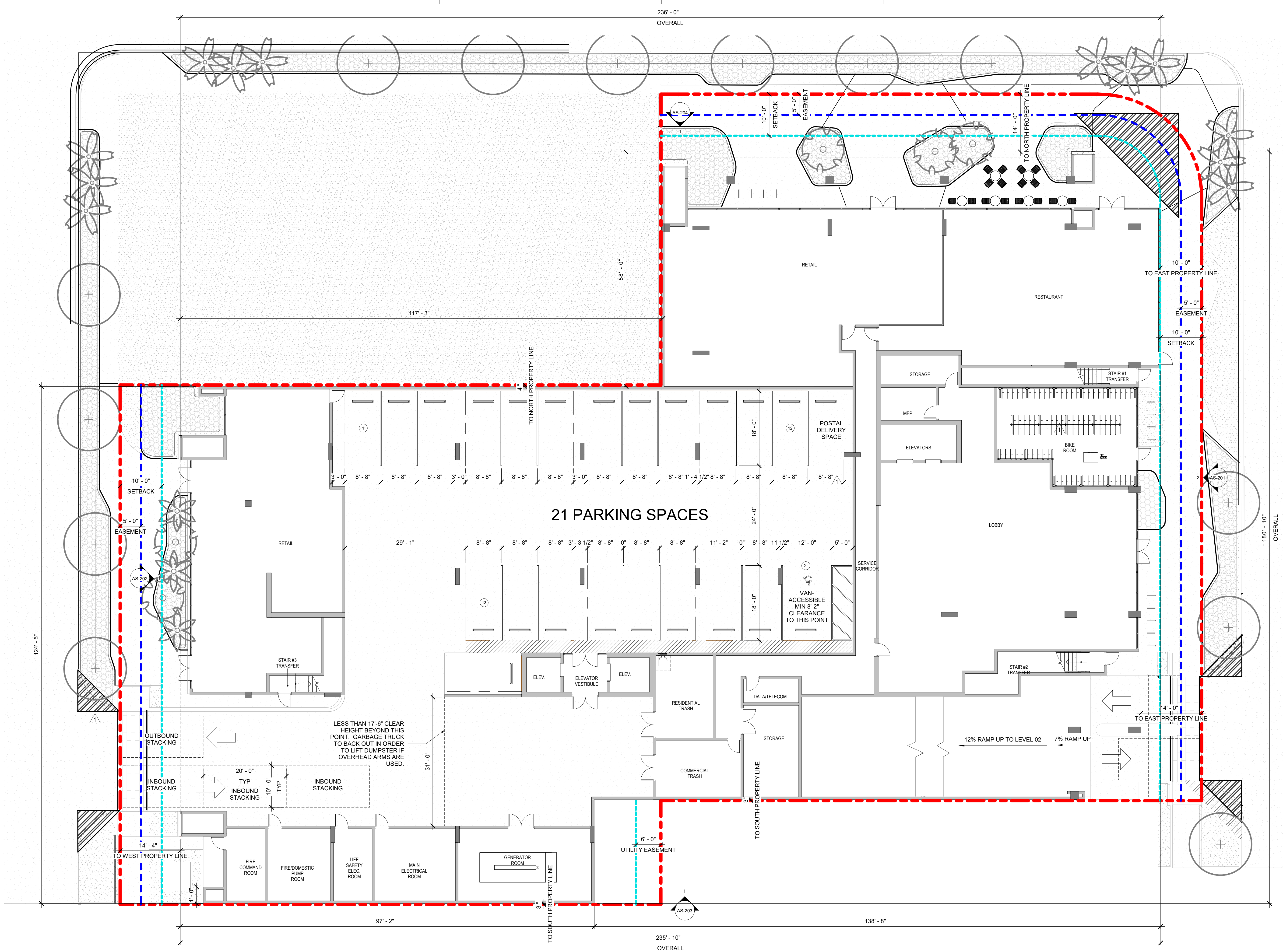
PERSPECTIVES

DRC

AS-102.6

2/11/2021 11:17:04 PM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



1 DRC Comments 03.23.20

REVISIONS

DATE: 12.13.19 COMM: 19023

RK CENTER - RESIDENCES (PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE, FL

