



SITE PLAN APPLICATION

Rev: 3 | Revision Date: 10/01/2020 | I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC) SITE PLAN APPLICATION

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

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

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

<input type="checkbox"/>	Site Plan Level II	\$4,500.00
<input checked="" type="checkbox"/>	Site Plan Level II in Regional Activity Center	\$5,600.00
<input type="checkbox"/>	Site Plan Level III	\$6,200.00
<input type="checkbox"/>	Site Plan Level III in Regional Activity Center	\$7,300.00
<input type="checkbox"/>	Site Plan Level IV	\$6,000.00
<input type="checkbox"/>	Site Plan Level IV in Regional Activity Center	\$7,500.00
<input type="checkbox"/>	Planned Development District (PDD)	\$15,500.00
<input type="checkbox"/>	Planned Unit Development (PUD)	\$15,500.00

In addition to the site plan fees listed above additional fees for the additional staff time it takes to perform those reviews

<input checked="" type="checkbox"/>	Parking Reduction	\$1,150.00
<input type="checkbox"/>	Flex Rezoning Site Plan	\$ 650.00

NOTES: Optional 15-minute time slots are available to applicants for scheduling signatures on completed Development Review Committee plans during Development Review Committee meetings. Appointments are subject to availability. To make an appointment, please call 954-828-6520 latest by Friday at 12:00 noon prior to the meeting date.

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

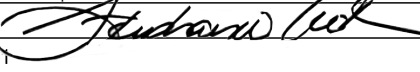
A. DEPARTMENT INFORMATION:

Case Number		Submittal Date		Intake By	
Civic Association				City Commission District	

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

Property Owner's Name	FTL/AD LTD	Signature	
Address, City, State, Zip	92 SE 7 ST STE 601 MIAMI FL 33131		
Phone Number	954.648.9376	Email	stephanie@toothaker.org
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/>	Agent Authorization Consent	Submitted

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

Agent's Name	Stephanie J. Toothaker, Esq.	Signature	
Address, City, State, Zip	501 SW 2nd Avenue, Suite A, Fort Lauderdale, FL 33301		
Phone Number	954.648.9376	Email	stephanie@toothaker.org / cc: estefania@toothaker.org

D. DEVELOPMENT INFORMATION

Project Name	300 W. Broward		
Project Address	300 W. Broward Blvd (see address verification letter)		
Legal Description	FT LAUDERDALE B-40 D ALL LOTS 2 THRU 7, 18 - 23 & POR OF LOTS 1 & 24, BLK 17 DESC AS: BEG SW COR LOT 7, N 335 TO S RW/L BROWARD BLVD, ELY 288.28, SE 23.34, S 309.02, SW 304 TO POB		
Tax ID Folio Numbers	5042 10 01 2210		
Description of Project	<h1>Mixed Use Development</h1>		
Total Estimated Cost of Project	\$	Site Adjacent to Waterway	No

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation	D - RAC	D - RAC
Zoning Designation	RAC - CC	RAC - CC
Use of Property	Parking Lot / Office Bldg	Mixed Use
Number of Residential Units	0	956 units (1,204,716 sf)
Non-Residential Square Feet	4,060 sf (Office)	23,752sf(commercial);480,212sf(service/pkg);23,855sf(res service/amenities)
Building Square Feet (include structured parking)	4,060 sf	1,732,535 sf

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR	Proposed
Lot Size (Square Feet / Acreage)	N/A	100,490 sf / 2.3 ac
Lot Density (Units/Acres)	N/A	310 units / gross ac
Lot Width	304' x 335'	304' x 335'
Building Height (Feet / Floors)	None - Subject to FAA Requirements	545'-8" / 48 Floors
Structure Length	300' Max.	285' (4th Ave); 259.5' (Broward); 275.8' (Nugget)
Floor Area Ratio (F.A.R.)	No Req.	17.2
Lot Coverage	No Req.	81,278 sf = 80.9%
Vehicular Use Area	No Req.	7,338sf (7.3%)
Parking Spaces	1,045 spaces	1,031 spaces

Setbacks (indicate direction N,S,E,W)

	Required Per ULDR	Proposed
Front [N]	10'	12.7' (BLDG TO PL)
Side [E]	35' FROM CL	30.6' (BALCONY TO CL); 37.6' (BLDG TO CL)
Side [W]	35' FROM CL	45' (BALCONY TO CL); 52' (BLDG TO CL)
Rear [S]	0'	25.1' (BALCONY TO PL); 36.3' (BLDG TO PL)

Required Documentation / Submittal Checklist

November 12, 2021

VIA LAUDERBUILD
 DEVELOPMENT REVIEW COMMITTEE
 URBAN DESIGN & PLANNING DIVISION
 DEPARTMENT OF SUSTAINABLE DEVELOPMENT
 CITY OF FORT LAUDERDALE
 700 NW 19TH AVE
 FORT LAUDERDALE, FL 33311

**Re: 300 W. Broward Boulevard - Case No. UDP-S21052
 Site Plan Level II in Downtown RAC - Project & ULDR Narrative**

I represent K-A 300 Broward JV LLC (“Applicant”), as developer of the real property located at 300 West Broward Boulevard (Folio No. 504210012210). Applicant is requesting Site Plan Level II approval to develop a mixed use project (“300 West Broward” or “Project”) in the Regional Activity Center – City Center (“RAC-CC”) within the “Downtown Core” 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. PROJECT DESCRIPTION

Designed as an urban gateway to the heart of Downtown Fort Lauderdale, 300 West Broward is comprised of two 38-floor towers on top of a 10-floor podium, bringing together a vibrant mixed-use program of 956 units and 23,752 square feet of ground level commercial use. The unique bridged massing of the towers creates a focal point for visitors and residents and adds an iconic new element to the growing skyline. The site is located at an important junction between major transportation hubs, civic and cultural institutions, and commercial attractions. To the northeast are the transportation hubs of the Brightline station and the Broward Central Bus Terminal. To the northeast and southwest are the civic and cultural landmarks including the future Joint Governmental Campus, the Museum of Discovery and Science, the Broward Center for the Performing Arts, and Esplanade Park. To the east is the vibrant commercial street of Las Olas Boulevard.

The development bridges the commercial corridor of Downtown, the cultural district along the riverfront, and the Downtown residential neighborhood. The design of the elevated massing on the ground floor establishes a new urban connection through the site by creating a covered outdoor space for the neighborhood and a pedestrian friendly connection to the Brightline, the Museum, and the surrounding Downtown residential blocks. The southwest corner of the podium massing lifts up to create a welcoming plaza and gesture towards the pedestrian traffic from the Museum and the Broward Center for the Performing Arts. An arrival plaza on Nugent Avenue creates a welcoming entry space for people coming from Brightline and Las Olas. Both plazas are connected through the ground floor, creating an expansive covered pedestrian realm that will be lined with retail uses and activated year-round.

Stephanie J. Toothaker, Esq.
 land use development political strategy procurement

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 401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

300 West Broward brings with it a rich amenity program that will create a sense of community for residents. The top of the podium has an outdoor amenity deck with sunset and sunrise pools, lush landscaping, lounge areas, pergolas, and cabanas for the residents to enjoy. The indoor program features a lounge, library, and health and fitness center. The residential units begin on the 11th floor of the tower and continue up through the 48 floors. The last two floors of the towers have penthouse loft units.

The building design features two towers strategically positioned at the two highly visible corners of the site: one at the northwest corner of West Broward Boulevard and Southwest 4th Avenue and one at the southeast corner of Nugent Avenue. As the south tower rises it angles towards the north tower, connecting the top 11 floors. This dramatic bridged massing creates a unique dynamic form and a symbolic gateway. It not only takes advantage of the best views the site has to offer but also creates an elegantly sculpted icon in the City's skyline. The void created between the towers lends it a compelling appearance and offers the practical benefit of view corridors through the building. The towers feature continuous balconies with panoramic views of the City and bring in ample natural light and air for all units.

The structure of the building uses post-tensioned concrete slabs supported by concrete cores and columns. The façade of the building is made up of a window wall system with floor to ceiling glass, paired with a pattern of stucco panel walls. The undersides of the balconies are exposed concrete. The inner façades of the towers are lined with stucco panels. The podium parking garage is lined with perforated metal panels and complemented with landscaping.

The proposed building is an opportunity to create not only an icon for the City but also a new community space that contributes to the life of the neighborhood and enhances the pedestrian connections from around the City and through the site in furtherance of the urban development pattern extending westward along Broward Boulevard. It offers vantage points and community spaces that connect the building to the neighborhood and strengthens its connection to nature. The hope is to add new energy to the neighborhood, supporting the local economy and the lives of those throughout the local community.

2. 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 47-28.3.C, Allocation of flex units in the Regional Activity Center Land
Use Designations (RACs) or Master Planned Areas.
ULDR Section 47-25.2, Adequacy Requirements; and
ULDR Section 47-25.3, Neighborhood Compatibility Requirements**

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
 - b. Street Design Examples
 - c. Principles of Building Design
 - d. Quality of Architecture
 - e. Principles of Storefront Design
 - f. Character Area Guidelines
 - g. Neighborhood Transition Areas
 - h. Thematic Planning Districts
 - i. Principles of Riverfront Design
 - j. Implementation

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

- 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 stepback, 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. The Downtown Core character area is a mixed-use central business district that encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing. It is characterized by vertical slender towers with minimum stepbacks, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
 - a. RAC-CC
 - b. RAC-AS
 - c. RAC-WMU
2. *Not applicable. As such, this section has been omitted.*
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-CC within the Downtown Core 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: Acknowledged. Applicant is requesting an allocation of flex units. Refer to the analysis below.

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: Acknowledged.

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: Acknowledged and will comply.

4. Density in the RAC-TMU District and RAC-RPO District.
 - a. *Not applicable. As such, this section has been omitted.*
 - b. *Not applicable. As such, this section has been omitted.*

RESPONSE: Not applicable. The Property is zoned RAC-CC.

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.

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: N/A

- 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. *Not applicable. As such, this section has been omitted.*
 - b. *Not applicable. As such, this section has been omitted.*
 - c. *Not applicable. As such, this section has been omitted.*
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. The Project is zoned RAC-CC and includes both residential and non-residential uses. 79,576 SF of open space is provided on-site, of which more than 25% is in pervious landscaped area.

- 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.

- 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.
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: Project complies. See sheet L-1 – L-3 for details.

- 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 Project includes minimum 8'-0" to 10'-0" wide clear sidewalks.

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

RESPONSE: Acknowledged, no chain link fencing is proposed.

- 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.

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.

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.

