



ADACHE GROUP ARCHITECTS
550 SOUTH FEDERAL HIGHWAY
FT. LAUDERDALE, FL 33301 USA
TEL 954 - 525 - 8133
FAX 954 - 728 - 8159
www.adache.com

Representative

Dated: February 14, 2014

105 NORTH FURNITURE STORE
DRC NARRATIVE

I. INTRODUCTION

The Applicant, proposes to construct 105 NORTH (the "Project"), a new 3-story building, located at 105 N Federal Highway in the City of Fort Lauderdale. The Project site is bounded on the east by N. Federal Highway and on the south by NE 1st Street in an area which is designated as Regional Activity Center – City Center by the City's land use designation and zoned RAC-CC.

The site is an approximate rectangle with 115.51 feet on the north side, 115.51 feet on the south side, 150.51 feet to the east on N. Federal Highway and 150.21 feet to the west. The area is 0.39 acres. The building footprint within setbacks is 127'-5" by 104'-9". The combined footprint area is 11,997 s.f. or .28 acres. The height of the building is 45'-10" feet from grade to top of roof slab.

105 NORTH requests that this application for site plan approval be reviewed and that the Project be approved as a Multi-Story Commercial development in accordance with the ULDR requirements for RAC-CC zoning and as a Site Plan Level II.

The project will provide yard setbacks that exceed those stipulated by the ULDR Section 47-13.20 note H.1 and the Table of Dimensional Requirements, Section 47-13.21 for the RAC-CC district.

105 NORTH has a design that is characterized as contemporary style architecture exemplified by the simple and clean lines of the structure, including iconic and geometric features along the façade. A minimum of 35% of first floor façade utilizes fenestration and minimum of 75% of the building front along N. Federal Highway complies with sub-section H.3 providing a depth of at least 20 ft. from the building front will be used for retail sales. The façade of the building is well articulated, providing visual variety and interest without being overwhelming. The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest and compatibility with nearby properties and site elements.

105 NORTH has been designed to be compatible with the City's design criteria including parking on grade at the rear of the ground floor which is screened and is shielded from view.

II. APPLICABLE ULDR SECTIONS

Sec. 47-13.20. - List of permitted and conditional uses, RAC-CC.

105 NORTH is in compliance with this section as Multi-Regional Activity Center-City Center Story Commercial.

Sec. 47-13.21. - Table of dimensional requirements for the RAC district.

105 NORTH is in compliance with this section in height and setbacks.

III. NEIGHBORHOOD COMPATIBILITY AND COMMUNITY-

COMPATIBILITY REQUIREMENTS §47-25.3

A. NEIGHBORHOOD COMPATIBILITY

1. Adequacy Requirements. See Exhibit A.
2. Smoke, odor, emissions of particulate matter and noise. The Project will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27 of the Code of Broward County.
3. Design and performance standards.
 - a. Lighting. The Project design will comply with the lighting requirements of this section.
 - b. Control of appearance. The Project is commercial and incorporates windows, doors and entrance openings into the design on its facades. The front façade consists of mainly glass curtain wall, rooftop mechanical equipment, stair and elevator towers will be visibly screened from abutting properties.
 - c. Neighborhood compatibility and preservation. The neighborhood within which the Project is located is a mix of commercial uses. The Project's height, mass, setbacks, landscaping and architectural features are compatible with the neighborhood and have been designed to maintain the neighborhood's character. In addition, the design of the building incorporates visually appealing design elements as seen from N. Federal Highway.

B. COMMUNITY COMPATIBILITY REQUIREMENTS

1. BULK-CONTROLS

- a. Density. N/A this subsection addresses only residential development.
- b. Floor Area Ratio. Floor Area Ratio is not restricted in this zoning district.
- c. Height. 105 NORTH height of 45'-10" feet is consistent and compatible with the proposed use, adjacent developments, the zoning district requirements.
- d. Yards. 105 NORTH yards are compatible with adjacent development and comply with the standards of the RAC-CC Zoning District. The yards are as follows:

North (side):	5'-4" feet
South (side):	17'-0" feet
East (front):	10'-2" feet
West (rear):	4" feet

2. MASSING GUIDELINES

- a. Overall Height. The effective design of 105 NORTH creates a structure which is not a single continuous volume of height. The overall height varies both on the roof and along the facade.
- b. Vertical Plane Moderation. The design of 105 NORTH incorporates various features that break the repetitive moderations such as generous areas of glass with vertical and horizontal panels of varying sizes and sloping fascia lines.
- c. Facade Treatment. The exterior facade vertical plane enhances the pedestrian environment by incorporating the following architectural features into its design: a recessed and interior drive to bring vehicular traffic off of NE 1st Street with only one 24' curb cut which will not conflict with pedestrian traffic, glass curtain wall, changes in depth, and sculpting of the architectural surfaces, all which add special interest and compatibility to public sector site elements.