GROUND FLOOR PLAN

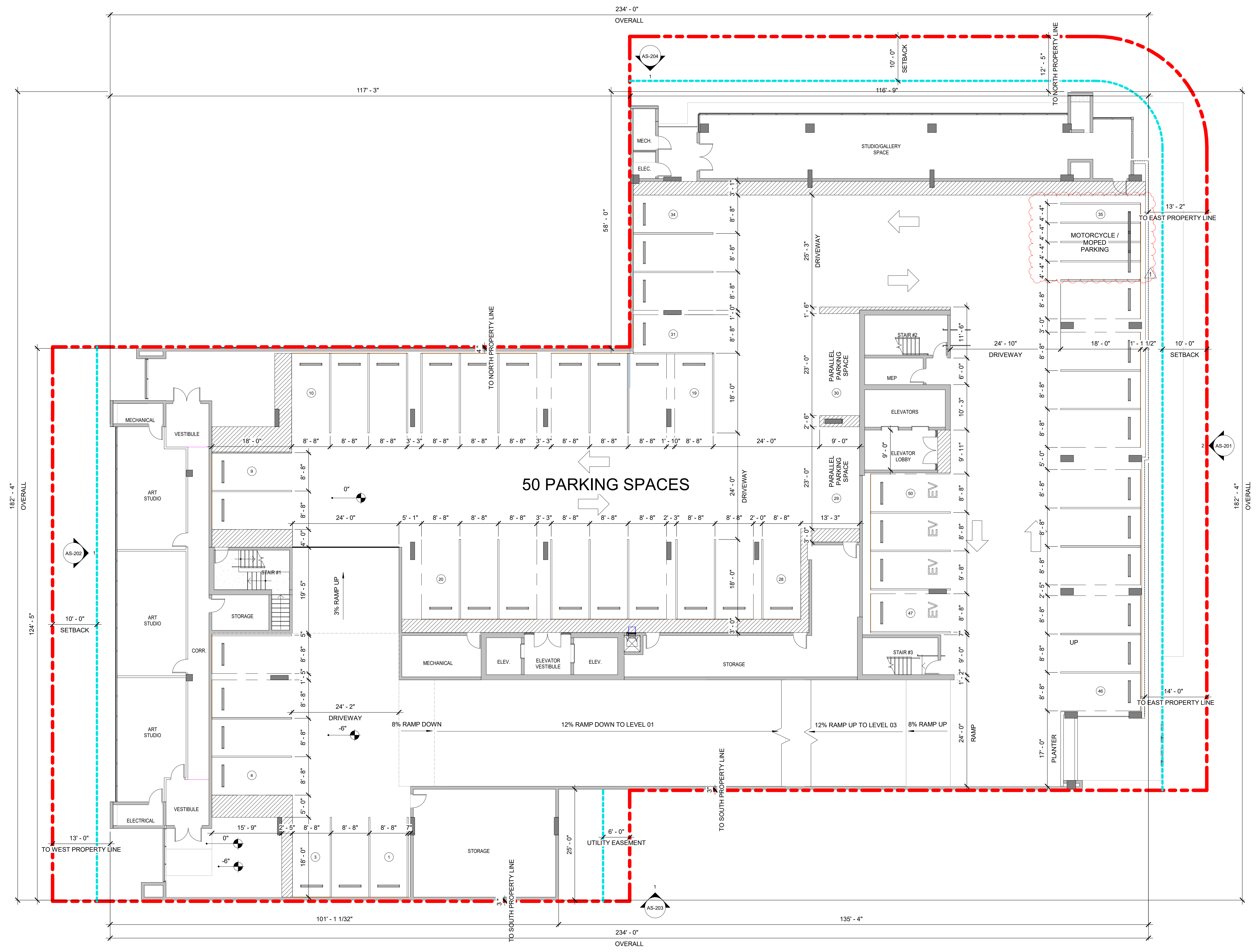
DRC

AS-111

1 LEVEL 01
AS-111 3/32" = 1'-0"

2/23/2021 10:38:40 AM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



1

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

2ND FLOOR PLAN

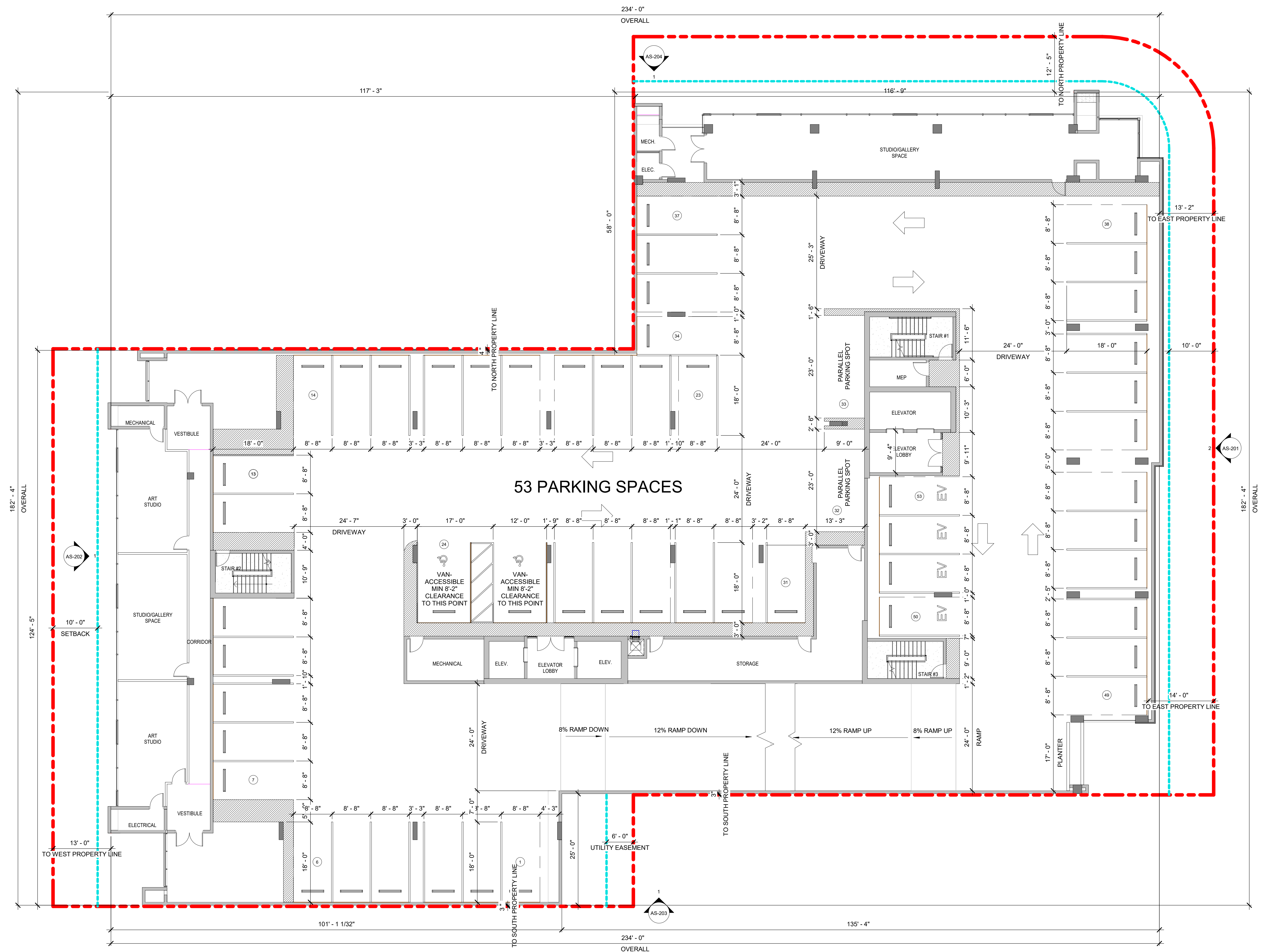
DRC

AS-112

1 LEVEL 02
AS-112 3/32" = 1'-0"

5/13/2020 10:17:10 PM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



REVISIONS

DATE	COMM.
12.13.19	19023

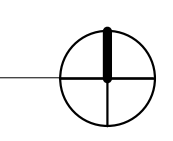
**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