	Downtown Core	Proposed	Complies or Alternative Design Requested
Maximum Building Height	None (FAA restrictions apply)	48 stories / 545'-8"	Complies
Maximum Building Streetwall Length	300 feet	SW 4 th Ave: 285'-0" W. Broward Blvd: 259.5' Nugent Ave: 275.8'	Complies
Maximum Gross Square Footage of Building Tower Floor Plate Size	12,500 for entirety of building tower up to 37 floors high	Level 12: 11,876 SF Level 47: 31,281 SF	Deviation Requested*
Maximum Building Podium Height	9 Floors	10 floors	Deviation Requested*
Minimum Building Tower Step Back	None	30'	Complies
Minimum Separation between Building Towers	60 feet 30 feet minimum on subject property if adjacent to abutting lot under separate ownership	30' between South Tower to PL 65'-10" between towers up to level 37 None above level 37	Deviation Requested*
Minimum Residential Unit Size	400 SF	400+ SF	Complies

* In accordance with ULDR Section 47-13.20.J.3, Applicant is proposing alternative site design solutions as further detailed in the point-by-point DRT narrative include in this application.

Sec. 47-28.3.C. Allocation of flex units in the Regional Activity Center Land Use Designations (RACs) or Master Planned Areas.

C. Allocation of flex units in the Regional Activity Center Land Use Designations (RACs) or Master Planned Areas.

1. For the purpose of this subsection C, the term RACs refers to those areas designated as such in the City's Comprehensive Plan and depicted on the City's Future Land Use Map. The term Master Planned Areas refers to those areas meeting the definition for such as defined herein.

RESPONSE: Acknowledged.

2. Flex units may be allocated to development sites subject to the following conditions:
 - a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Comprehensive Plan.

RESPONSE: The project fulfills Objective FLU 2.4 which states that the City will direct growth to designated Urban Redevelopment/Downtown Revitalization Areas to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities. The Project supports Policies FLU 2.4.1, 2.4.1a and 2.4.1b by contributing to a vibrant mixed-use Downtown, combining new residential and commercial uses, and implementing the Downtown Master Plan principles.

- b. Development applications shall be reviewed to determine if the development is consistent with the applicable master plan or has proposed alternative designs which meet the intent of the applicable master plan design guidelines. In the event compliance with the ULDR would not permit consistency with the design guidelines, the master plan design guidelines shall govern. In the event there is no applicable master plan for the development site, the applicable zoning district regulations shall apply.

RESPONSE: Acknowledged, Applicant has provided a separate point-by-point narrative addressing the requirements of the DMP.

- c. Development applications shall be subject to applicable approval requirements in Section 47-24, Development Permits and Procedures.

RESPONSE: Acknowledged, the Project is being submitted as a Site Plan Level II.

- d. The allocation of flex units shall expire and terminate upon the expiration of the development permit approval in accordance with Section 47-24.1.M.

RESPONSE: Acknowledged.

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: The Project will comply.

- 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 are no environmentally sensitive lands located on the Property to Applicant's knowledge.

- 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: Fire protection service will be adequate to protect people and property in the proposed development. 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: Applicant will pay the required park impact fees prior to the issuance of a building permit.

- 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: Controlled access doors, security cameras and lobby personal will be provided. The Project will provide improvements which are consistent with Crime Prevention Through Environmental Design principles to minimize the risk to public safety and assure adequate police protection.

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: The Water and Wastewater Capacity Availability Letter dated August 24, 2021 confirmed the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed.

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: The Water and Wastewater Capacity Availability Letter dated August 24, 2021 confirmed the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed.

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: A Preliminary School Capacity Availability Determination (“SCAD”) letter will be obtained during the DRC process and submitted upon receipt.

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: Solid waste and recycling collection will be provided by a private contractor licensed with the City of Fort Lauderdale.

- 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: The Project will be designed with on-site storm water retention. Applicant will submit an application to Broward County, satisfy all current criteria for surface water requirements, and obtain all local and state licenses.

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: A traffic study will be prepared and submitted for review during the DRC process.

- 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: Requirement noted.

- 6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and

along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

RESPONSE: The Project encourages pedestrian-oriented development with greater emphasis on sidewalk width accommodation, incorporation of street trees and shading devices, and bicycle facilities.

1. **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: Project complies. The Project is located on West Broward Boulevard. Vehicular access is provided on SW 4th Avenue and Nugent/SW 3rd Avenue which are secondary streets.

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: Not 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: The Project complies with the minimum street tree requirements. Refer to Sheets L-1 – L-3.

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: The Water and Wastewater Capacity Availability Letter dated August 24, 2021 confirmed the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed.

- 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: Acknowledged and will comply.

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: The Property has not been identified as having any archaeological or historical significance.

- 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 site is located west of the Intracoastal Waterway.

Sec. 47-25.3 - Neighborhood Compatibility

A. The neighborhood compatibility requirements are as follows:

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

RESPONSE: The Applicant has provided a point-by-point narrative addressing the adequacy requirements.

2. *Smoke, Odor, Emission 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: Should any County license be required, the Applicant will apply and obtain.

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.

RESPONSE: Not applicable. There are no contiguous residential properties.

- 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.

RESPONSE: Not applicable. There are no contiguous residential properties.

- 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. There are no contiguous 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: Not applicable. There are no contiguous residential properties. However, the Project incorporates balconies, color and material banding, building mass changes, and multiple types and angles of roofline.

- 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. There are no contiguous residential properties. However, the loading facilities are located internal to the building to be screened from view to the greatest extent.

- 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/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

RESPONSE: All mechanical equipment is screened to not be visible from adjacent properties. Refer to Sheet D-25.

- 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 (½) 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. There are no contiguous residential properties.

- d. **Bufferyard Requirements.** 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.
- 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.
- 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.

- 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. There are no contiguous residential properties.

- v. **Application to existing uses.** Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:
- a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
 - b) Reduction of required parking spaces;
 - c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
 - d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
 - e) Access to the land would be substantially impaired;
 - f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
 - g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting

residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

RESPONSE: Not applicable. There are no contiguous residential properties.

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: The Property is in the City's Transit Oriented Development ("TOD") Station Area, specifically within the "Transit Core" ¼ mile area surrounding the Brightline transit station, which encourages the highest mixture and intensity/density of uses and is consistent with the surrounding zoning districts and uses. The properties to the north and west are zoned RAC-WMU, to the south RAC-AS, and to the east RAC-CC, all within the "Downtown Core" character area. The Project is therefore compatible with the existing and prospective intensity/density, mass, and scale of surrounding developments.

- 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 intent of the DMP and NRMP. Refer to the DRT Narrative which provides a detailed analysis.

- ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use 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, the 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 allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use 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: Not applicable. The Property is zoned RAC-CC.

- iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RACEMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:
 - a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:
 - 1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances, access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of Section 47-13, Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for, and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

RESPONSE: Not applicable. The Property is zoned RAC-CC and is not within 100 feet of residential property that is located outside of any Downtown RAC District or adjacent to the New River.

- iv. All development that is located on land within the B-1A 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.

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

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

DRC APPLICATION

300 W. BROWARD
FORT LAUDERDALE, FL

Date Submitted: 05/27/2022

Land Use: Toothaker
Owner: K.-A 300 Broward JV LLC

Case #UDP-S21052



PROJECT # 1775.00

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed
by Elvira C
Freire
Santamaria

Date:
2022.05.27
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One Biscayne Tower
Suite 1670
(305) 482-8700
www.stantec.com

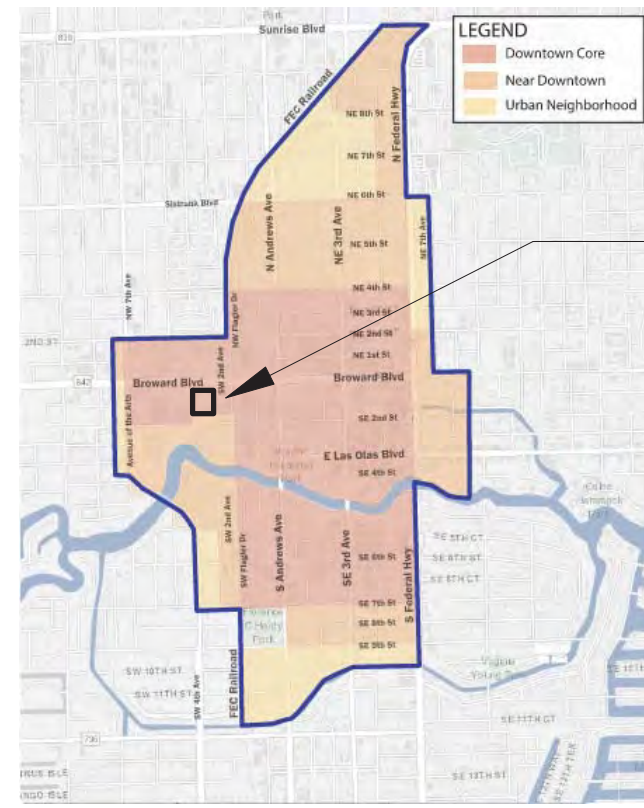
DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

300 W. BROWARD

FORT LAUDERDALE, FL

RAC-CC - DOWNTOWN CORE

T-50 R-42 E.S-10



PROJECT LOCATION

PROJECT TEAM

OWNER:

K-A 300 BROWARD JV LLC

A joint venture by:

AIMCO BROWARD BOULEVARD I LLC (AIMCO) and KC/NM W BROWARD JV LLC (KUSHNER)

