



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

<div><div></div><div>LEVEL I</div><div>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div><div>New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans)</div><div>COMPLETE SECTIONS B, C, D, G</div></div>	<div><div></div><div>LEVEL II</div><div>DEVELOPMENT REVIEW COMMITTEE (DRC)</div><div>New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%)</div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>	<div><div></div><div>LEVEL III</div><div>PLANNING AND ZONING BOARD (PZB)</div><div>Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet</div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>	<div><div></div><div>LEVEL IV</div><div>CITY COMMISSION (CC)</div><div>Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement*</div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>
<div><div></div><div>EXTENSION</div><div>Request to extend approval date for a previously approved application</div><div>COMPLETE SECTIONS B, C, H</div></div>	<div><div></div><div>DEFERRAL</div><div>Request to defer after an application is scheduled for public hearing</div><div>COMPLETE SECTIONS B, C, H</div></div>	<div><div></div><div>APPEAL/DE NOVO</div><div>Appeal decision by approving body De Novo hearing items</div><div>COMPLETE SECTIONS B, C, H</div></div>	<div><div></div><div>PROPERTY AND ROW ITEM</div><div>Road closures Construction staging plan Revocable licenses</div><div>COMPLETE SECTIONS B, C, E</div></div>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	501 URBAN WAREHOUSE LLC, 510-514 URBAN WAREHOUSE LLC	Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:		Agent Signature:	

C

PARCEL INFORMATION

Address/General Location	500, 510, 512 ,514 SW 3rd Ave; 501, 503 SW 2nd Ave
Folio Number(s)	504210010661; 504210010660; 504210010510; 504210010520; 504210010530; 504210010540
Legal Description (Brief)	
City Commission District	
Civic Association	

D

LAND USE INFORMATION

Existing Use	
Land Use	
Zoning	
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning	

E

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name												
Project Description (Describe in detail)	Site Plan Level II Review: Mixed-Use Development with 290 Multifamily Residential Units and 3,070 Square Feet of Retail with Alternative Design Deviations Requests and Parking Reduction in the Downtown RAC											
Estimated Project Cost	\$(Estimated total project cost including land costs for all new development applications only)											
Affordable Housing	30%	50%	60%	80%	100%	120%	140%					
Number of Units												



Waterway Use	
Flex Units Request	
Commercial Flex Acreage	
Residential Uses	
Single Family	
Townhouses	
Multifamily	
Cluster/Zero Lot Line	
Other	
Total (dwelling units)	
Unit Mix (dwelling units)	Studio or Efficiency 1 - Bedroom 2 - Bedroom 3 + Bedroom

Traffic Study Required	
Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	3,070 SF
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	3,070 SF

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Deferral		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		

500 Art Lofts
Fort Lauderdale, Florida

DRC Design Narrative
August 15, 2025

Project Description

The proposed development is located on a 0.76-acre property between SW 2nd Avenue and SW 3rd Avenue on SW 5th Street in the City of Fort Lauderdale. The property is zoned Regional Activity Center – Southwest Mixed Use (RAC-SMU) District and within the Near Downtown Character Area of the Downtown Master Plan. The proposed development is a 26-story mixed-use multi-family residential building that contains 265 units of apartments and a 7-story podium parking garage with 315 parking spaces.

The proposed design includes ground floor commercial uses, lobby and common amenities for residents, management and leasing offices on fronting streets. A separate amenity level is provided on the 8th floor with outdoor pool and courtyard over the 7-story podium. Vehicular access is provided on SW 3rd Avenue service and loading access is provided on SW 2nd Ave.

The ground level of the project includes retail with frontage on SW 3rd Avenue and SW 5th Street. Covered arcade is provided on SW 3rd Avenue for north- south pedestrian movement to help feed foot traffic onto River Walk. Covered plaza is provided at Northeast corner for retail. The design features like various forms, shapes, upgraded materials, roofline articulations and artistic murals on facades create a unique identity for the city and the neighborhood.

Sec. 47-13.20 – Downtown RAC

A. Applicability:

The proposed mixed-use commercial and multi-family are Permitted Uses in the Transitional Mixed- Use RAC-TMU District. (RAC-SMU). The project is designed to meet Downtown Master Plan Chapter 4 design guidelines including below:

1- *Principles of street design:*

On-street parking is provided with maximized street shade trees between the sidewalk and the streets. 25' corner sight triangles are provided for street visibility. Curb cut for vehicular entrance is provided only from SW 3rd Avenue. The service entrance is provided from SW 2nd Avenue.

2- *Street Design examples*

The proposed development is surrounded by the Local Streets where the Vision for Neighborhood Connectors recommendations are met with consistent shade trees, single curb cut for vehicular service and entrance, and setbacks to provide landscaped areas between sidewalk and the building.

3- *Principles of Building Design*

The proposed development is framing the street with the arcades and open plazas to encourage pedestrian connectivity to public areas. The longest side of the building is less than 300' at the podium and maximum tower floor plate is 12,455 sf. The ground level of the building fronting all public- rights- of- way is provided with active uses and storefronts. The upper parking levels are articulated with a combination of banding, decorative X- bracing, and metal mesh screens. The pool deck with landscape is proposed above the parking podium which is creating the 5th facade.

4- *Quality of Architecture*

Expressive roof top design with various heights, openings, forms and lighting provides artistic skyline drama while screening the mechanical equipment. Durable and quality materials are proposed on facades such as glass, stucco and wall panels. Covered arcades and canopies are utilized for pedestrian comfort. The pool deck over parking is located for best sun orientation. The massing of the development is broken down by shifting of building volumes, setbacks, balcony projections, fin walls, varying roofline, textures and colors.

5- *Principles of Storefront Design*

Active ground floor uses are proposed along all street frontages. Full height aluminum storefront and glazing is proposed for the commercial spaces, the residential lobby and common amenities on ground floor. The covered arcade is proposed on West side of the building.

6- *Character area Guidelines*

The proposed project is in the Near Downtown character area. The street wall is 7- stories. Architectural horizontal elements projected above the 8th level is provided to serve as a break between the tower and the podium. The maximum building height is 26- stories with 12,455 sf tower plate.

7- *Neighborhood Transition Areas*

Not applicable, the proposed project is within RAC- SMU district.

8- *Thematic Planning Districts*

The proposed project is within Tarpon River Neighborhood.

9- *Principles of Riverfront Design*

Not applicable, the proposed project is located approximately 800' South of the Riverfront.

10- *Implementation*

Not applicable

B. Downtown Master Plan Standards:

1. *Maximum Building Height:*

The proposed building is 26- stories.