3. STREET LEVEL

- a. Active Use.
 - i. The ground floor of 105 NORTH is designed to emphasize pedestrian scale activity along both Federal Highway and NE 1st Street the parking is internal and does not front on NE 1st Street. The first floor frontage along Federal Highway creates an active pedestrian experience. The main entrance activates this transparency elevation with lightly tinted glass allowing pedestrians to view the furniture display floor.
 - ii. All furnishings and other elements associated with the active street level uses are designed and will be maintained to enhance the visual and functional quality of the streetscape and will be compatible with public sector site elements. Lighting and landscaping have been incorporated into 105 NORTH streetscape design to enhance and to be compatible with the public sector site elements.
- b. Fenestration. 105 NORTH complements and encourages pedestrian scale along Federal Highway by providing an appealing transparent first floor façade which features lightly tinted glass, columns and lush tropical landscaping. Curtain wall, glass doors and other architectural features are used along the structure's first floor facades to allow expansive views through and into the retail sales floor. Solid walls have been minimized.
- c. Trash/Loading Facilities. The Project will use curbside containers as provided by the city for scheduled pick up for trash, yard waste and recycling that will be placed in a designated area only when required and stored out of sight. The Waste Recycling System will meet the capacity requirements of the building and will meet the city recycling ordinance requirements.

All building facilities such as trash management and service areas are screened so as not to be visible from the N. Federal Highway and NE 1st Street or pedestrian circulation areas.

4. OTHER GUIDELINES

- a. Energy Conservation. 105 NORTH is oriented north to south. The colors and materials used are designed to be energy conscious. The mechanical and electrical system will be designed to comply with ASHRAE Standard 90.1 – Energy Standards. The design will utilize high efficiency air conditioning units with multiple control zones a control zone is provided for each exposure to minimize overcooling and heating and high efficiency lighting fixtures in the common areas. These elements and the design will result in a building which will exceed the requirements of the Florida Energy Code.
- b. Building Separation. 105 NORTH has been designed to provide significant space between it and adjacent buildings. This space allows the passage of natural breezes and light.
- c. Rooftop Design. The rooftop is designed with features which incorporate both structural function and architectural design. The roof is finished with surface materials that do not affect the quality of views from surrounding buildings. All rooftop mechanical equipment, stair and elevator towers are designed as an integral part of 105 NORTH's volume and are screened from view.

5. VEHICULAR CIRCULATION

- a. Ingress/Egress. Access drives to the building are limited to those necessary for the adequate function of the retail furniture store and designed to minimize impact on NE 1st Street.
- b. Parking.
 - i. The parking provided is consistent with the proposed use of the Unified Land Development Regulations and as a development within the RAC-CC district is exempt from providing off-street parking. 105 NORTH will provide 6 parking spaces, including one van accessible space.
 - ii. The access drive to parking is limited to one necessary for the function of 105 NORTH and comply with vehicular ingress/egress guidelines.
 - iii. The parking garage is a closed and is mechanically vented. The garage is enclosed which will ensure that cars are not visible from the neighboring buildings.

6. PERIMETER TREATMENTS

- a. Screening.
 - i. All trash handling, loading and equipment storage facilities are screened so as not to be visible from adjoining public corridors and are landscaped to moderate views from surrounding buildings.
 - ii. Mechanical equipment, including handling units, exhaust outlets, transformer boxes and electric switching units will be appropriately screened by landscaping wherever they cannot be concealed within the building volume. The air-conditioning units on the roofs of the buildings

will be screened by a wall. The FPL transformers will be screened with landscaping.