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Email: lee.hodges@aimco.com

Contact: MICHAEL SOMMER

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TOOTHAKER

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Fort Lauderdale, FL 33301

Contact: Estefania Mayorga

Tel: (954) 777-0276

Email: estefania@toothaker.org

INDEX

A-1: SURVEY

A-2: PLAT

B-1: SITE

B-2: Zoning Map

B-3: Location Map

B-4: Context Diagrams

B-5: Location Images

B-6: Location Images

B-7: Project Diagrams

B-8: Project Diagrams

B-9: Project Diagrams

B-10: Project Diagrams

B-11: Project Diagrams

F-1: RENDERINGS

F-2: Rendered Views

F-3: Rendered Views

F-4: Rendered Views

F-5: Rendered Views

F-6: Rendered Views

F-7: Rendered Views

F-8: Rendered Views

F-9: Rendered Views

F-10: Rendered Views

D-1: FLOOR PLANS

C-0: Site Plan

SD-1 Conceptual Design- Ground Level

SD-3 Conceptual Design- Pool Deck

D-2: Building Data

D-2.1 Building Code Analysis

D-2.2 Building Code Analysis

D-3: Ground Level Floor Plan

D-4: Mezzanine Level Floor Plan

D-5: Parking Level 2 Floor Plan

D-6: Parking Level 3 Floor Plan

D-7: Parking Level 4 Floor Plan

D-8: Parking Level 5 Floor Plan

D-9: Parking Level 6 Floor Plan

D-10: Parking Level 7 Floor Plan

D-11: Parking Level 8 Floor Plan

D-12: Parking Level 9 Floor Plan

D-13: Parking Level 9 Floor Plan

D-14: Amenity Level 11 Floor Plan

D-15: Residential Level 12-25 Floor Plan

D-16: Residential Level 26-33 Floor Plan

D-17: Residential Level 34 Floor Plan

D-18: Residential Level 35 Floor Plan

D-19: Residential Level 36 Floor Plan

D-20: Residential Level 37 Floor Plan

D-21: Residential Level 38-46 Floor Plan

D-22: Residential Level 47 Floor Plan

D-23: Residential Level 48 Floor Plan

D-24: Roof Level Floor Plan

E-1: BUILDING ELEVATIONS AND SECTIONS

E-2: East & West Elevations

E-3: North & South Elevations

E-4: Materials

E-5: North-South Building Sections

E-6: East-West Building Sections

E-7: Enlarged North/South Building Sections

E-8: Enlarged East/West Building Sections

E-9: Enlarged Street Sections

E-10: Enlarged Street Sections

E-11: Enlarged Street Sections

E-12: Enlarged Garage Screen Elevation and Details

E-15: Exterior Lighting at Crown

E-16: Bulkhead Details

E-17: Podium Lighting

L-1: LANDSCAPE

TD-1 Tree Disposition Plan

L-1 Landscape Plan- Ground Level

L-2 Landscape Plan- Pool Deck

L-3 Landscape Details

I-1: PHOTOMETRIC DIAGRAM

I-2: Photometric Site

I-3: Photometric Ground Level

I-4: Photometric Level 2

I-5: Photometric Level 3-7

I-6: Photometric Level 8-9

I-7: Photometric Level 10

C-1: CIVIL

C-1: Conceptual Pavement Marking
and Signage Plan

C-2: Conceptual Paving, Grading,
and Drainage Plan

C-3: Conceptual Water and Sewer Plan

X-1: Utility Easement Exhibit

X-2: Sidewalk Easement Exhibit

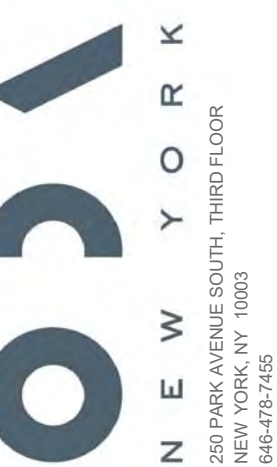
X-3: Maintenance Exhibit

X-4: Open Space Exhibit

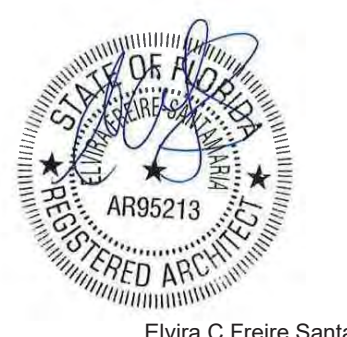
X-5: Circulation Exhibit

INDEX & PROJECT TEAM

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



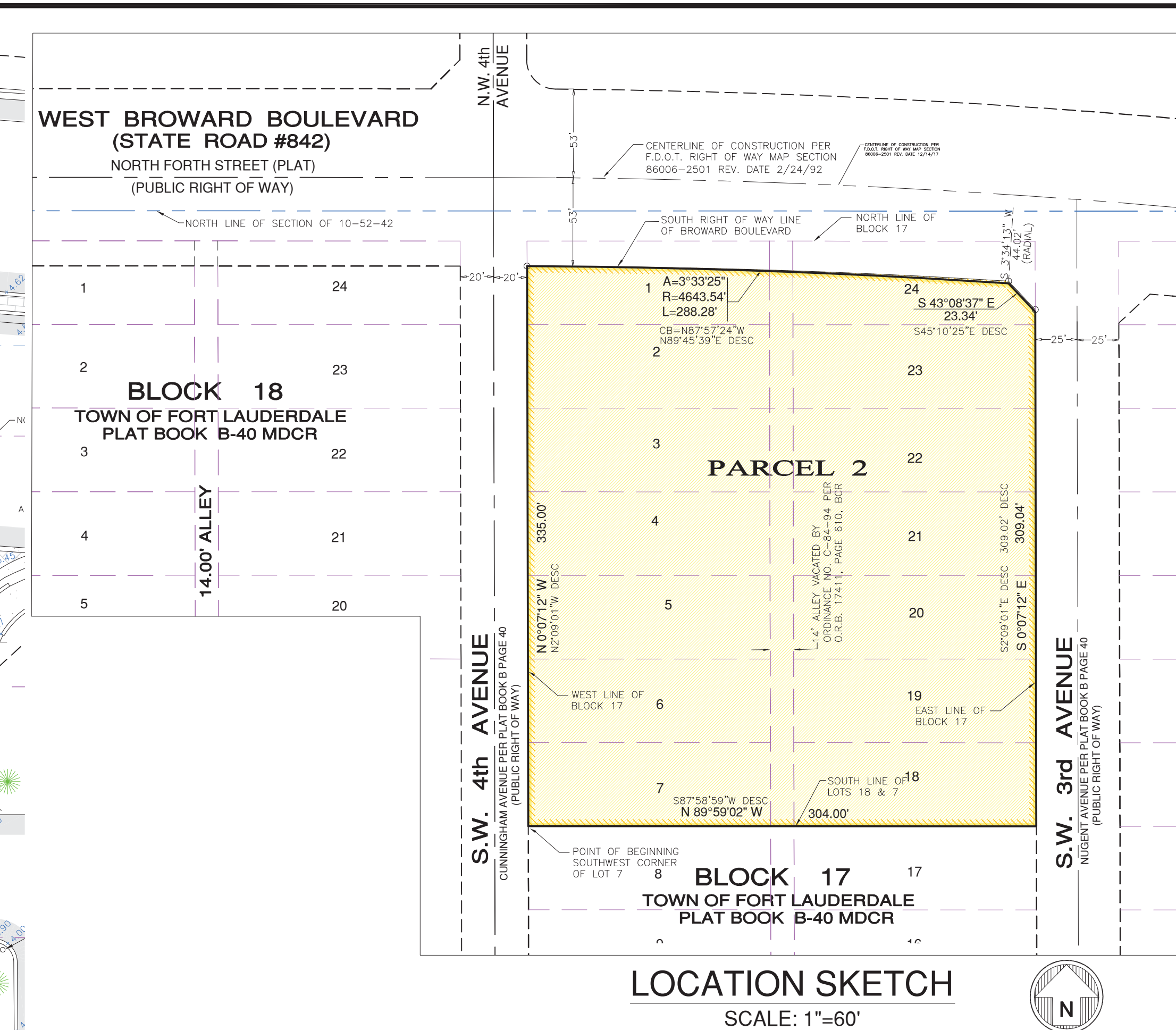
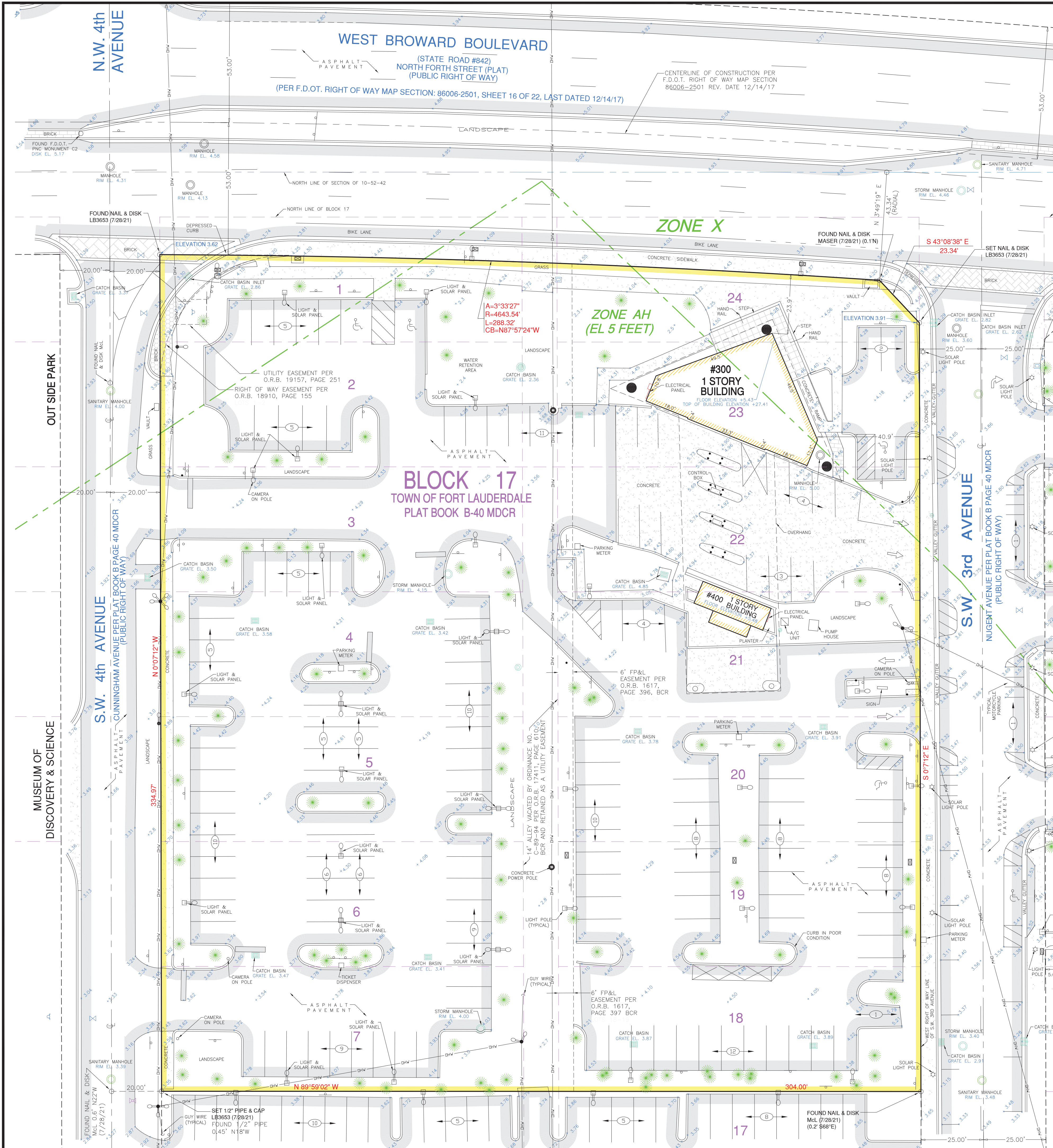
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Santamaria

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A.0



LEGAL DESCRIPTION

PARCEL 2

All of Lots 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 and 23 and a Portion of Lots 1 and 24, all in Block 17, and a portion of the 14 foot alley on Block 17 (now vacated per Ordinance C-89-94), of the Town of Fort Lauderdale, according to the Plat thereof, as recorded in Plat Book "B", Page 40, of the Public Records of Miami-Dade County, Florida; said lands now situate, lying and being in Broward County, Florida, and all being more fully described as follows:

Beginning at the Southwest corner of said Lot 7; thence North 02°09'01" West on the West line of said Block 17, a distance of 335.00 feet to a point on the South right-of-way line of Broward Boulevard and to a point on a curve; thence Easterly on said right-of-way line and on said curve to the right with a radius of 464.54 feet a central angle of 03°33'25" and whose chord bears North 89°45'39" East, an arc distance of 288.28 feet; thence South 45°10'25" East on said right-of-way line, a distance of 23.34 feet to a point on the East line of said Block 17; thence South 02°09'01" East on said East line, a distance of 309.02 feet; thence South 87°58'59" West on the South line of the West and Westerly extension of, said Lot 18 and on the South line of said Lot 7, a distance of 304.00 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County or Miami-Dade County (MDCR), Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N00°07'12"W for the East line of S.W. 4th Avenue, and evidenced by found nail & disk and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Benchmark No. SW575, Elevation = +5.17. Located on October 24, 2019 at W. Broward Boulevard & S.W. 4th Avenue.
- Lands shown hereon are located within an area having Zone Designations AH (EL 5) and X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0557H, for Community No. 125105, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 100,498 square feet, or 2.307 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

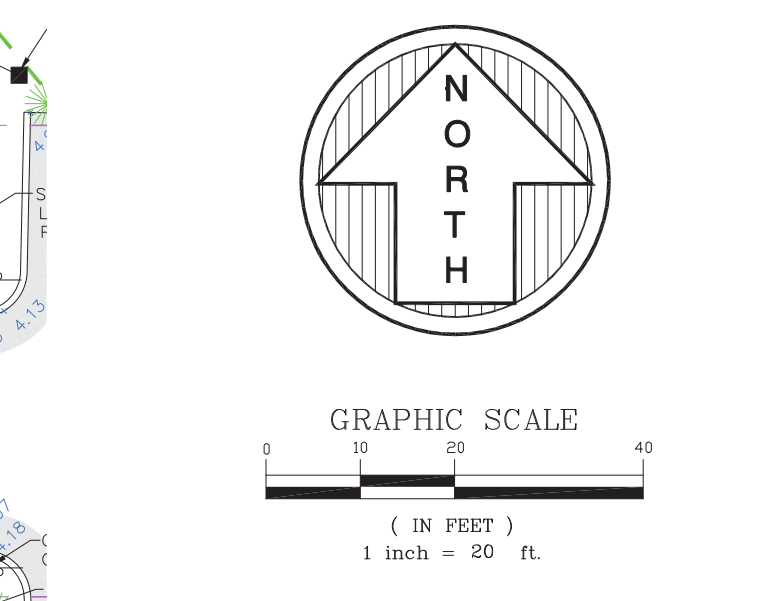
SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 29, 2021, in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 29, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB365 Digitally signed by Daniel C Fortin
 DN: c=US, o=Unaffiliated, ou=A01410D0000017402A28F42
 00042958, cn=Daniel C Fortin
 Date: 2021.11.12 15:29:49 -05'00'

By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS6435
 State of Florida.



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LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		0.5' CURB
	WATER METER		2.00' CURB & GUTTER
	WATER VALVE		WALL
	RISER		ELEVATION
	FIRE HYDRANT		INVERT
	HANDHOLE		B.O.S. = BOTTOM OF STRUCTURE
	SEWER/GAS VALVE		T.O.B. = TOP OF BAFFLE
	CLEANOUT		P.B. = PLAT BOOK P.C. = PAGE
	WELL		O.R.B. = OFFICIAL RECORDS BOOK
	DRAN		CONCRETE
	GRADE ELEVATION		ASPHALT PAVEMENT
	BOLLARD		RIGHT-OF-WAY
	CHORD BEARING		LEGAL DESCRIPTION
	MONUMENT LINE		M&L = MCLAUGHLIN ENGINEERING
			MDCR = MIAMI-DADE COUNTY RECORDS

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00005653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

No.	O.N.	Revision Description

ALTANSPS LAND TITLE SURVEY
300 WEST BROWARD BOULEVARD
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Date: 7/29/21
 Scale: 1" = 20'
 Drawn By: DWF / JJB
 Cad. No.: 191034
 Plotted: 10/29/21 3:11p
 Ref. Dwg.: 2019-140
 Field Book: 654/08.09 & F.S. RLL
 Job. No.: 00042958, cn=Daniel C Fortin
 Dwg. No.: 210968
 Sheet: 2021-080-2-NAVD
 1 of 1

Page 31 of 63

Know all men by these presents that we, William B. Brickell, and Mary B. Brickell, his wife, for and in behalf of the following attached map of the subdivision of the Southwest 1/4 of Sec 3 and the Northwest 1/4 of Sec 4 in Township 5 South of Range 4 West, Dade County, State of Florida, to be known as Fort Lauderdale, do hereby dedicate to the perpetual use of the public, the streets and highways shown thereon, reserving to ourselves, our heirs, personal representatives, successors or assigns, owning, holding, abutting, or adjoining the same, the reservation or reversion thereof, whenever discontinued by law.

Witness our hands and seals this 20th day of April A.D. 1896
 Wm B. Brickell (Seal)
 Mary Brickell (Seal)
 A.L. Knowlton
 Fred S. Chase

State of Florida
 Dade County

This day, personally appeared before me Wm B. Brickell and Mary Brickell, known to me to be the same persons who executed the foregoing instrument, and acknowledged to me the same to be their free act and deed.
 Notary Public
 Fred S. Chase

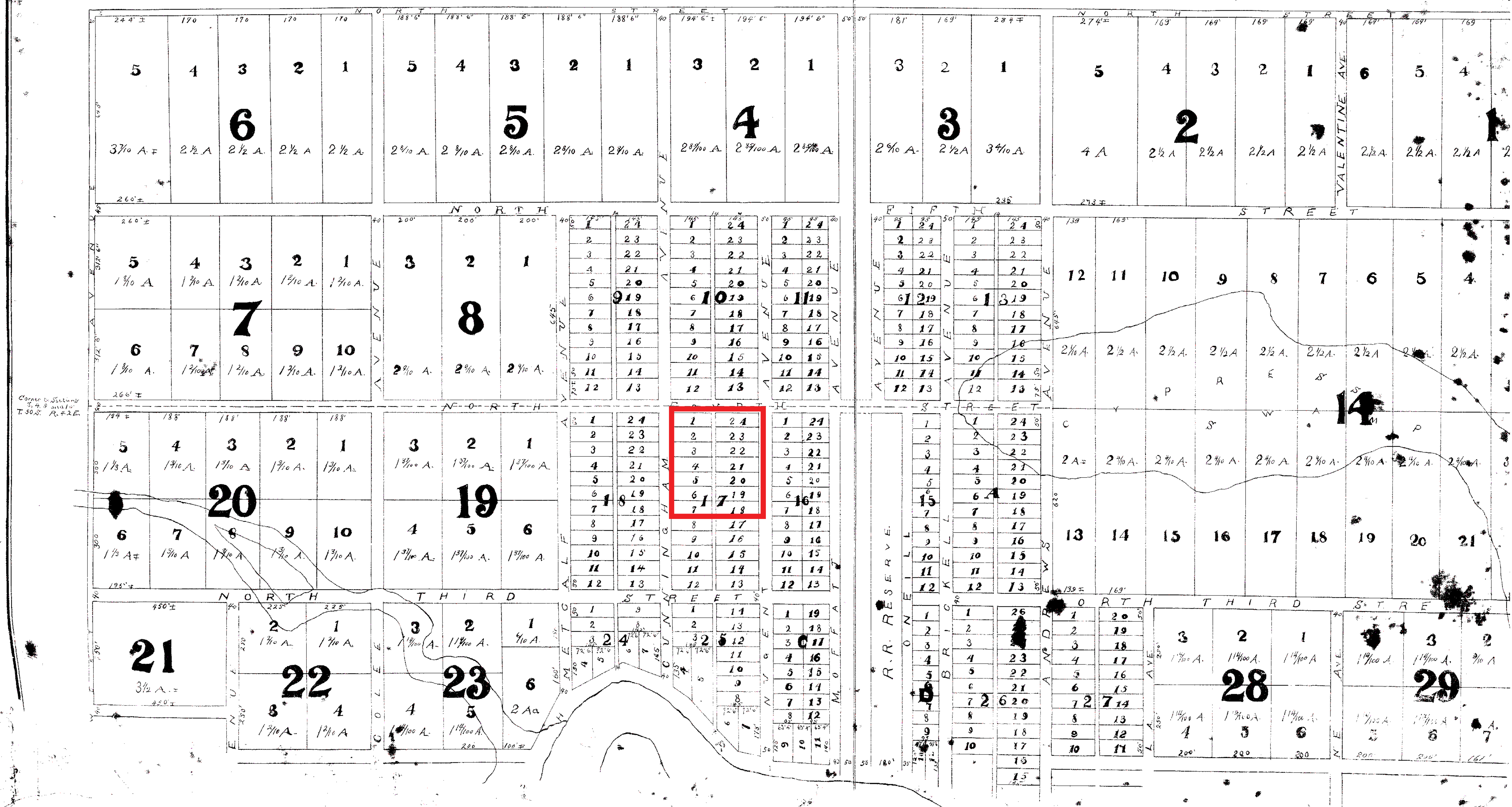
I hereby certify and declare that the aforesaid map of the subdivision of the Southwest 1/4 of Sec 3 and the Northwest 1/4 of Sec 4, and the plat thereon, are correctly scaled, described and plotted as shown by Wm B. Brickell and Mary Brickell, and that the same are in conformity with the Act of Govt. Sec 240, Chapter 240, Laws of Florida.

Subscribed and sworn to before me this 20th day of April A.D. 1896
 Fred S. Chase
 Notary Public

TOWN OF
FORT LAUDERDALE
 DADE CO. FLA

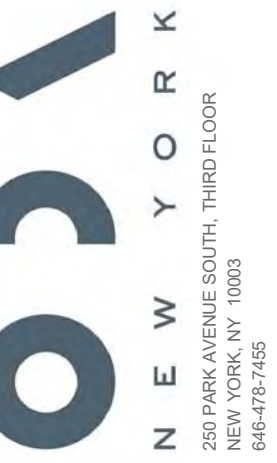
SCALE, 1 inch = 200 ft.

Located in the S 1/2 of the S 1/2 of Section 3 and the N 1/2 and N 1/2 of the S 1/2 of Section 10, T. 5 S., R. 4 E.
 Surveyed 1895. A.L. Knowlton, C.E.