2. *Maximum Building Street Wall Length:*

The maximum street wall length is 230'-4" by SW 3rd Avenue. (West)

3. *Maximum building Tower Stepback:*

The proposed tower is located on the edges of the podium on SW 3rd Avenue and SW 5th Street with no step back due to limitations of the site configuration and narrowness of the property, while tower stepback on three interior sides of the property was provided.

4. *Maximum Building Podium (Pedestal) Height:*

The proposed project has a 7-story parking podium. The pool deck and the amenities are located at level 8. The scale of the 7-level garage podium is broken down by an increased ground floor height, an intermediate zone defined by white eyebrows that was further broken down by a 3-level high cross braces with a transition above and below the braces, and a recessed arcade on the 8th floor amenity deck to differentiate the tower from the shoulder.

5. *Minimum Building Tower separation Distance:*

The proposed tower is located minimum 30' from the adjacent property lines.

6. *Maximum Building Tower Floorplate Square Footage:*

The proposed tower floor plate is 12,455 sf.

7. *Minimum Open Space Square Footage:*

Need final number from FLYNN.

8. *Transition Zones:*

The project is in RAC- SMU District.

9. *Local Street Cross Section:*

The proposed building is located adjacent to three local streets. (SW3rd Ave., SW 2nd Ave., SW 5th Street). The streetscape is designed per the recommendations for Vision for Neighborhood Connectors. The shade trees, on site parking and 7' wide walkways are provided for the pedestrian connectivity to other public areas.

C. Downtown Character Areas:

The proposed building is located in Near Downtown Character Area.

D. Development Permit, Density, Effective Date of Approval of Existing Site Plans:

The proposed development has 265 units in 0.76-acre net site area. (349 unit per acre)

E. Open Space Regulations:

Final number by FLYNN

F. Transition Zones:

The project is in RAC- SMU District.

G. RAC Landscape Requirements:

Not applicable. The proposed project does not have surface parking.

H. RAC Streetscape Design:

1. VUE landscaping:

Not applicable. The proposed project does not have surface parking.

2. Streetscape improvements:

Street trees and sidewalks are designed to meet requirements of subsection H.2.

I. New River Waterfront Corridor:

Not applicable. The proposed project is approximately 800' South from the waterfront.

To the best of our professional knowledge, the design of the project meets applicable ULDR provisions.

DORSKY + YUE INTERNATIONAL

Victor Yue

August 19, 2025

VIA LAUDERBUILD
DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICES DEPARTMENT
CITY OF FORT LAUDERDALE
700 NW 19th AVENUE
FORT LAUDERDALE, FL 33311

RE: ArtHaus – Case No. UDP-S24025
ULDR Narrative
Site Plan Level II Review: 26-Story Mixed-Use Development with 265 Multifamily Residential Units (43 Affordable Units) and 4,687 Square Feet of Commercial Retail with Alternative Design Deviation Requests and Parking Reduction in the Downtown RAC

This firm represents 501 URBAN WAREHOUSE LLC and 510-514 URBAN WAREHOUSE LLC (collectively the “Applicant”), as owners of the real property located at 500, 510, 512 and 514 SW 3rd Avenue and 501 and 503 SW 2nd Avenue, Fort Lauderdale, Folios Nos. 504210010510, 504210010520, 504210010530, 504210010540, 504210010661, and 504210010660 (the “Property”). Applicant is requesting Site Plan Level II approval to develop a 26-story mixed use, multi-family residential building with 265 multifamily units, including 43 workforce housing units, 4,687 square feet of commercial retail and 315 parking spaces (the “Project” or “ArtHaus”). The Property is located in the Regional Activity Center – Southwest Mixed Use (“RAC-SMU”) District within the “Near Downtown” Character Area as defined in the Downtown Master Plan (“DMP”). We hereby provide the following responses demonstrating the Project’s compliance with the Unified Land Development Regulations (“ULDR”). An analysis of the Project’s compliance with the DMP is provided separately.

1. UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis the ULDR criteria applicable to the Project:

ULDR Section 47-13.20, Downtown RAC Review Process and Special Regulations;
ULDR Section 47-13.21, Table of dimensional requirements for the RAC District;
ULDR Section 47-23.16, Affordable Housing Regulations;
ULDR Section 47-20.3, Reduction and Exemptions;
ULDR Section 47-25.2, Adequacy Requirements; and
ULDR Section 47-25.3, Neighborhood Compatibility Requirements

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land use development political strategy procurement

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Sec. 47-13.20 - Downtown RAC review process and special regulations

- 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.

1. Downtown Master Plan Design Guidelines. The guidelines contained in Chapter 4 of the Consolidated Downtown Master Plan for the City of Fort Lauderdale, Florida (herein "Downtown Master Plan") as accepted by the City Commission on November 18, 2003 (Resolution No. 03-170) and updated revisions approved by the City Commission on June 19, 2007 (Resolution 07-120) are hereby incorporated and referred to as Downtown Master Plan Design Guidelines.

Response: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

2. Intent. The Downtown Master Plan Design Guidelines are form-based, graphic guidelines intended to guide development within the Downtown Regional Activity Center zoning districts. The Downtown Master Plan includes intent driven language that is not meant to be prescriptive in all situations, to allow for a qualitative design-oriented approach to development and redevelopment proposals.

Response: Project complies. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

3. Downtown Master Plan Chapter 4 Sections. The Downtown Master Plan Design Guidelines consist of ten (10) sections established in Chapter 4 of the Downtown Master Plan. Any proposed development or redevelopment shall be reviewed against these sections of Chapter

4. These ten (10) sections consist of:

- a. Principles of Street Design

Response: On-street parking is provided with maximized street shade trees between the sidewalk and the streets. 25' corner sight triangles are provided for street visibility. Curb cut for vehicular entrance is provided only from SW 3rd Avenue. The service entrance is provided from SW 2nd Avenue.

- b. Street Design Examples

Response: The proposed development is surrounded by the Local Streets where the Vision for Neighborhood Connectors recommendations are met with consistent shade trees, single curb cut for vehicular service and entrance, and setbacks to provide landscaped areas between sidewalk and the building.

- c. Principles of Building Design

Response: The proposed development is framing the street with the arcades and open plazas to encourage pedestrian connectivity to public areas. The longest side of the building is less than 300' at the podium and maximum tower floor plate is 12,455 square feet. The ground level of the building fronting all public- rights- of- way is provided with active uses and storefronts. The upper parking levels are articulated with a combination of banding, decorative X- bracing, and metal mesh screens. The pool deck with landscape is proposed above the parking podium which is creating the 5th facade.