- b. Paving. The paving systems used on 105 NORTH walkways are colored stamped concrete and will complement the overall fabric of the streetscape and will not dominate the visual experience.
- c. Landscape.
 - i. 105 NORTH's planting will be consistent with the proposed use and will comply with the requirements of Section 47-13.20 H.7 of the ULDR. The percentage of landscaped area and open space meets the requirements of the ULDR.
 - ii. Plant material has been selected to fit within a contemporary urban context, acknowledging the limitations of the environment, creating a lush tropical environment in keeping with the visual quality of the area. 105 NORTH will have several varieties of palm and shade trees interspersed with shade trees and accent shrubs meshing the rich, lush landscape with the elegance of the building.
 - iii. Plant massing will be rich in material with special attention given to the ground plane treatment. Color will be used in bold massive statements where appropriate.
 - iv. 105 NORTH's plant material will abut and be readily visible from adjoining public corridors and will reflect the species, size and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption.
 - v. Street frontage landscaping will not be blocked by fences or other architectural treatments. The street frontages will have Royal Palms 30' apart along the streetscape, alternating with shade trees to effectively provide substantial shade on the sidewalk for a better pedestrian experience, with colorful understory plantings.
 - vi. Landscape design and maintenance will be compatible with the public sector site elements.
- d. Signage.
 - i. When permitted, the 105 NORTH signage will be consistent with the proposed use and as required under Section 47-22.4 note C.13.d of the ULDR.
 - ii. The 105 NORTH signage will be restrained in character and size and will be no larger than necessary for adequate identification. Signage will be integrated with 105 NORTH's architecture and will be designed to improve the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems.

- iii. The 105 NORTH signage will consist of vehicular entry and exit directional signs and the name, logo and address of the Property. 105 NORTH will not have roof signs or billboards.
 - iv. The intensity and type of signage illumination will not be offensive to surrounding parcels. The 105 NORTH signage style and character is intended to enhance the visual and functional quality of the adjoining public corridor. Signage design materials and maintenance will be compatible with public sector site elements.
- e. Lighting.
- i. 105 NORTH's site lighting will be compatible with the proposed use, adjacent development and as required by applicable codes.
 - ii. Site lighting, an integral component of the urban streetscape, will be designed and located accordingly. Emphasis will be placed on both nighttime effects of illumination quality and the daytime impact of the light fixtures and appearance.
 - iii. Site lighting will be consistent with the theme of the immediate context and will be compatible with the lighting of adjacent parcels. Light distributions will be relatively uniform and appropriate foot-candle levels will be provided for the various uses.
 - iv. All exterior spaces will be sufficiently lit to allow police and citizen surveillance, enhance personal security and discourage undesirable activities. Exterior lighting will be controlled by automatic timers or photocells to insure regular activation.
 - v. Site lighting which immediately abuts and is readily visible from adjoining public corridors will reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption.
 - vi. The site lighting design, materials and maintenance will be compatible with public sector site elements.
- f. Utilities. 105 NORTH's utilities will be underground at the point that they enter the site, and underground along the streetscape with coordination with the public utilities.
- g. Site Plan Objectives. The following site plan objectives have been incorporated into the development proposal.
- i. Pedestrian accessible spaces. As required for commercial development.
- h. Defensible Space. The lighting and landscaping is planned in a manner so as not to obstruct or otherwise inhibit law enforcement's visibility of the property for crime prevention purposes. The security features of 105 will be discussed with and approved by the Fort Lauderdale Police Department during DRC approval.

EXHIBIT A

Adequacy Criteria – Section 47-25.2

- A. Applicability: Plans are in accordance with requirements.
- B. Communication Network: Only if necessary, Applicant will follow any recommendation by of the Information Systems department.
- C. Drainage Facilities: See civil drawings for Drainage Facilities Compliance.
- D. Environmentally Sensitive Lands: n/a
- E. Fire Protection: See architectural and civil drawings for compliance.
- F. Parks and Open Space: The parks and open space requirements will be satisfied.
- G. Police Protection: Applicant will comply with regulations for adequate Police Protection.
- H. Potable Water Facilities: Capacity will be verified with the City.
- I. Sanitary Sewer: Capacity will be verified with the City.
- J. Public School Concurrency: School Board response will be provided once applicant has applied for a public school impact statement and has a School Board of Broward County letter of acknowledgement.
- K. Solid Waste Facilities: Project will utilize City services.
- L. Storm water: See civil drawings for storm water compliance.
- M. Transportation Facilities: The proposed project will not generate enough trips to generate a traffic analysis.
- N. Wastewater: See civil drawings for compliance.
- O. Trash Management Requirements: A trash management plan will be executed if required.
- P. Historic and Archaeological Resources: Documentation will be provided from the Historical Commission with respect to whether the site has any archaeological or historical significance. The applicant will provide a response to this item prior to final DRC sign-off.
- Q. Hurricane Evacuation: Documentation will be provided from the Broward County Emergency Management Agency confirming that the proposed Project (i) will not diminish the level of service for the designated hurricane evacuation routes and (ii) will not have a negative impact on the capacity of Broward County's shelters.