ZONING MAP

300 W BROWARD
 300 West Broward Blvd
 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213

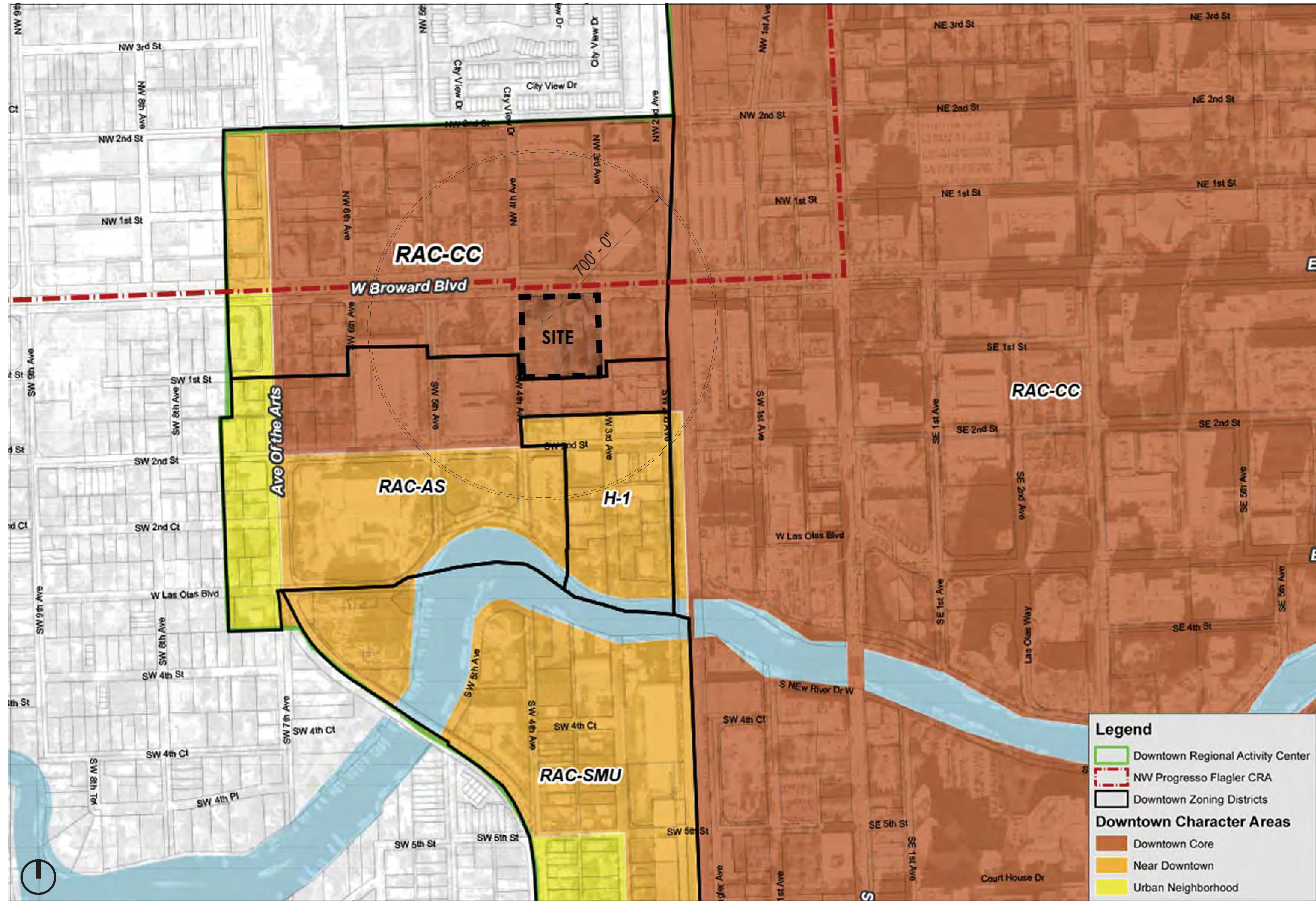


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B.2



Legend

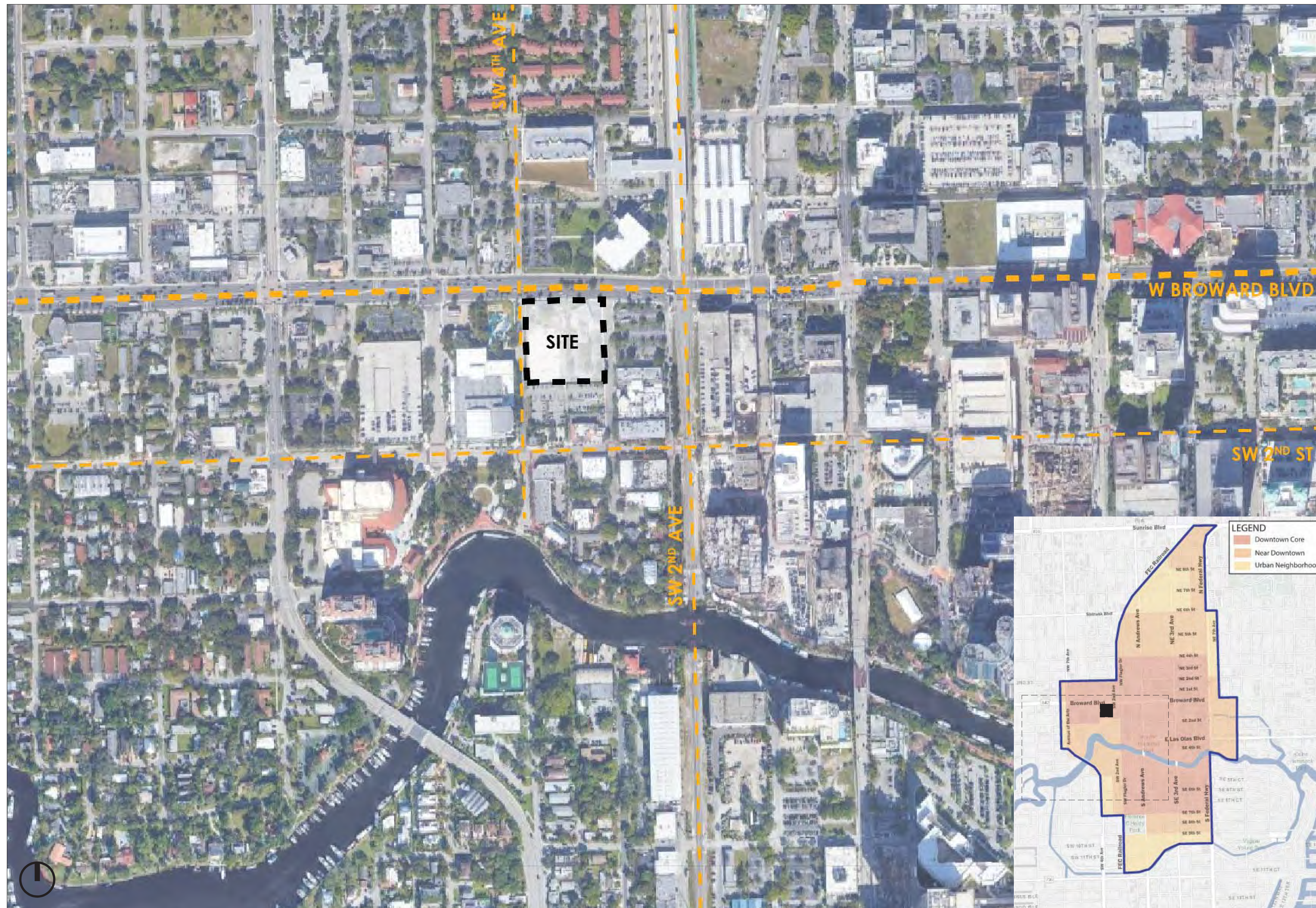
- Downtown Regional Activity Center
- NW Progresso Flagler CRA
- Downtown Zoning Districts