- d. Quality of Architecture

Response: Expressive roof top design with various heights, openings, forms and lighting provides artistic skyline drama while screening the mechanical equipment. Durable and quality materials are proposed on facades such as glass, stucco and wall panels. Covered arcades and canopies are utilized for pedestrian comfort. The pool deck over parking is located for best sun orientation. The massing of the development is broken down by shifting of building volumes, setbacks, balcony projections, fin walls, varying roofline, textures and colors.

e. Principles of Storefront Design

Response: Active ground floor uses are proposed along all street frontages. Full height aluminum storefront and glazing is proposed for the commercial spaces, the residential lobby and common amenities on ground floor. The covered arcade is proposed on West side of the building.

f. Character Area Guidelines

Response: The proposed project is in the Near Downtown character area. The street wall is 7-stories. Architectural horizontal elements projected above the 8th level is provided to serve as a break between the tower and the podium. The maximum building height is 26-stories with 12,455 square foot tower plate.

g. Neighborhood Transition Areas

Response: Not applicable, the proposed project is within RAC- SMU district.

h. Thematic Planning Districts

Response: Not applicable, the proposed project is within RAC- SMU district.

i. Principles of Riverfront Design

Response: Not applicable, the proposed project is located approximately 800' South of the Riverfront.

j. Implementation

Response: Not applicable.

B. ***Downtown Master Plan Standards.*** Development within the Downtown Regional Activity Center shall be required to meet the following minimum standards, as specified by the geographical boundaries of the character area in which the development or redevelopment proposal is located:

1. Maximum Building Height
2. Maximum Building Streetwall Length
3. Maximum Building Tower Stepback
4. Maximum Building Podium (Pedestal) Height
5. Minimum Building Tower Separation Distance
6. Maximum Building Tower Floorplate Square Footage
7. Minimum Open Space Square Footage
8. Transition Zones
9. Local Street Cross Section

Response: Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

- C. ***Downtown Character Areas.*** In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium setback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:

1. *Not applicable. As such, this section has been omitted.*
2. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. It is characterized by intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses.
 - a. RAC-CC
 - b. RAC-UV
 - c. RAC-WMU
 - d. RAC-EMU
 - e. RAC-SMU
 - f. RAC-AS
3. *Not applicable. As such, this section has been omitted.*
4. Character Area Boundaries. The specific geographical boundaries of each character area are shown on the Addendum "A" of the "Official Downtown Character Area Map of the City of Fort Lauderdale."

Response: The Property is zoned RAC-SMU within the Near Downtown Character Area. Refer to separate point-by-point narrative addressing the DMP Design Guidelines.

- D. Development Permit, Density, Effective Date of Approval of Existing Site Plans.

1. Density within the Downtown Regional Activity Center zoning districts is limited in accordance with the number of units as provided in the City of Fort Lauderdale adopted Comprehensive Plan, as amended from time to time, and as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations. Density may be increased as provided for in the City's Comprehensive Plan

Response: Not applicable. Applicant is proposing to provide a portion of workforce housing at 120% of the AMI in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing. Refer to Affordable Housing Development Plan.

2. Dwelling units are allocated at the time of development permit approval. Upon expiration of a development permit the dwelling units shall be returned to the density pool for future allocation.

Response: Not applicable. Applicant is proposing to provide a portion of workforce housing at 120% of the AMI in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing. Refer to Affordable Housing Development Plan.

3. The allocation of dwelling units shall be subject to all applicable provisions of the ULDR at the time of development permit approval. Dwelling units are allocated on a first come, first serve basis.

Response: Not applicable. Applicant is proposing to provide a portion of workforce housing at 120% of the AMI in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing. Refer to Affordable Housing Development Plan.

4. Density in the RAC-TMU District and RAC-RPO District.

- a. All development within the TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre shall be eligible to apply for additional dwelling units subject to the following. Such approval shall be based upon consideration of the number of additional dwelling units available under the City's Comprehensive Plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, sensitivity to adjacent development of the site design and proposed orientation of the proposed development, including proposed setbacks, pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocation of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the City's Comprehensive Plan and may be granted subject to approval of a Site Plan Level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

Response: Project complies. Refer to DMP narrative.

- b. *Not applicable. As such, this section has been omitted.*

5. A development permit requesting the allocation of flex and reserve units shall comply with Section 47-28.1, Flexibility Rules. Density may be increased through the allocation of bonus density provisions for affordable housing or sleeping rooms and shall comply with provisions on limitation as outlined in the City's Comprehensive Plan.

Response: Acknowledged and will comply.

6. 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, or the day of City Commission action.

Response: Acknowledged and will comply.

7. Existing Site Plans in DRAC. Development applications received and pending review by the City or approved by the City on or before November 5, 2020, may be amended and modified through the use of provisions of the zoning regulations in effect at the time the approved application was submitted.

Response: Not applicable.

- E. ***Open Space Regulations.*** Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five percent (25%) of the required open space shall be in pervious landscape area. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for purposes of this requirement, may be provided through open planting beds, porous paving systems, sand-set pavers, or any combination thereof.

The total amount of open space required shall be calculated based on the size and density of the development, as follows:

1. Open Space for Residential Uses. For development in the RAC districts, except for RAC-CC, open space shall be required for any development that includes residential uses as follows.
 - a. For developments of fifty (50) residential units or less, or developments of twenty-five (25) dwelling units per acre or less density: A minimum of two hundred (200) square feet of open space per unit; Not applicable. As such, this section has been omitted.
 - b. For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than twenty-five (25) dwelling units per acre and up to sixty (60) dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.a. In no case shall the minimum open space provided be less than ten thousand (10,000) square feet;
 - c. For developments of more than one hundred fifty (150) residential units, or developments of greater than sixty (60) dwelling units per acre density: A minimum of one hundred (100) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.b. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.
2. Open space general. For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC- CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way may be applied if approved by the agency with jurisdiction over the subject right-of-way. For development sites of 1.5 acres or less, up to seventy-five (75) percent credit may be applied towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way if approved by the agency with jurisdiction over the subject right-of-way.
3. For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.

Response: Project complies. Refer to Civil Sheet X4. A total of 19,438 square feet of open space is provided, where 3,325 square feet is required, of which 5,135 square feet is provided at-grade, and 2,750 square feet is landscaped.

- F. **Transition Zones.** Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures to effectively transition between higher and lower density districts. Transition zones shall be established to ensure a suitable transition from those more intensive zoning districts within the Downtown Regional Activity Center to those less intensive zoning districts outside of the Downtown Regional Activity Center.