3RD & 4TH FLOOR PLAN

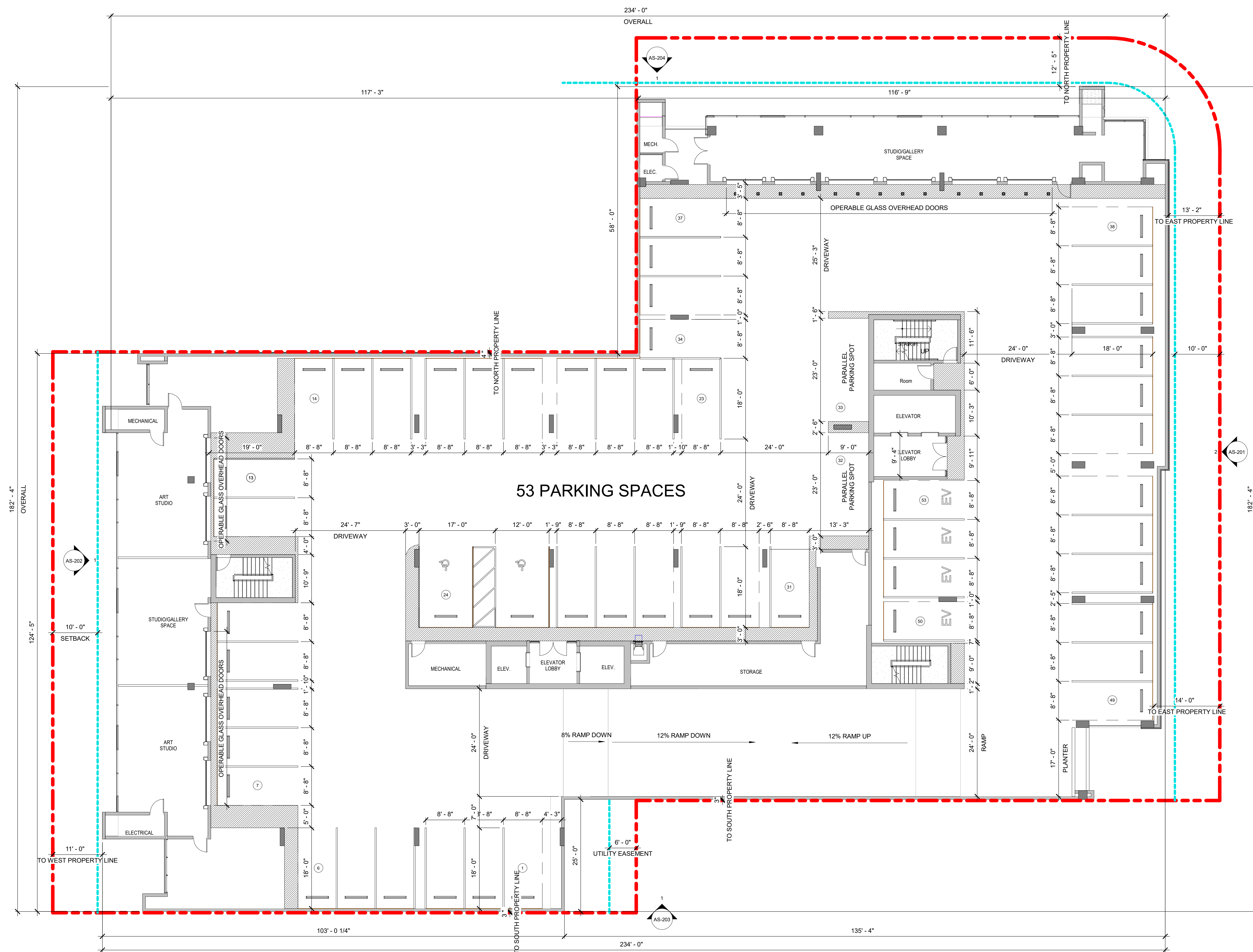
DRC

AS-113



5/13/2020 10:17:11 PM

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

5TH FLOOR PLAN

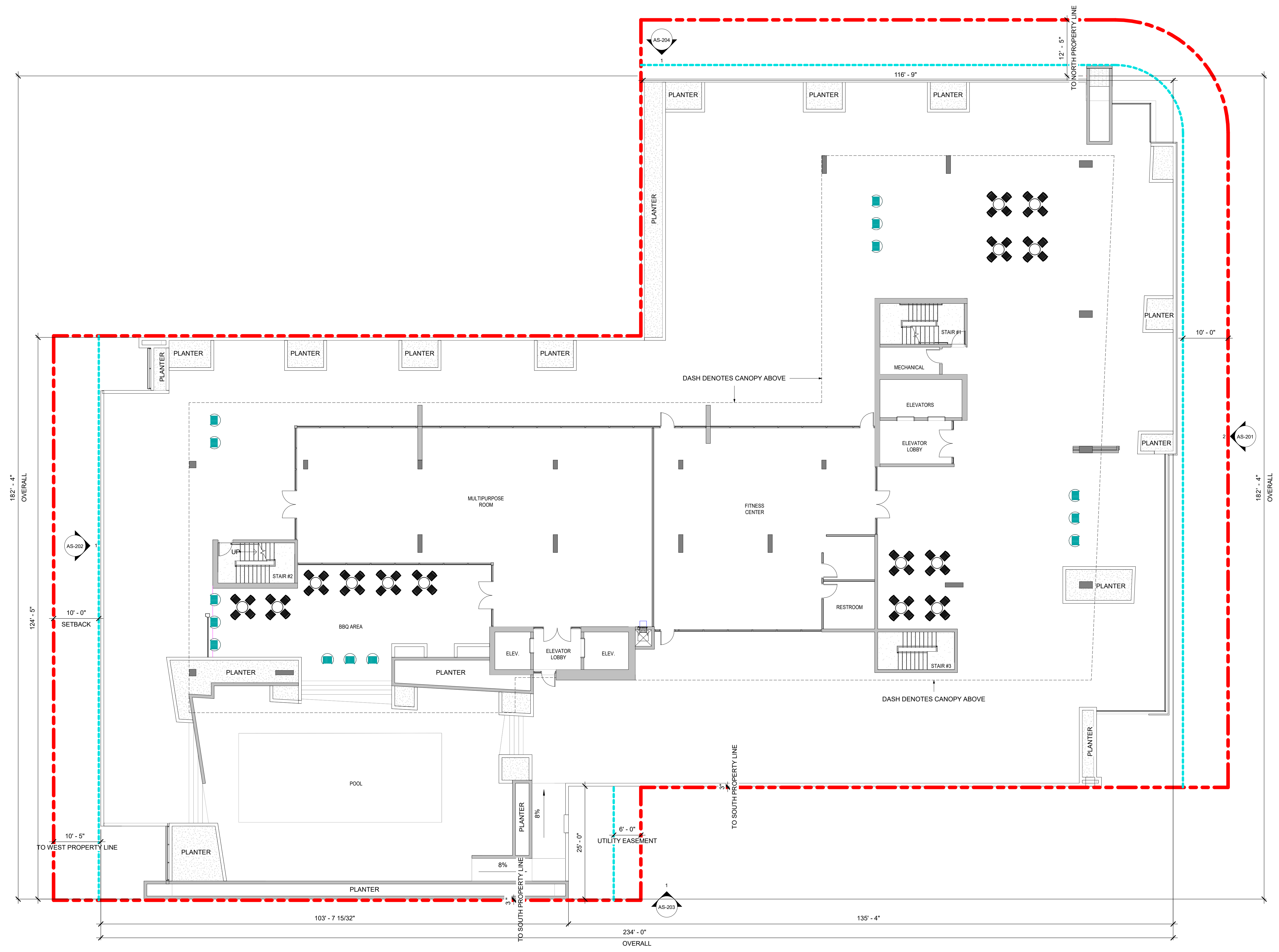
DRC

AS-114

LEVEL 05
3/32" = 1'-0"