Downtown Character Areas

- Downtown Core
- Near Downtown
- Urban Neighborhood

1 ZONING MAP
 B.2 1" = 200'-0"

LOCATION MAP



1 LOCATION MAP
B.3 1" = 200'-0"

2 CHARACTER AREAS
B.3 1" = 30'-0"

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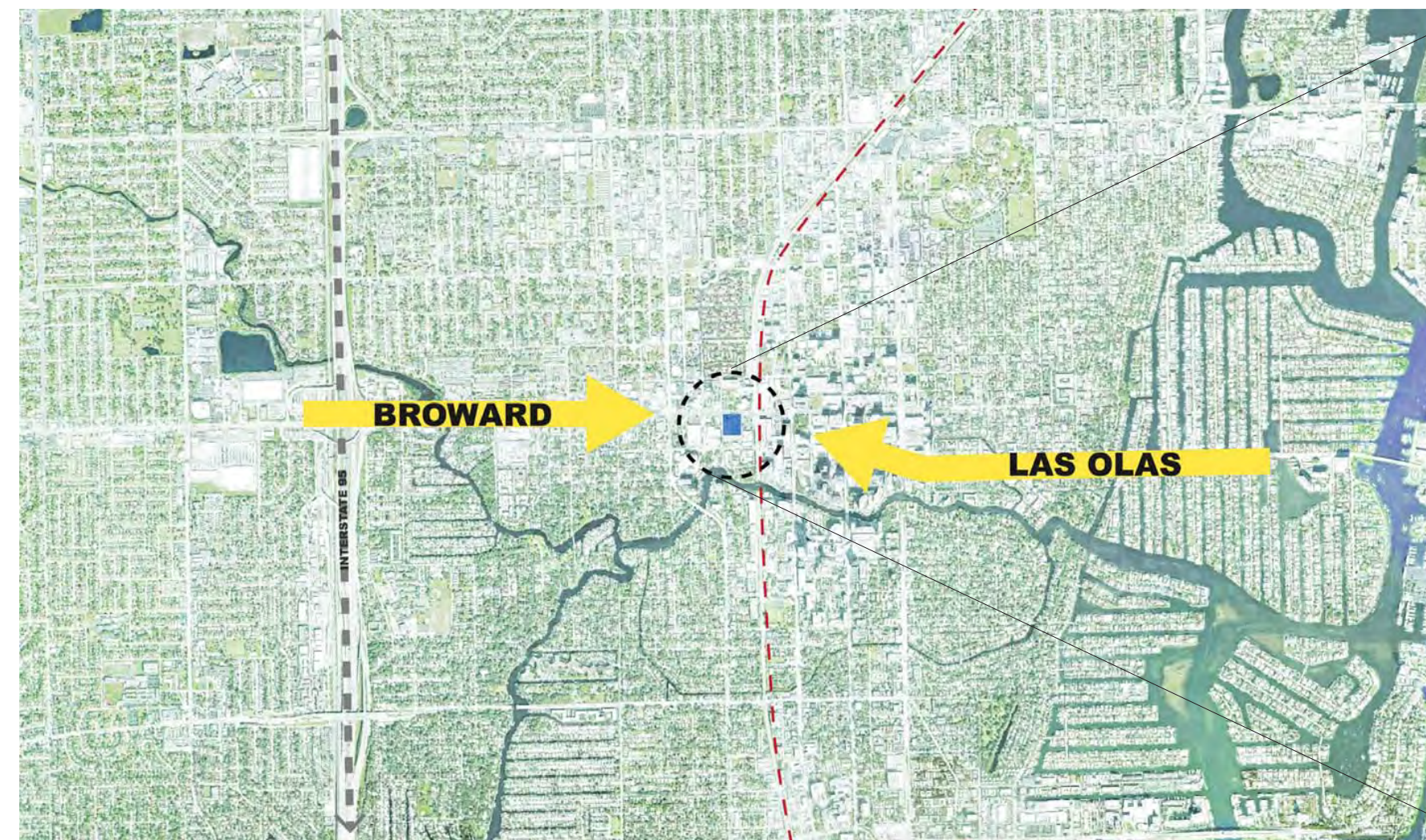
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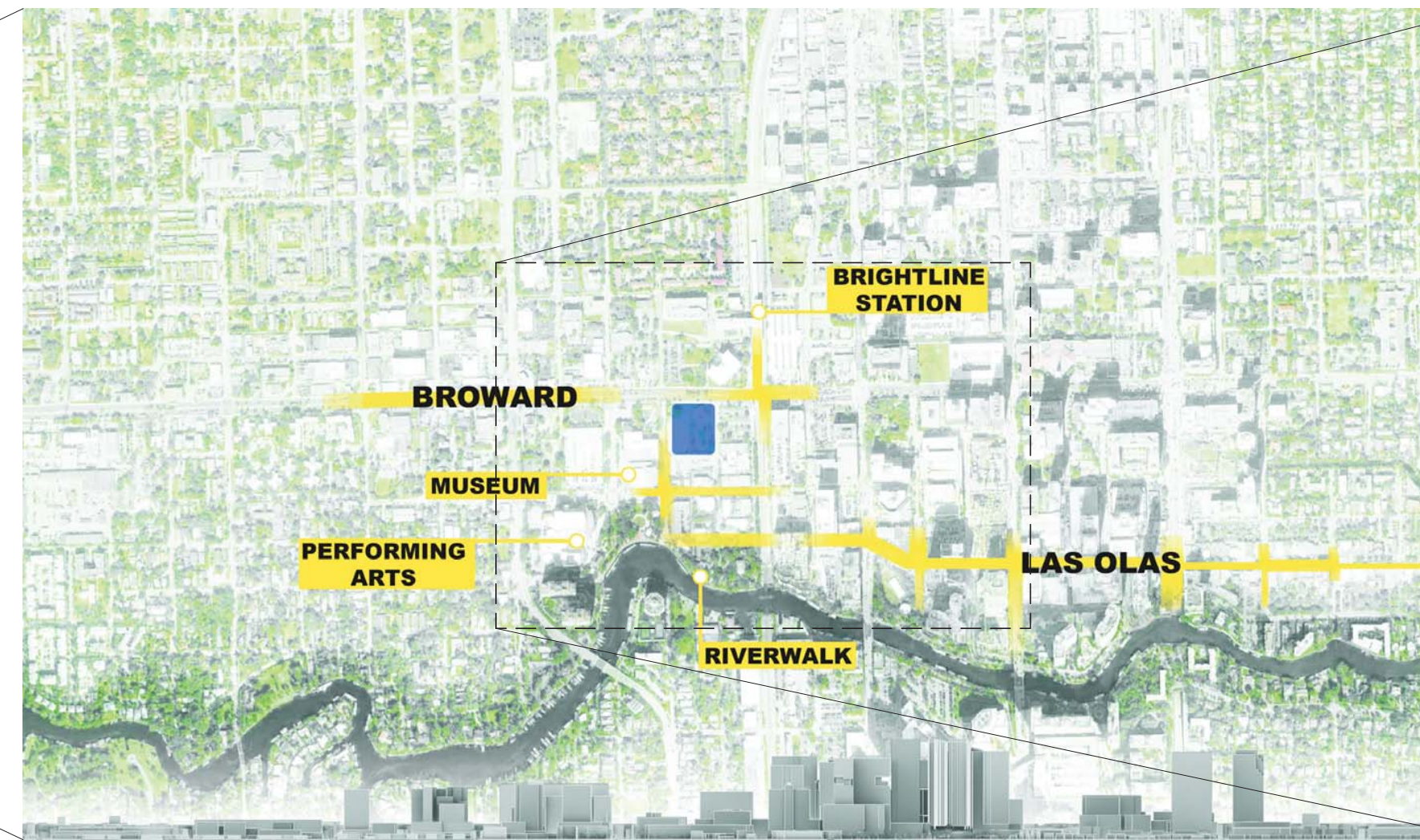
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B.3

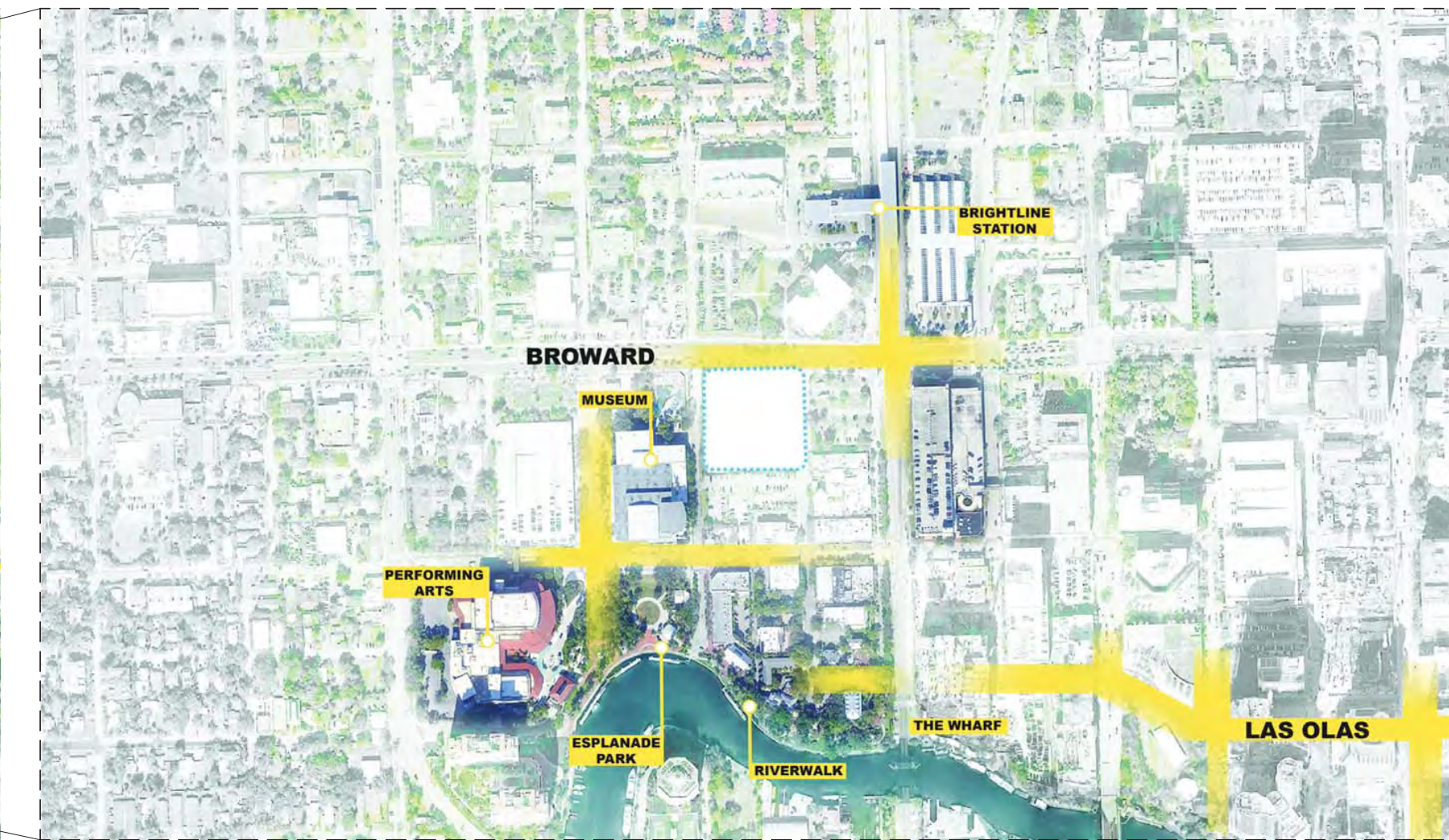
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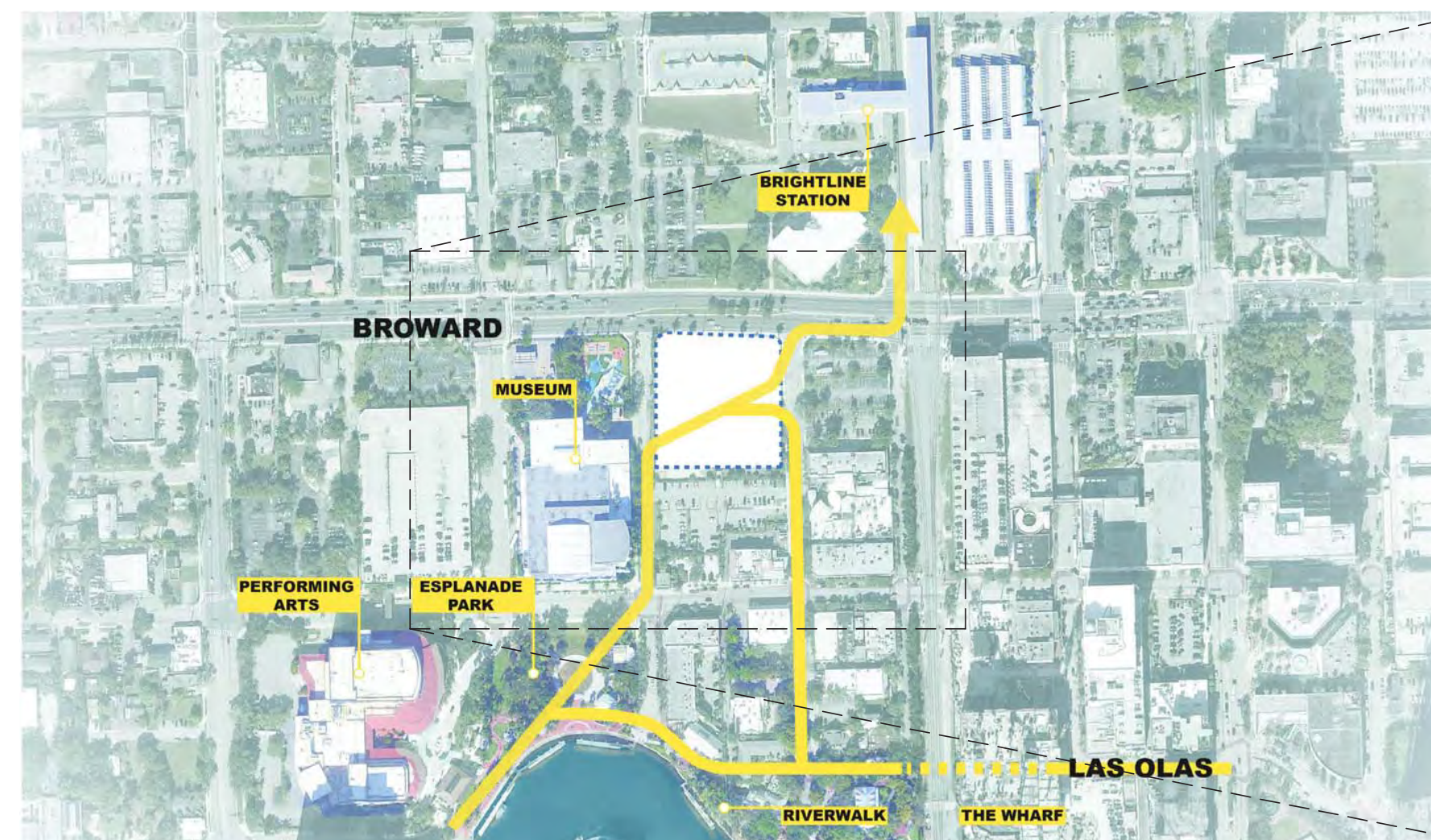
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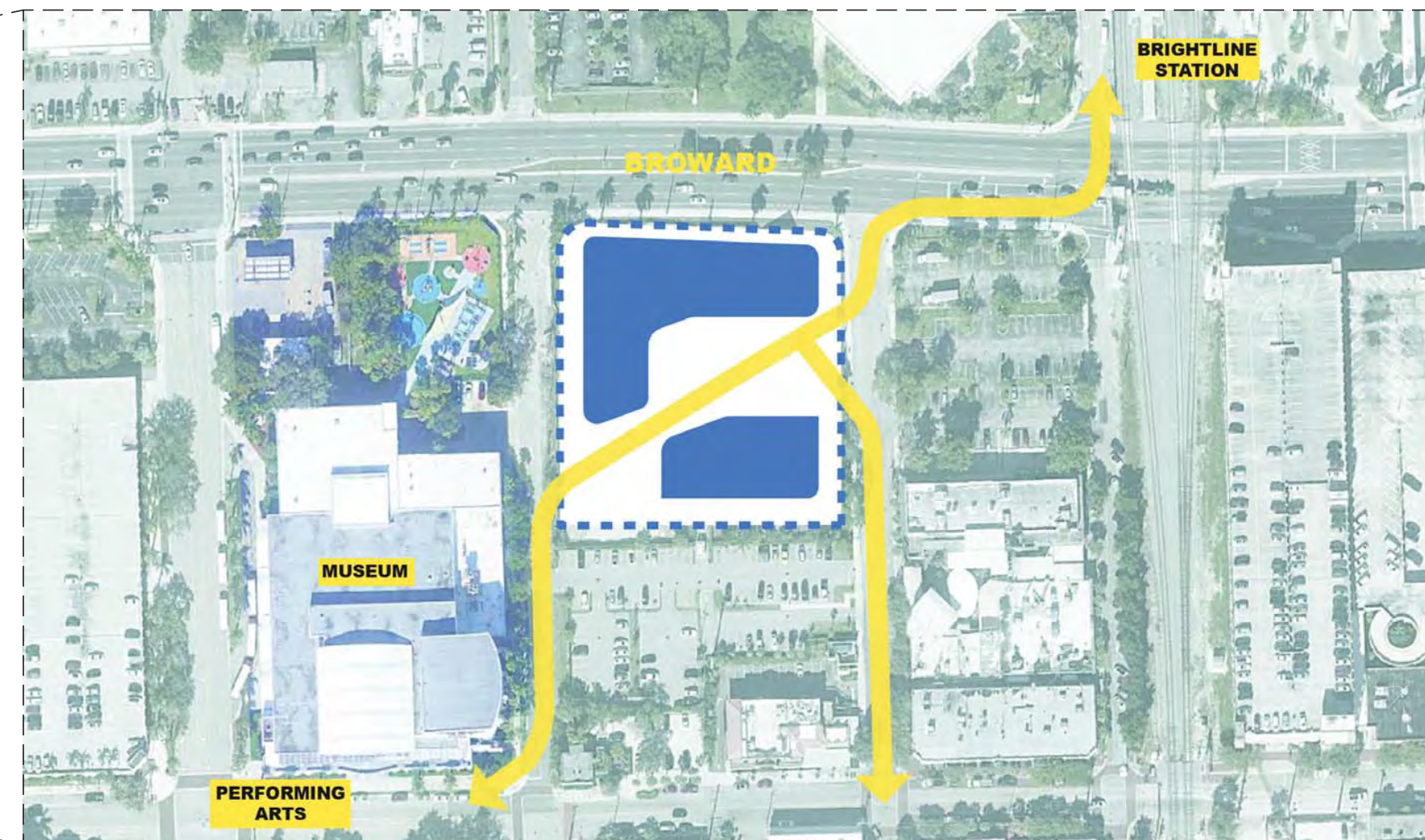
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3