1. Commercial Transition Zone:

- a. *Not applicable. As such, this section has been omitted.*
- b. *Not applicable. As such, this section has been omitted.*

2. Residential Transition Zone: A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following:

- a. *Not applicable. As such, this section has been omitted.*

Response: Not applicable. The Project is not located within a transition zone.

- G. **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. All other landscape requirements shall comply with the Downtown Master Plan Chapter 4 Design Guidelines.

Response: Not applicable. The proposed project does not have surface parking.

- H. **RAC Streetscape Design.** All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.

Development shall meet the following streetscape design requirements:

1. VUA landscaping. Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.

Response: Not applicable. The proposed project does not have surface parking.

2. Streetscape improvements. Streetscape improvements are required to be made as a part of a development in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. Developer shall be responsible for making the streetscape improvements in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way.

Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with utility lines or other obstructions as approved by the DRC or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards. Streetscape improvements shall include but are not limited to the

following:

- a. Street Trees. Street trees shall be planted and maintained along the street abutting the property to provide a canopy effect. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. 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.
 - i. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular sub-grade block system, such as Silva Cell or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.
 - ii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with shade trees converge. Provide tall palms at the immediate corners to provide a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:
 - iii. Shade trees: Minimum sixteen (16) feet in height, with a minimum seven (7)-foot ground clearance. Palms are to be single-trunk and a minimum of 7-foot ground clearance and spaced to provide maximum visibility at intersection.

Response: Street trees and sidewalks are designed to meet requirements of subsection H.2.

- b. Sidewalk. A minimum 7-foot clear sidewalk shall be provided along all streets defined as local streets in the Downtown Master Plan Chapter 4 Design Guidelines.

Response: Project complies. The proposed building is located adjacent to three local streets (SW 3rd Avenue, SW 2nd Avenue, SW 5th Street). The streetscape is designed per the recommendations for Vision for Neighborhood Connectors. The shade trees, on-street parking and 7' to 8'-wide walkways are provided for the pedestrian connectivity to other public areas.

- c. RAC Fencing. Within RAC districts, chain-link fencing shall not be permitted along street frontages.

Response: Not applicable.

- d. Maintenance Agreement: Applicant shall be required to execute a maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.

Response: Acknowledged and will comply.

- I. ***New River Waterfront Corridor.*** Except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for a site plan level IV development permit (section 47-24.2) without planning and zoning board review, and shall be required to meet the following regulations:
1. Within the RAC-CC and RAC-AS districts a principal structure shall provide a minimum sixty (60) foot setback from the seawall or the high water mark of the river's edge if no seawall exists, or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case shall there be less than a forty-five (45) foot setback, except for the following:
 - a. *Not applicable. As such, this section has been omitted.*
 - b. *Not applicable. As such, this section has been omitted.*
 2. Additional criteria.
 - a. *Not applicable. As such, this section has been omitted.*
 - b. *Not applicable. As such, this section has been omitted.*

Response: Not applicable. the Project is not along the New River Waterfront Corridor.

- J. ***Review process.*** Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.
1. A Site Plan Level II approval of a development for which a site plan has been approved by the city commission, or which has been the subject of an agreement with the city shall not be final until thirty (30) days after final DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The action of the DRC shall be final and effective after the expiration of the thirty-day period if no action is taken by the city commission.

Response: Not applicable. the Project is not along the New River Waterfront Corridor.
 2. Approval of all other Site Plan Level II developments within the RAC shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.

Response: Not applicable. the Project is not along the New River Waterfront Corridor.
 3. In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan.

Response: Acknowledged. The Project is being submitted as a Site Plan Level II.

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

Response: The table below provides a summary of the quantitative dimensions in the DMP and those proposed for the Project. The Project complies with the dimensional requirements of ULDR Section 47-13.21 except where deviations are requested as noted below.

Near Downtown Character Area Dimensional Requirements	Required	Proposed	Deviation
Maximum Building Height	30 floors	26-floors	No
Maximum Building Streetwall Length	300'	SW 2 Ave: 81.9' (BLDG) SW 2 Ave: 85.8' (BLDG & BALCONY) SW 5 St: 165.3' (BLDG) SW 5 St: 166.9' (BLDG & BALCONY) SW 3 Ave: 230.3' (BLDG) SW 3 Ave: 230.3' (BLDG & BALCONY)	No
Maximum Tower Floorplate Size	12,500 SF for entirety of tower up to 30 floors high	12,455 SF	No
Maximum Podium Height	7 floors	7 floors	No
Minimum Tower Stepback (from edge of podium to tower face)	15'	15'-1" (East) (with max. 5'-0" balcony projections) 0' (West) (with max. 5'-0" balcony projections) 0' (North) (with max. 5'-0" balcony projections)	Yes, deviations for 0' stepbacks on North and West and 5' balcony encroachments
Minimum Tower Separation (from property line to tower face)	30'	30'-1" (South - East) 89'-0" (South - West) 30'-1" (East)	No No No
Minimum Residential Unit Size	400 SF	472 SF	No

Sec. 47-23.16. Affordable housing regulations.

B. Affordable Housing Incentives.

Response: Not applicable. As such, this section has been omitted

2. Affordable Housing Density Incentives.

a. Uptown Urban Village.

Response: Not applicable. As such, this section has been omitted.

b. SRAC-SA Zoning Districts.

Response: Not applicable. As such, this section has been omitted.

c. Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing.

Response: Applicant is proposing to provide 43-workforce housing units at 120% of the AMI in accordance with Section 47-23.16.B.2.c., Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing. Refer to Affordable Housing Development Plan.

C. Exemptions.

Response: Not applicable. As such, this section has been omitted.

D. Affordable Housing General Requirements.

1. Application and Affordable Housing Development Plan:

Response: Refer to Affordable Housing Development Plan.

2. Affordable Housing Development Agreement and Deed Restriction.

Response: Acknowledged and will comply. Applicant will provide as a condition of approval.

3. Income Limits:

Response: Acknowledged and will comply.

4. Resale of For Sale Affordable Housing Units:

Response: Not applicable.

5. Rental of Affordable Housing Units:

Response: Acknowledged and will comply.

6. Annual Affidavit:

Response: Acknowledged and will comply.

7. Conversion:

Response: Acknowledged and will comply.