5/13/2020 10:17:13 PM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



REVISIONS

DATE	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

6TH FLOOR PLAN

DRC

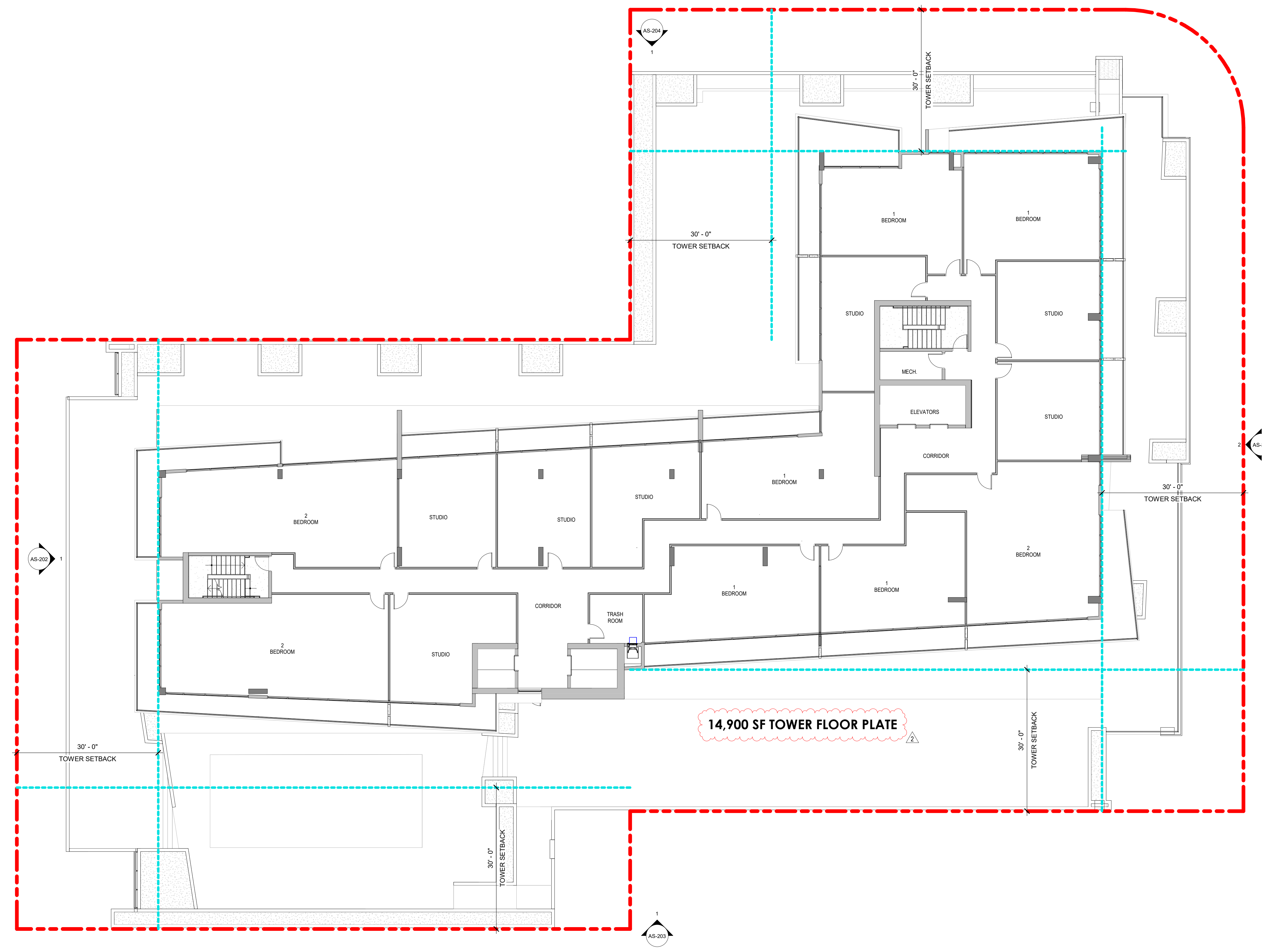
AS-115

1 LEVEL 06 / AMENITIES

AS-115

5/13/2020 10:17:15 PM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



2 DRC Comments 01.20.21

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

7TH- 15TH FLOOR PLAN

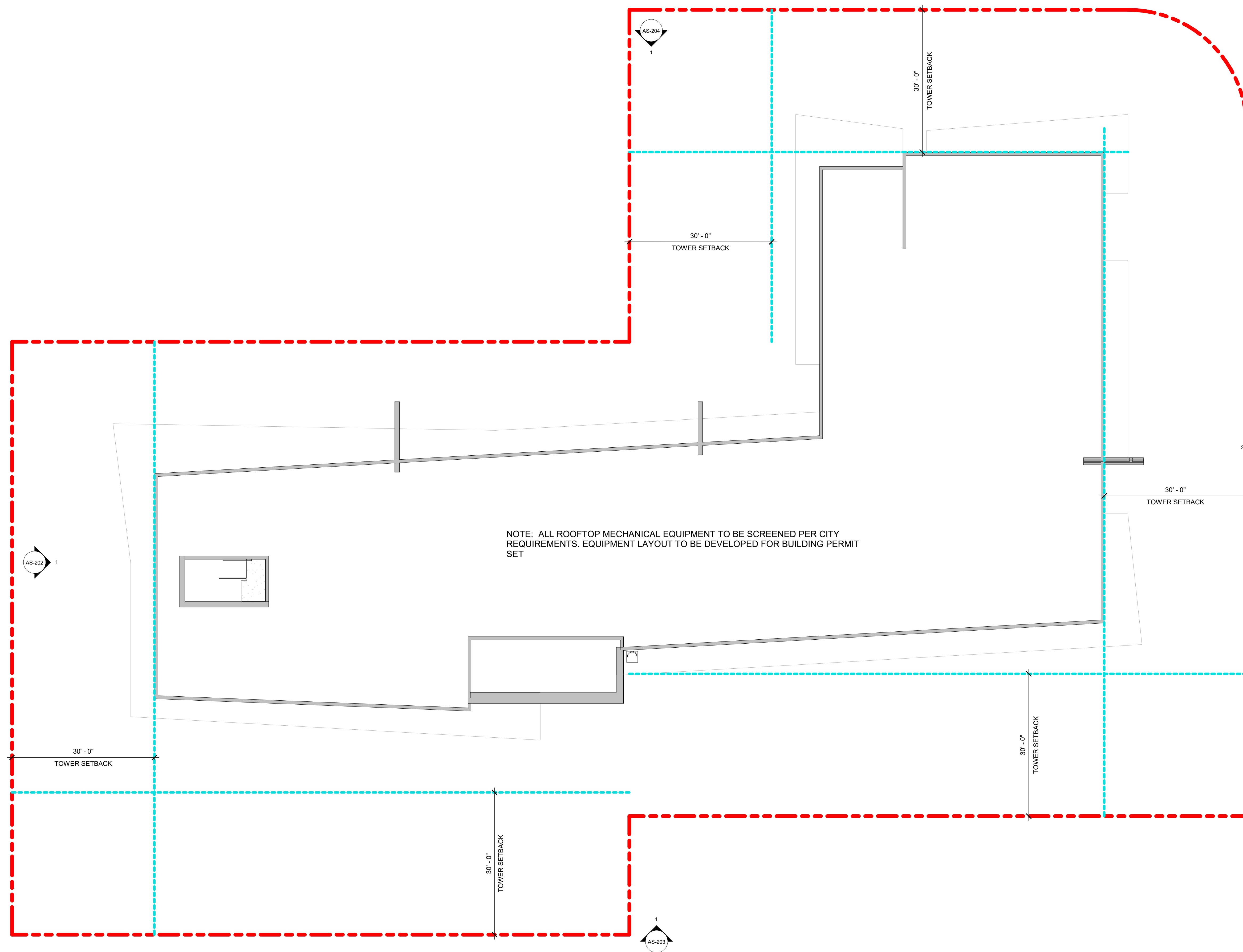
DRC

AS-116

1 AS-116 LEVELS 07 - 15

1/20/2021 10:12:19 AM

DESIGNED	DRAWN	CHECKED
BL	BL	JY



NOTE: ALL ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. EQUIPMENT LAYOUT TO BE DEVELOPED FOR BUILDING PERMIT SET

1 T.O. ROOF
AS-117

1

REVISIONS

DATE:	COMM:
12.13.19	19023

RK CENTER -
RESIDENCES
(PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

ROOF PLAN

DRC

AS-117
NEW SHEET

5/13/2020 10:17:17 PM

MATERIALS LEGEND

- 1 SMOOTH FINISH WHITE PAINTED STUCCO
- 2 SMOOTH FINISH GREY PAINTED STUCCO
- 3 CLEAR GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME
- 4 CLEAR GLAZED RAILING WITH BRUSHED ALUMINUM RAILING CAP
- 5 CABLE RAILING SYSTEM
- 6 DECORATIVE MULTI-COLOR GLAZING SYSTEM
- 7 PRE-CAST CONCRETE SCREEN WALL
- 8 MURAL
- 9 CONCRETE PLANTER
- 10 EXTRUDED ALUMINUM SCREEN WALL