4



5



6

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B.4



D) SW 4th Ave



G) SW 4th Ave



E) W Broward Blv & SW 4th Ave



H) Rear Property



F) SW 4th Ave

PROJECT # 1775.00



I) SW 3rd Ave

LOCATION IMAGES

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 300 West Broward Blvd
 Fort Lauderdale, Florida



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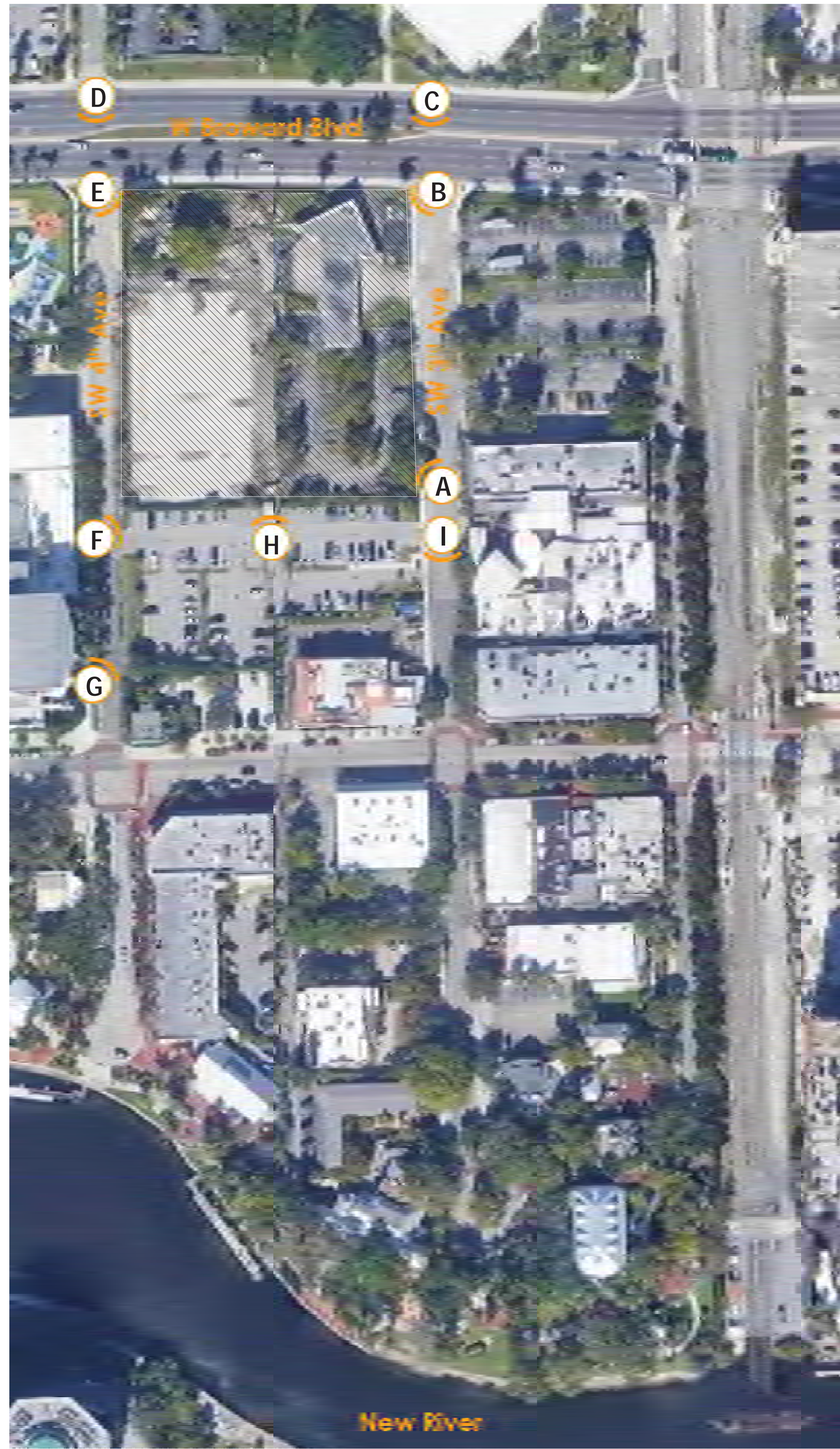