8. Payment In-Lieu of Affordable Housing:

- a. City affordable housing set-aside requirements per Sections 47-23.16.B.1, 47-23.16.B.2.a, and 47-23.16.B.2.b. of the ULDR may be satisfied via an in-lieu payment to the City of Fort Lauderdale Affordable Housing Trust Fund equal to \$10,000.00 per unit for the total number of units within the development which sum shall increase by 3% annually. Residential flexibility units are excluded from satisfying affordable housing set-aside requirements through in-lieu payments. In-lieu of fees shall be paid at the time of issuance of building permits.

- b. County affordable unit requirements, per Section 47-23.16.B.2.c. of the ULDR may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund equal to \$10,000.00 per unit for the total number of units within the development which sum shall increase by 3% annually. Fifty percent (50%) of in-lieu fees may be paid into the City of Fort Lauderdale Affordable Housing Trust Fund, provided the City requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permits.

Response: Not applicable.

- c. Payment in-lieu of fees shall apply to the total number of units in a development. The applicant shall provide an analysis of the payment in-lieu of affordable housing fees, to be provided at the time of application submission.

Response: Not applicable.

- d. In-lieu of payments shall be placed into an affordable housing trust fund based on the policy used for unit distribution. If unit distribution is based on Section 47-23.16.B.2.c of the ULDR, in-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. If unit distribution is based on Section 47-23.16.B.1. of the ULDR, Section 47-23.16.B.2.a of the ULDR, or Section 47-23.16.B.2.b of the ULDR for units distributed from a Regional Activity Center unit pool, in-lieu payments shall be placed into the City of Fort Lauderdale Affordable Housing Trust Fund.

Response: Not applicable.

- E. Expedited Review Process:

Response: Acknowledged.

Sec. 47-20.3. Reductions and exemptions.

A. *General parking reduction.*

...

5. *Criteria.* An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:

- a. Adequacy requirements, as provided in Section 47-25.2; and

RESPONSE: Refer to Adequacy requirements analysis below.

- b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or

RESPONSE: Refer to the Parking Reduction Justification Memorandum dated June 25, 2025 prepared by TrafTech Engineering, Inc. Per the Parking Generation Manual (Sixth Edition) published by the Institute of Transportation Engineers, the Project requires a total of 295 parking spaces, and 315 parking spaces are proposed.

- c. There is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Section 47-20.4, which spaces may be used to provide parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's director of parking services and city engineer; or

RESPONSE: Not applicable.

- d. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

RESPONSE: Not applicable.

- e. If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or

RESPONSE: Not applicable.

- f. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or

RESPONSE: Not applicable.

- g. Any combination of subsections A.5.a through e; and

RESPONSE: Not applicable.

- h. Notwithstanding the provisions of Section 47-20.19 and Section 47-3, Nonconforming Uses, Structures and Lots, parking legally permitted and associated with an established permitted use prior to or on the effective date of the ULDR (June 18, 1997) located within the Central Beach zoning districts of the Central Beach Regional Activity Center, and where the structure containing such permitted use is not voluntarily demolished by more than fifty (50) percent such parking shall be deemed to be conforming parking for the purposes of a change of use as regulated by Section 47-20 and Section 47-3, Nonconforming Uses, Structures and Lots and shall not be required to provide additional parking; and,

RESPONSE: Not applicable.

- i. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

RESPONSE: Acknowledged and will comply.

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.

Response: The adequacy requirements are applicable to the Project.

- B. ***Communications network.*** Buildings and structures 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.

Response: The Project is not expected to interfere with 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.

Response: Project complies. Drainage calculations are provided as part of this application.

- 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, a 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:
 - Broward County Ordinance No. 89-6.
 - Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There Property was previously developed. The proposed redevelopment will not impact any 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.

Response: 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.

Response: Acknowledged and will comply.

- 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.

Response: Acknowledged and taken under advisement.

- 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.

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

Response: Refer to Water and Wastewater Capacity Availability Letter.

- 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.

Response: Refer to Water and Wastewater Capacity Availability Letter.

- 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.

Response: The Preliminary SCAD confirms the project satisfies public school concurrency requirements. A Final SCAD will be provided prior to building permit submittal.

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. 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.

Response: Refer to Solid Waste Management Plan included with the DRC submission.

- 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.

Response: Project complies. Drainage calculations are provided as part of this application.

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.
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.
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.
4. **Traffic impact studies.**
 - a. When the proposed development may generate over one thousand (1,000) daily trips;
 - 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.

Response: Refer to Traffic Statement dated June 25, 2025 confirming the Project will generate 589 new daily trips (less than 1,000 daily trip threshold).

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.

Response: Right of way easements as necessary will be provided to meet City standards.

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.

Response: Project complies. Street trees and sidewalks are designed to meet requirements of subsection H.2.

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.

Response: Not applicable.

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.

Response: Acknowledged and will comply where applicable.

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 structures 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.

Response: Project complies. Refer to DMP Narrative.

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.

Response: Refer to Water and Wastewater Capacity Availability Letter dated August 19, 2025.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite 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.

Response: Refer to Solid Waste Management Plan included with the DRC submission.

P. *Historic and archaeological resources.*

1. If a structure 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.

Response: According to the Official City of Fort Lauderdale Historic Resources Map, as Amended June, 2017, there are no identified historic or archaeologically significant zones on the Property. Further, per the Erica Mollon Consulting Property Address Table, 510 and 512 SW 3rd Avenue are not identified as contributing structures:

Site ID	Tax Parcel	Address	Historic District	Contributing/ Non-Contributing	Year Built	Style	Architect	Exterior Fabric	Roof Type	Roof Material	Windows
BD01127	504210010520	510 SW 3rd Avenue			1932	Craftsman		Wood Siding	Clipped Gable/Jerkinhead	asphalt shingles	Double/Single-Hung
BD01128	504210010530	512 SW 3rd Avenue			1918	Craftsman		Wood Siding	Front Gable	asphalt shingles	Double/Single-Hung

Q. *Hurricane Evacuation.* If a structure or site is located east of the Intracoastal Waterway, 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.

Response: Not applicable. The Property is located west of the Intracoastal Waterway.

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

Response: Refer to point-by-point narrative addressing the adequacy requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*

- a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
- b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
- c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: To the extent any Environmental Protection and Growth Management (formerly known as DNRP) permits are needed, Applicant will apply and obtain such permits.

3. *Design and performance standards.*

- a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
 - i. *Glare.* Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
 - ii. *Control of effects of lights from automobiles or other sources.* Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
 - iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: Not applicable. The Project does not abut residential properties.