KEYNOTE #8 EXAMPLE



KEYNOTE #7 EXAMPLE



KEYNOTE #6 EXAMPLE



DESIGNED	DRAWN	CHECKED
BL	BL	JY

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

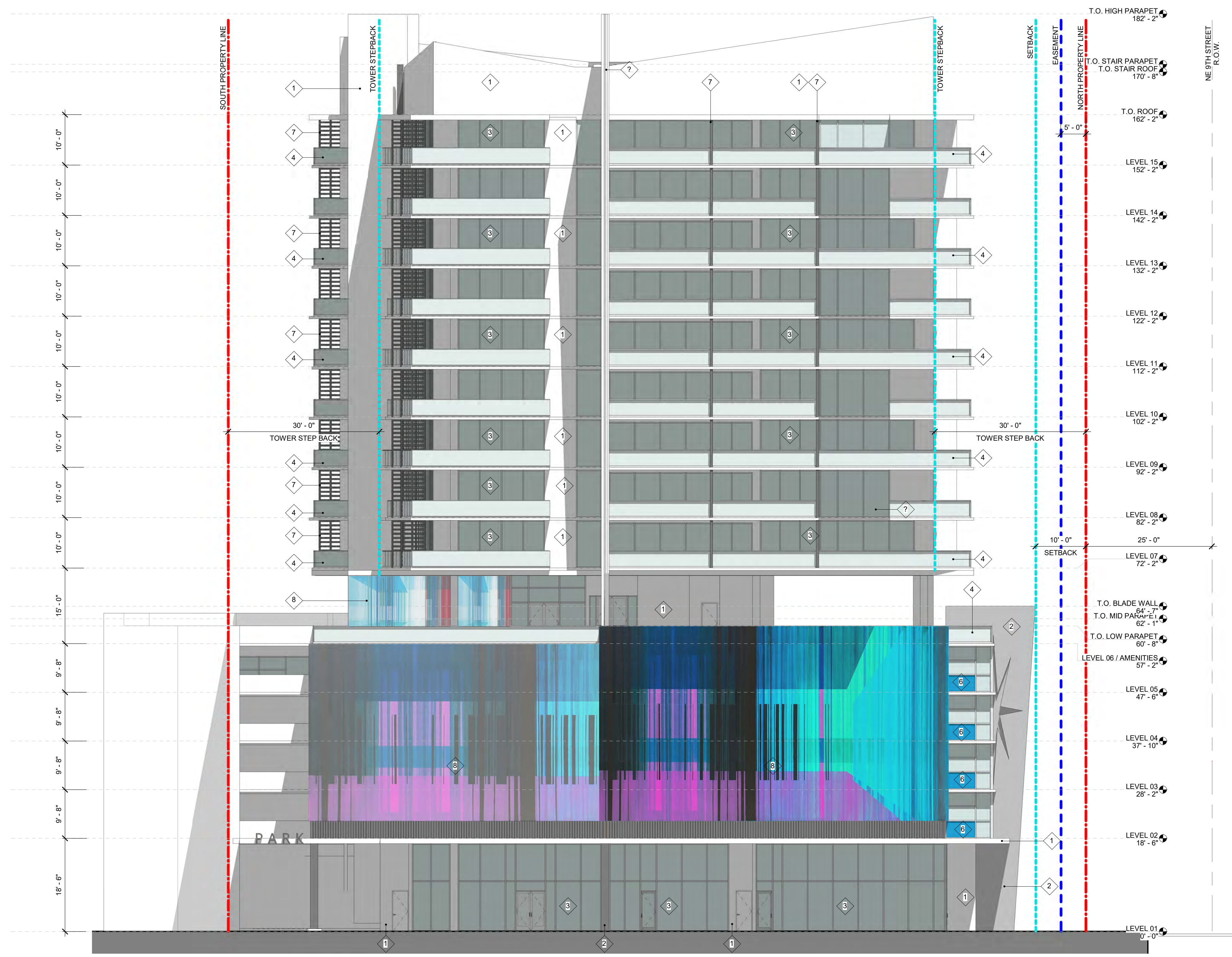
450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

EAST ELEVATION

DRG

AS-201

2/10/2021 1:36:54 PM



2 EAST ELEVATION
AS-201 3/32" = 1'-0"

MATERIALS LEGEND

- 1 SMOOTH FINISH WHITE PAINTED STUCCO
- 2 SMOOTH FINISH GREY PAINTED STUCCO
- 3 CLEAR GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME
- 4 CLEAR GLAZED RAILING WITH BRUSHED ALUMINUM RAILING CAP
- 5 CABLE RAILING SYSTEM
- 6 DECORATIVE MULTI-COLOR GLAZING SYSTEM
- 7 PRE-CAST CONCRETE SCREEN WALL
- 8 MURAL
- 9 CONCRETE PLANTER
- 10 EXTRUDED ALUMINUM SCREEN WALL

KEYNOTE #8 EXAMPLE



KEYNOTE #7 EXAMPLE



KEYNOTE #6 EXAMPLE



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 DRC Comments 03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