- b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

- i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
 - a) Fenestration such as windows, doors and openings in the building wall; and
 - b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
 1. *Detail and embellishments:*
 - a. Balconies,
 - b. Color and material banding,
 - c. Decorative metal grates over windows,

- d. Uniform cornice heights,
- e. Awnings.
- 2. Form and mass:
 - a. Building mass changes including projection and recession,
 - b. Multiple types and angles of roofline, or any combination thereof.
- c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: Project complies. Refer to DMP Narrative.

- ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Not applicable. The Project does not abut residential properties.

- iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Response: Project complies. All mechanical equipment is screened from view.

- c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

- i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half ($\frac{1}{2}$) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: Not applicable. The Project is not contiguous to residential properties.

- d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

- i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Response: Not applicable. The Project is not contiguous to residential properties.

- ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Response: Not applicable. The Project is not contiguous to residential properties.

- iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Response: Not applicable. The Project is not contiguous to residential properties.

- iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
- a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
 - b) Shall be located within, and along the length of the property line which abuts the residential property,
 - c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
 - d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Response: Not applicable. The Project is not contiguous to residential properties.

- v. *Application to existing uses.* [intentionally omitted]

- e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

- i. All developments subject to this Sec. 47-25.3 shall comply with the following:
- a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: Project complies. Refer to DMP Narrative. The Project is a mixed use, mixed-income development and will be complemented by surrounding uses and scales of building within the Near Downtown and Downtown Core.

- b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such

as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The Project complies with the DMP requirements, and, where alternative design solutions are proposed, meets the intent of such requirements. Refer to DMP Narrative.

- ii. Reserved.
- iii. Reserved.
- iv. All development that is located on land within the CBA zoning districts;

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

All nonresidential development lying east of the Intracoastal Waterway.

[Intentionally omitted]

Respectfully submitted,

Stephanie J. Toothaker, Esq.

August 19, 2025

VIA LAUDERBUILD

DEVELOPMENT REVIEW TEAM
 URBAN DESIGN & PLANNING DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 CITY OF FORT LAUDERDALE
 700 NW 19TH AVE
 FORT LAUDERDALE, FL 33311

RE: ArtHaus – Case No. UDP-S24025
Downtown Master Plan Narrative

This firm represents 501 URBAN WAREHOUSE LLC and 510-514 URBAN WAREHOUSE LLC (collectively the “Applicant”), as owners of the real property located at 500, 510, 512 and 514 SW 3rd Avenue and 501 and 503 SW 2nd Avenue, Fort Lauderdale, Folios Nos. 504210010510, 504210010520, 504210010530, 504210010540, 504210010661, and 504210010660 (the “Property”). Applicant is requesting Site Plan Level II approval to develop a 26-story mixed use, multi-family residential building with 265 multifamily units, including 43 workforce housing units, 4,687 square feet of commercial retail and 315 parking spaces (the “Project” or “ArtHaus”). The Property is located in the Regional Activity Center – Southwest Mixed Use (“RAC-SMU”) District within the “Near Downtown” Character Area as defined in the Downtown Master Plan (“DMP”). We hereby provide the following responses demonstrating the Project’s compliance with the DMP and where applicable have noted where alternative site design solutions are requested, as summarized in **Table 1** below.

Table 1. DMP Requirements Summary

Near Downtown Character Area Dimensional Requirements	Required	Proposed	Deviation
Maximum Building Height	30 floors	26-floors	No
Maximum Building Streetwall Length	300’	SW 2 Ave: 81.9’ (BLDG) SW 2 Ave: 85.8’ (BLDG & BALCONY) SW 5 St: 165.3’ (BLDG) SW 5 St: 166.9’ (BLDG & BALCONY) SW 3 Ave: 230.3’ (BLDG) SW 3 Ave: 230.3’ (BLDG & BALCONY)	No
Maximum Tower Floorplate Size	12,500 SF for entirety of tower up to 30 floors high	12,455 SF	No
Maximum Podium Height	7 floors	7 floors	No
Minimum Tower Stepback (from edge of podium to tower face)	15’	15’-1” (East) (with max. 5’-0” balcony projections) 0’ (West) (with max. 5’-0” balcony projections) 0’ (North) (with max. 5’-0” balcony projections)	Yes, deviations for 0’ stepbacks on North and West and 5’ balcony encroachments

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land use development political strategy procurement

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Minimum Tower Separation (from property line to tower face)	30'	30'-1" (South - East) 89'-0" (South - West) 30'-1" (East)	No No No
Minimum Residential Unit Size	400 SF	472 SF	No

DOWNTOWN MASTER PLAN DESIGN GUIDELINES

PRINCIPLES OF STREET DESIGN:

- S1** Maintain a fine-grained street grid: discourage vacations.
RESPONSE: Project complies. No street vacations are proposed.
- S2** Utilize Traffic Calming rather than blocking streets:
RESPONSE: Project complies. No street barricading is proposed. The project is designed to encourage pedestrian activities and linkages.
- S3** Maximize on-street parking except on major arterials:
RESPONSE: Project complies. On- street parking is proposed on all three sides of the local streets: SW 3rd Avenue, SW 5th Street and SW 2nd Avenue.
- S4** Provide adequate bike lanes in a planned network (next to on-street pkg: 5'; next to travel lane: 4'):
RESPONSE: Project complies with the applicable street design cross section which does not require bike lanes.
- S5** Maximize street trees on all Downtown streets.
RESPONSE: Project complies. Refer to Sheet L-210.
- S6** Encourage location of primary row of street trees between sidewalk and street:
RESPONSE: Project complies. Street trees are provided along all streets. Refer to Sheet L-210.
- S7** Maximum spacing for street trees: Palms - 22ft.; Shade trees - 30 ft.
RESPONSE: Project complies. Street trees have been provided along SW 3rd Ave at 30' O.C. or a fraction thereof. Due to overhead powerlines, street trees have been provided along SW 5th Street and SW 2nd Avenue at 20' O.C. of a fraction thereof. Refer to Sheet L-210.
- S8** Minimum horizontal clearance (from building face) for trees: Palms – 6ft; Shade trees – 12ft.
RESPONSE: Project complies. Refer to Sheet L-210.
- S9** Encourage shade trees along streets and palm trees to mark intersections:
RESPONSE: Project complies. Refer to Sheet L-210.
- S10** Eliminate County “Corner Chord” requirements not compatible with urban areas:
RESPONSE: The proposed design provides sight triangles at both corners for traffic visibility. The ground level at Northwest and Northeast corners of the development are

designed with open plazas and provided covered arcades at these corners to highlight the building entrances.

- S11** Encourage curb radius reduction to a preferred maximum of 15'; 20' for major arterials:
RESPONSE: Project complies where permitted on local streets.
- S12** Discourage curb cuts on "primary" streets
RESPONSE: Project complies. Vehicular access is provided on SW 3rd Avenue service and loading access is provided on SW 2nd Avenue.
- S13** Encourage reduced lane widths on all streets:
RESPONSE: Not applicable. A lane width reduction is not proposed.
- S14** Encourage reduced design speeds on all RAC streets (15 - 40 mph).
RESPONSE: Not applicable. No change of speed limit is proposed.
- S15 *ULDR*** Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown Local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions
RESPONSE: The Project complies with all minimum setback requirements. The setbacks are as proposed as provided on Site Plan Sheet C0:

SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (WEST) – SW 3RD AVENUE	35' TO CL	35.0' BLDG TO CL
REAR YARD (SOUTH) – ADJ PROPERTY	0' from PL	0' from PL (SE) 0' from PL (SW)
SIDE YARD (NORTH) – SW 5TH STREET	35' TO CL	36.5' BLDG from CL*
SIDE YARD (EAST) – SW 2ND AVENUE	35' TO CL	35.0' BLDG TO CL (NE) 0.0' BLDG TO PL (SE)

*BUILDING REQUIRED TO BE 15' FROM EXISTING LIGHT POLE
 INDICATED ON SITE PLAN (17.8' PROVIDED FROM TRANSMISSION POLE
 TO BUILDING)

- S16** Bury all power lines in the Downtown Area.
RESPONSE: The existing transmission line cannot be buried per FPL requirements and is proposed to remain.

PRINCIPLES OF BUILDING DESIGN:

- B1** Framing the street: building “streetwall” should generally meet setback line (within a percentage).
RESPONSE: Project complies. Building streetwalls frame the street and meet the setback requirements. Refer to the Site Plan Sheet C0 and below:

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (WEST) – SW 3RD AVENUE	35' TO CL	35.0' BLDG TO CL
REAR YARD (SOUTH) – ADJ PROPERTY	0' from PL	0' from PL (SE) 0' from PL (SW)
SIDE YARD (NORTH) – SW 5TH STREET	35' TO CL	36.5' BLDG from CL*
SIDE YARD (EAST) – SW 2ND AVENUE	35' TO CL	35.0' BLDG TO CL (NE) 0.0' BLDG TO PL (SE)

*BUILDING REQUIRED TO BE 15' FROM EXISTING LIGHT POLE
INDICATED ON SITE PLAN (17.8' PROVIDED FROM TRANSMISSION POLE
TO BUILDING)

- B2** Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable leftover ‘green perimeter’.
RESPONSE: Project complies. Active ground floor uses are proposed on all street frontages. Open plazas at Northeast and Northwest corners of the development are created as focal points and for pedestrian connectivity to other uses.

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

RESPONSE: Project complies. A 7-floor podium is proposed which complies with maximum permitted for the Near Downtown Character Area. The scale of the 7-level garage podium is broken down by an increased ground floor height, an intermediate zone defined by white eyebrows that was further broken down by a 3-level high cross braces with a transition above and below the braces, and a recessed arcade on the 8th floor amenity deck to differentiate the tower from the shoulder

- B4*ULDR*** Framing the street: maintain maximum building “streetwall” length of 300’:

RESPONSE: Project complies. The maximum street wall length is 230’-4” by SW 3rd Avenue (West).

- B5*ULDR*** Maintain maximum Floorplate Area for towers based on character area:

RESPONSE: Project complies. A 12,455 square foot floorplate is proposed.

- B6 *ULDR*** Where buildings with towers are located on Primary (>60’ wide) and Secondary (< or = 60’ wide) streets, the towers are encouraged to orient towards the Primary Street:

RESPONSE: Project complies.

- B7*ULDR*** Where towers are located on streets < or = 60ft, increased step backs from the ‘shoulder’ are encouraged at 30’ to reduce the impact on the street.
RESPONSE: Alternative design solution is proposed. The proposed tower is located on the edges of the podium on SW 3rd Avenue and SW 5th Street with no tower setback due to limitations of the site configuration and narrowness of the property. Architectural horizontal projecting element is proposed to serve as a break between the podium and the tower. There is more than a minimum 30’ tower separation on the three interior sides of the property.
- B8** Surface parking: discourage frontage and access along Primary Street:
RESPONSE: Not applicable. Surface parking is not provided.
- B9** Parking garages: Encourage access from secondary streets and alleys.
RESPONSE: Project complies. Vehicular access is provided on SW 3rd Avenue service and loading access is provided on SW 2nd Avenue.
- B10** Encourage main pedestrian entrance to face street:
RESPONSE: Project complies. Active uses are provided on all street frontages. The main building entrances are located by the NE and NW corners of the building, anchored by open plazas and covered arcades.
- B11** Maximize active uses and ‘extroverted’ ground floors with retail in strategic locations:
RESPONSE: Project complies. Active ground floor uses including commercial space, management and leasing offices and entrance lobbies are located on all street frontages.
- B12** Encourage pedestrian shading devices of various types:
RESPONSE: Project complies. Covered arcades are provided on NE and NW corners of the building.
- B13** Encourage balconies and bay windows to animate residential building facades:
RESPONSE: Project complies. Balconies are used for the articulation of the building façade.
- B14** In residential buildings, encourage individual entrances to ground-floor units, particularly in the Urban Neighborhood Character Area
RESPONSE: Project complies. All residential units are located above the 8th level. Commercial and amenity spaces are provided on the ground level.
- B15** High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor:
RESPONSE: Project complies. Active ground floor uses are maximized on all street frontages.
- B16** Building Design guidelines do not apply to Civic Buildings and Cultural Facilities:
RESPONSE: Not applicable.
- B17** Discourage development above rights-of-way (air rights):
RESPONSE: Not applicable. No development is being proposed above rights-of-way.
- B18** Mitigate light pollution:
RESPONSE: Project complies. Shielding is provided for undesirable garage lighting. Pedestrian level lighting is designed to provide a perception of a safe urban environment. The Project is designed to minimize lighting pollution to meet the City’s design criteria.

- B19** Mitigate noise pollution:
RESPONSE: Project complies. Mechanical equipment noise will be designed to be muffled with sound attenuation installations to meet the City's noise ordinances.
- B20 *ULDR*** Vertical open space between towers on adjacent lots: Maintain 60' vertical open space between towers (30' min. on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60' clearance.
RESPONSE: Project complies. The proposed tower is located more than 30' away from the adjacent property lines.
- B21 *ULDR*** Vertical open space between multiple towers on a single development site: no less than 60' apart.
RESPONSE: Not applicable as only one tower is proposed on the development site.
- B22** Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.
RESPONSE: Not applicable as. No ground floor unit is proposed on any street frontage.
- B23** Avoid drive thrus in the wrong places:
RESPONSE: Not applicable. No drive thrus are proposed for the project.
- 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).
RESPONSE: Project complies. The pool deck with amenity facilities and lush landscape is provided on the 8th level with other indoor amenity spaces.