WEST ELEVATION

DRC

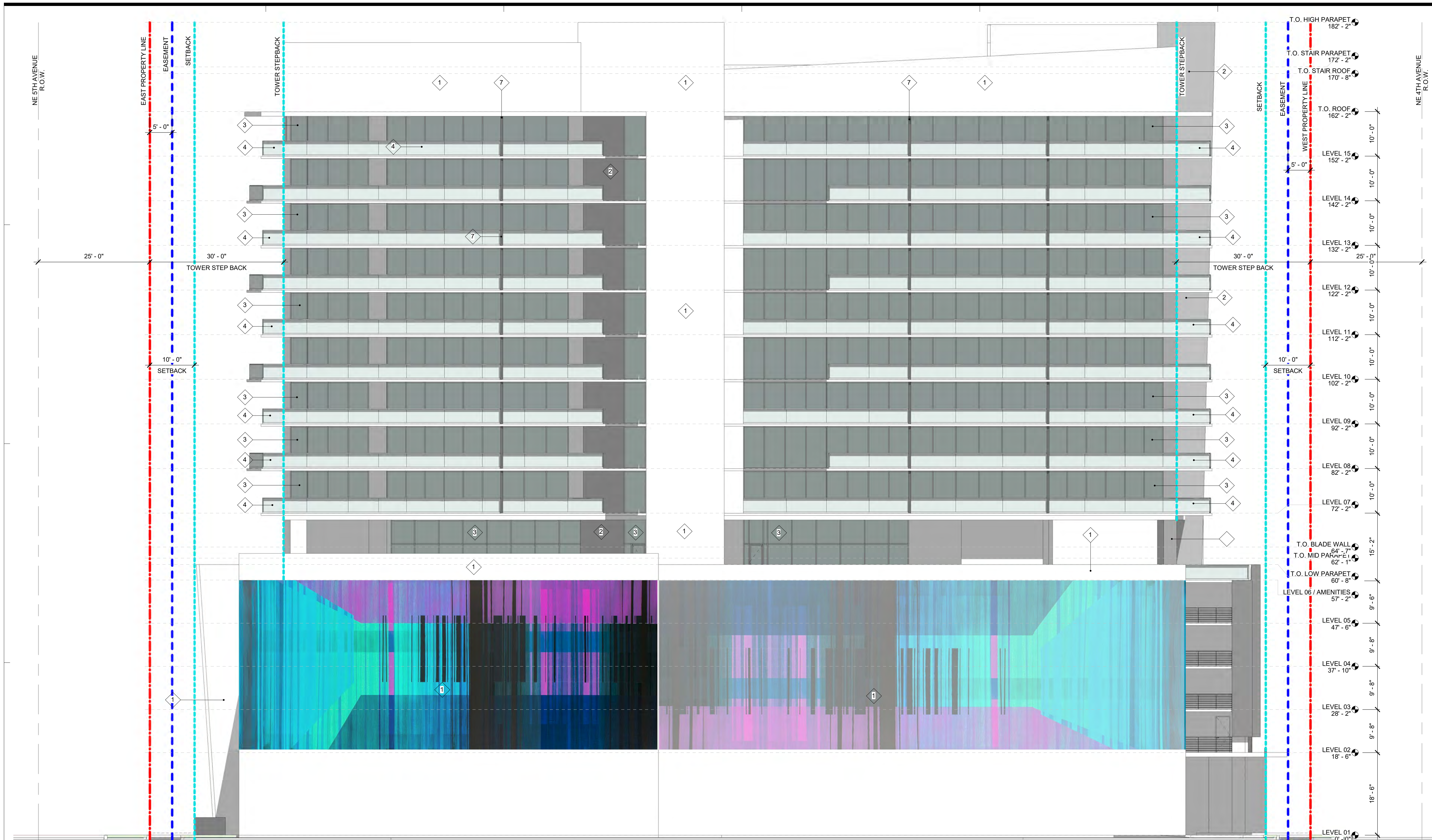
AS-202

2/10/2021 1:36:57 PM



WEST ELEVATION
3/32" = 1'-0"