QUALITY OF ARCHITECTURE:

- Q1** Skyline Drama: Encourage towers to contribute to the overall skyline composition.
RESPONSE: Project complies. The rooftop extended balcony is expressed as an eyebrow, provides weather protection for the balconies on the floor below, and serves as an articulation to define the penthouse recessed glazed facade to add to skyline drama.
- Q2** Expressive 'tops': Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.
RESPONSE: Not applicable. However, the rooftop extended balcony is expressed as an eyebrow, provides weather protection for the balconies on the floor below, and serves as an articulation to define the penthouse recessed glazed facade to add to skyline drama.
- 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.
RESPONSE: Project complies. A variety of high-quality materials are proposed. The major exterior finishes for the building includes 3-dimensional wall panels, impact resistant storefronts, metal grilles, and painted stucco on the ground floor.
- Q4** Respect for historic buildings:
RESPONSE: Not applicable. According to the Official City of Fort Lauderdale Historic Resources Map, as Amended June, 2017, there are no identified historic or archaeologically

significant zones on the Property. Further, per the Erica Mollon Consulting Property Address Table, 510 and 512 SW 3rd Avenue are not identified as contributing structures.

- Q5** Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.
RESPONSE: Project complies. The upper parking levels are articulated with a combination of banding, decorative X- bracing with LED lighting, and mesh screens.
- 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-swales and rain gardens; solar roof panes/awnings.
RESPONSE: Project complies. The covered arcades, horizontal projections as canopies, energy efficient glazing are some of the traditional design strategies to reduce heat gain to the buildings.
- Q7** Creative façade composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.
RESPONSE: Project complies. The massing of the development is broken down by shifting of building volumes, setbacks, varying roofline, textures and colors.
- 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.
RESPONSE: Project complies. It is the intent of the project design to provide an identity through innovative use of composition to express the development with varying height and roofline.

PRINCIPLES OF BUILDING DESIGN (STOREFRONTS):

- SF1** Retail Location Strategy: Encourage ground floor retail in preferred locations.
RESPONSE: Project complies. Active ground floor uses are proposed along all street frontages with full height storefronts. A 10' covered arcade provides pedestrian protection. Priority was given to north-south pedestrian movement on SW 3rd Avenue to help feed foot traffic onto the River Walk per recommendation of the New River Master Plan.
- 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.
RESPONSE: Project complies. The pedestrian entrances to the residential lobby, common amenities as well as the retail spaces are located at NE and NW corners of the building with open plazas and articulated with covered arcades.
- SF3** Encourage durable materials for ground floor retail and cultural uses.
RESPONSE: Project complies. Full height aluminum storefront and glazing is proposed for the commercial spaces, the residential lobbies and common amenities on ground floor.
- SF4** Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.
RESPONSE: Project complies. The ground floor is proposed at 21'-0" floor-to floor. The ground floor finished floor is raised to meet with FEMA flood elevation requirement.

- SF5** Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating:
RESPONSE: Project complies. Glazed openings are proposed for all street frontages.
- SF6** Encourage pedestrian shading device minimum 5 feet:
RESPONSE: Project complies. Covered arcades are utilized for the building entrances.
- SF7** Encourage multi-level storefront displays to disguise unfriendly uses or blank walls:
RESPONSE: Project complies. The design of the garage is articulated and integrated with the design of the building architecture.
- SF8** Encourage well designed night lighting solutions:
RESPONSE: Project complies. Pedestrian level street lighting is designed to provide a perception of a safe urban environment with active outdoor use. In addition to the site lighting, wall light fixtures and arcade ceiling lighting are provided to enhance the outdoor use without lighting pollution.

CHARACTER AREA GUIDELINES (NEAR DOWNTOWN):

- 2A *ULDR*** Frame the street with appropriate street wall heights: 3 to 7 floors.
RESPONSE: Project complies. The street wall is 7-stories. The scale of the 7-level garage podium/shoulder was broken down by an increased ground floor height, an intermediate zone defined by white eyebrows that was further broken down by a 3-level high cross braces with a transition above and below the braces, and a recessed arcade on the 8th floor amenity deck to differentiate the tower from the shoulder.
- 2B *ULDR*** Encourage maximum building height of 30- floors:
RESPONSE: Project complies. The proposed building has 26- floors.
- 2C *ULDR*** Encourage slender towers to compliment the skyline and provide more light & air to streets / open spaces below.
RESPONSE: Project complies. The proposed tower plate area is less than 12,500 square feet.

TOD GUIDELINES:

- T2** Discourage land uses that are incompatible with transit and walkability:
RESPONSE: Project complies. The mix of uses and ground level public realm encourage walkability.
- T3** Encourage pedestrian connections to transit stops and bike parking:
RESPONSE: Project complies with X bicycle parking spaces.
- T4** Encourage bike connections to transit stops and bike parking:
RESPONSE: Project complies with X bicycle parking spaces.
- T5** Parking consistent with TOD Principles:
- Encourage structured parking with screening or liner building if parking provided.
 - Surface parking should be configured into smaller lots rather than one large lot.

- Surface parking discouraged except pick up/drop off w/in 200' of a Gateway Hub transit station.
- Parking should not face onto plaza or park space of any transit station.
- Include parking for mopeds, scooters, motorcycles, and other similar vehicles

RESPONSE: Project complies. Only private structured parking is provided with public on-street parking spaces.

T6 Incorporate Transportation Demand Management (TDM) including but not limited to:

Encourage carpooling or vanpooling.

Encourage car or bike sharing.

Offer flexible hours.

Provide shared parking:

RESPONSE: Acknowledged. TDM programs will be explored when the Project has been developed.

T7 Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.

RESPONSE: Project complies. Excess pavement is limited with the redevelopment of the Property into a mixed-use building with enhanced ground level public realm.

T8 Encourage green buildings, green site design and green infrastructure:

RESPONSE: Project complies. The Project exceeds all minimum open space and pervious area requirements.

T9 Create attractive, active and safe multimodal systems:

RESPONSE: Project complies. The Project enhances the walkability along all street frontages.

Respectfully submitted,

Stephanie J. Toothaker, Esq