DESIGNED	DRAWN	CHECKED
BL	BL	JY



1 SOUTH ELEVATION
AS-203 3/32" = 1'-0"

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

SOUTH ELEVATION

DRC

AS-203

2/10/2021 1:37:27 PM

KEYNOTES #3 & 4 EXAMPLE



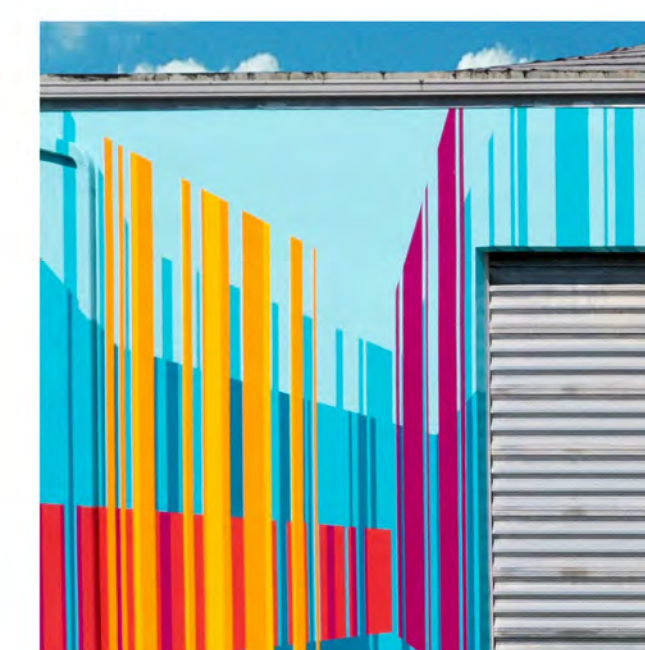
KEYNOTE #6 EXAMPLE



KEYNOTE #7 EXAMPLE



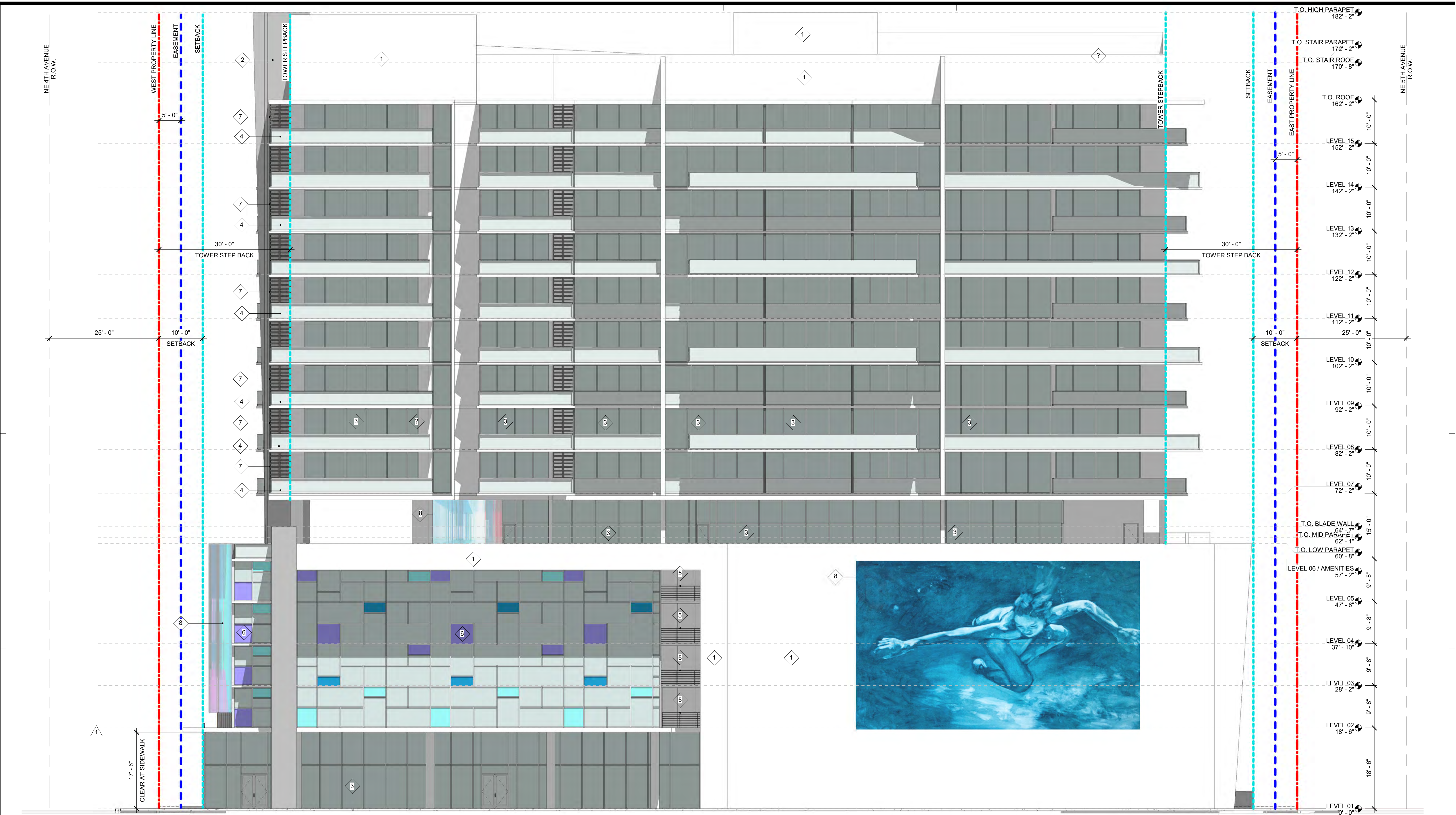
KEYNOTE #8 EXAMPLE



MATERIALS LEGEND

- 1 SMOOTH FINISH WHITE PAINTED STUCCO
- 2 SMOOTH FINISH GREY PAINTED STUCCO
- 3 CLEAR GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME
- 4 CLEAR GLAZED RAILING WITH BRUSHED ALUMINUM RAILING CAP
- 5 CABLE RAILING SYSTEM
- 6 DECORATIVE MULTI-COLOR GLAZING SYSTEM
- 7 PRE-CAST CONCRETE SCREEN WALL
- 8 MURAL
- 9 CONCRETE PLANTER
- 10 EXTRUDED ALUMINUM SCREEN WALL

DESIGNED	DRAWN	CHECKED
BL	BL	JY



1 DRC Comments 03.23.20

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER -
RESIDENCES
(PARCEL III)**

450 N.E. 9TH STREET, FORT LAUDERDALE,
FL

NORTH ELEVATION

DRC

AS-204

2/10/2021 1:37:59 PM

KEYNOTES #3 & 4 EXAMPLE



KEYNOTE #6 EXAMPLE



KEYNOTE #7 EXAMPLE



KEYNOTE #8 EXAMPLE



MATERIALS LEGEND

- 1 SMOOTH FINISH WHITE PAINTED STUCCO
- 2 SMOOTH FINISH GREY PAINTED STUCCO
- 3 CLEAR GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME
- 4 CLEAR GLAZED RAILING WITH BRUSHED ALUMINUM RAILING CAP
- 5 CABLE RAILING SYSTEM
- 6 DECORATIVE MULTI-COLOR GLAZING SYSTEM
- 7 PRE-CAST CONCRETE SCREEN WALL
- 8 MURAL
- 9 CONCRETE PLANTER
- 10 EXTRUDED ALUMINUM SCREEN WALL



301 East Atlantic Boulevard
 Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Certificate of Authorization - 7928

1	DRC RESUBMITTAL	2.24.21
---	-----------------	---------

DESIGNED BY:	LW, MH
DRAWN BY:	MH, AS
CHECKED BY:	KS, PW
ISSUE DATE:	MARCH 30th, 2020
PROJECT NO.:	10683.00

PAUL H. WEINBERG, R.L.A
 FLORIDA REG. NO. LA6666804

**RK CENTER
 RESIDENCE**

450 N.E. 9TH STREET
 FORT LAUDERDALE, FL

SHEET TITLE

**ILLUSTRATIVE
 SITE PLAN**

SHEET NUMBER
LC-100



D

C

B

A

PROJECT SITE

Drawing name: N:\101083.00 - RK Center - Plans - FL Landscaping\Site\Architecture\CAD\083.00.LC-100.R3.dwg
 Printed on: 11/20/19 2:43:37 PM
 Layout name: 100
 Project status: DRC SUBMITTAL
 CAM #21-0897
 Exhibit 2
 Page 57 of 58