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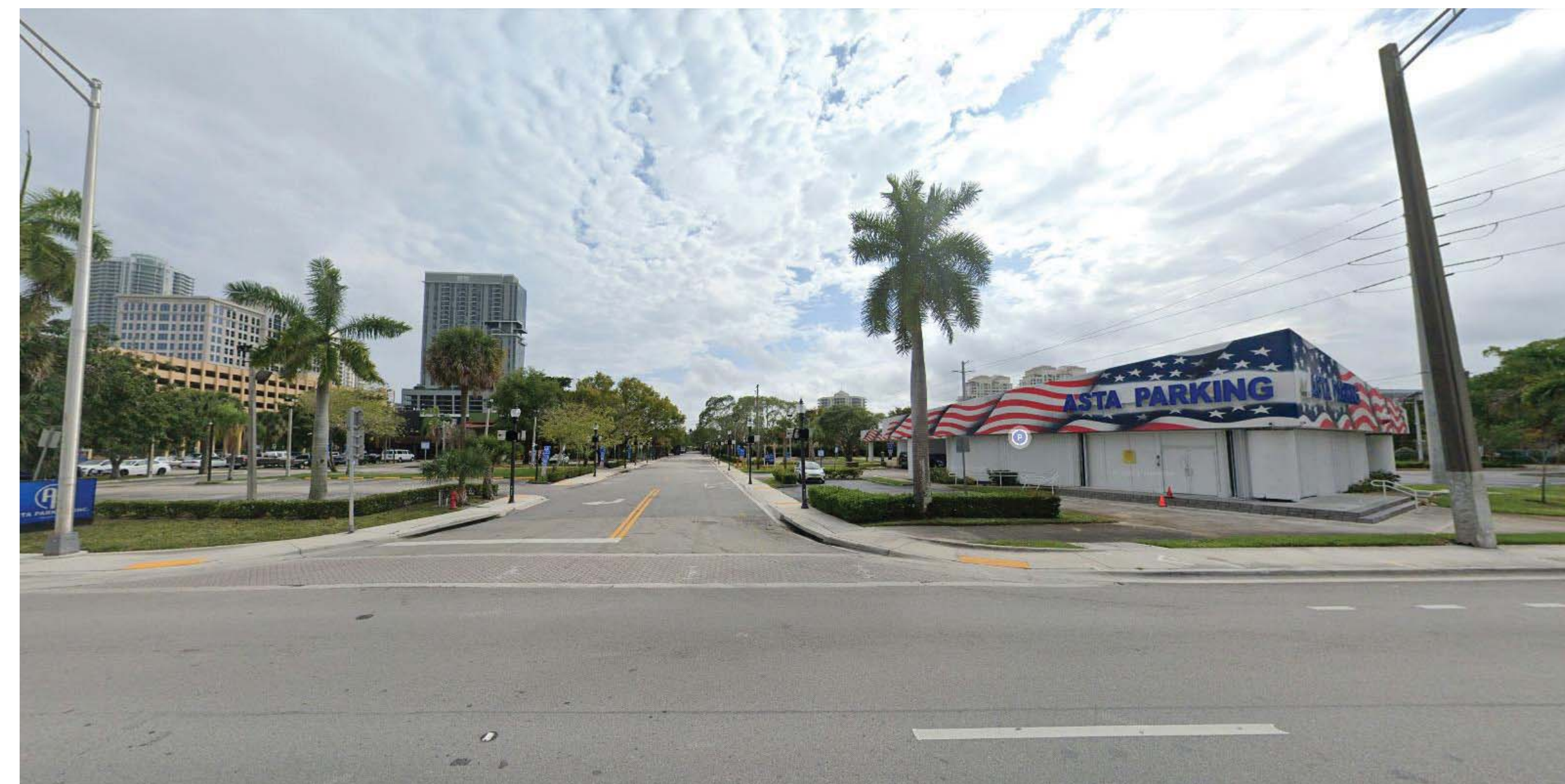
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A) SW 3rd Ave



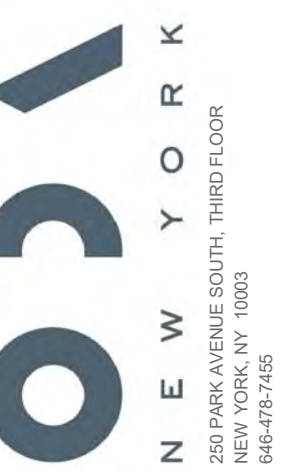
B) SW 3rd Ave



C) SW 3rd Ave

LOCATION IMAGES

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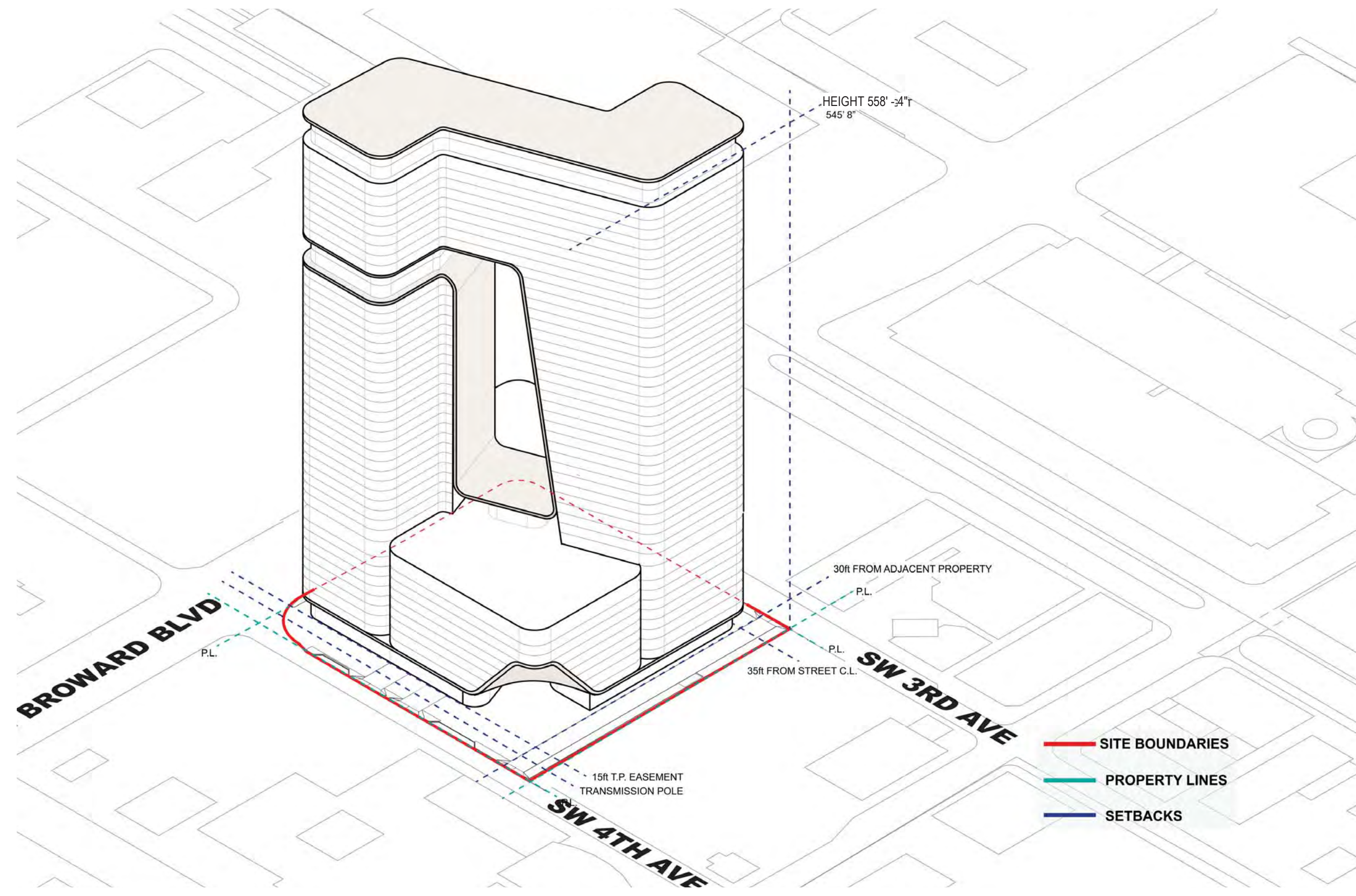


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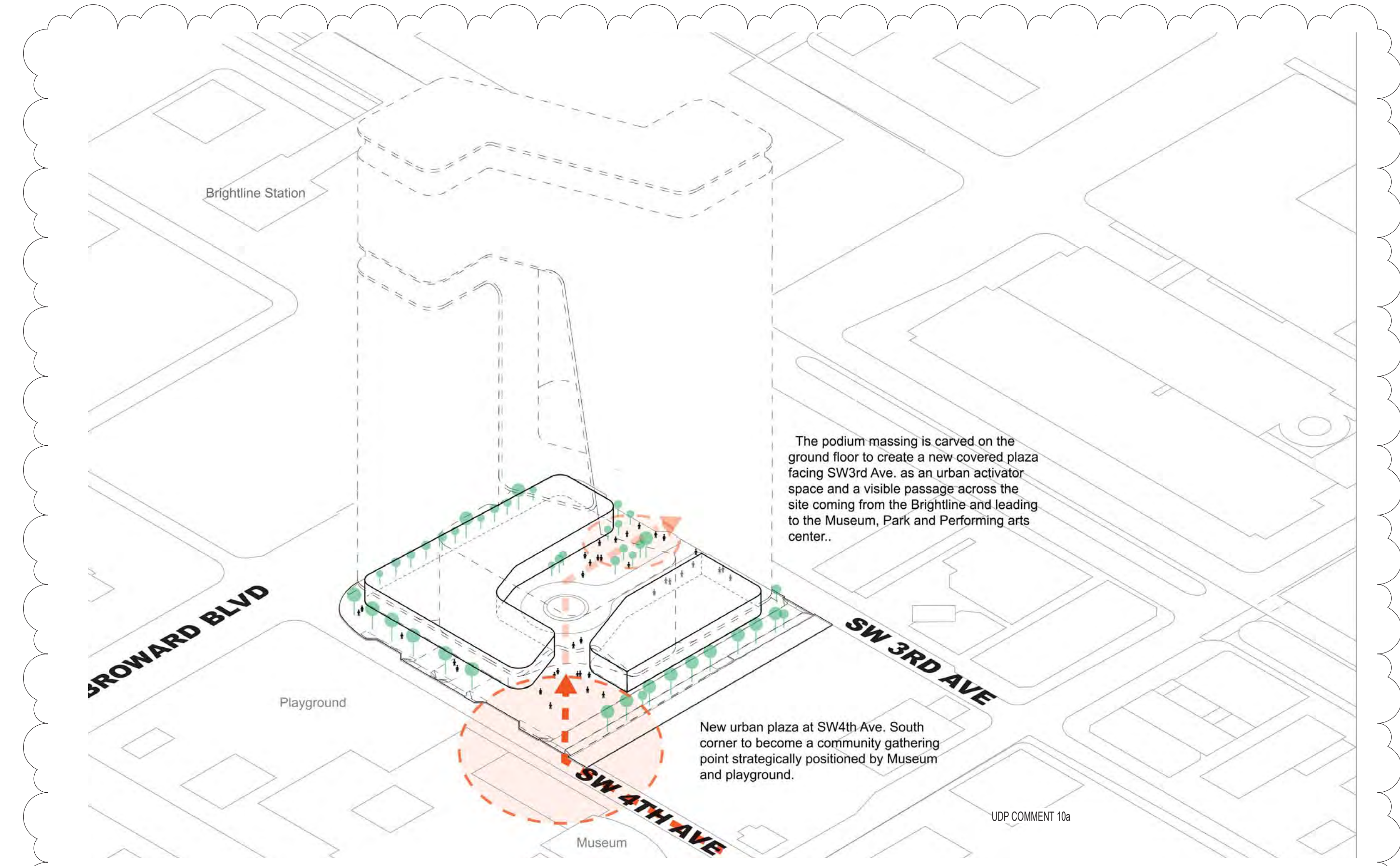
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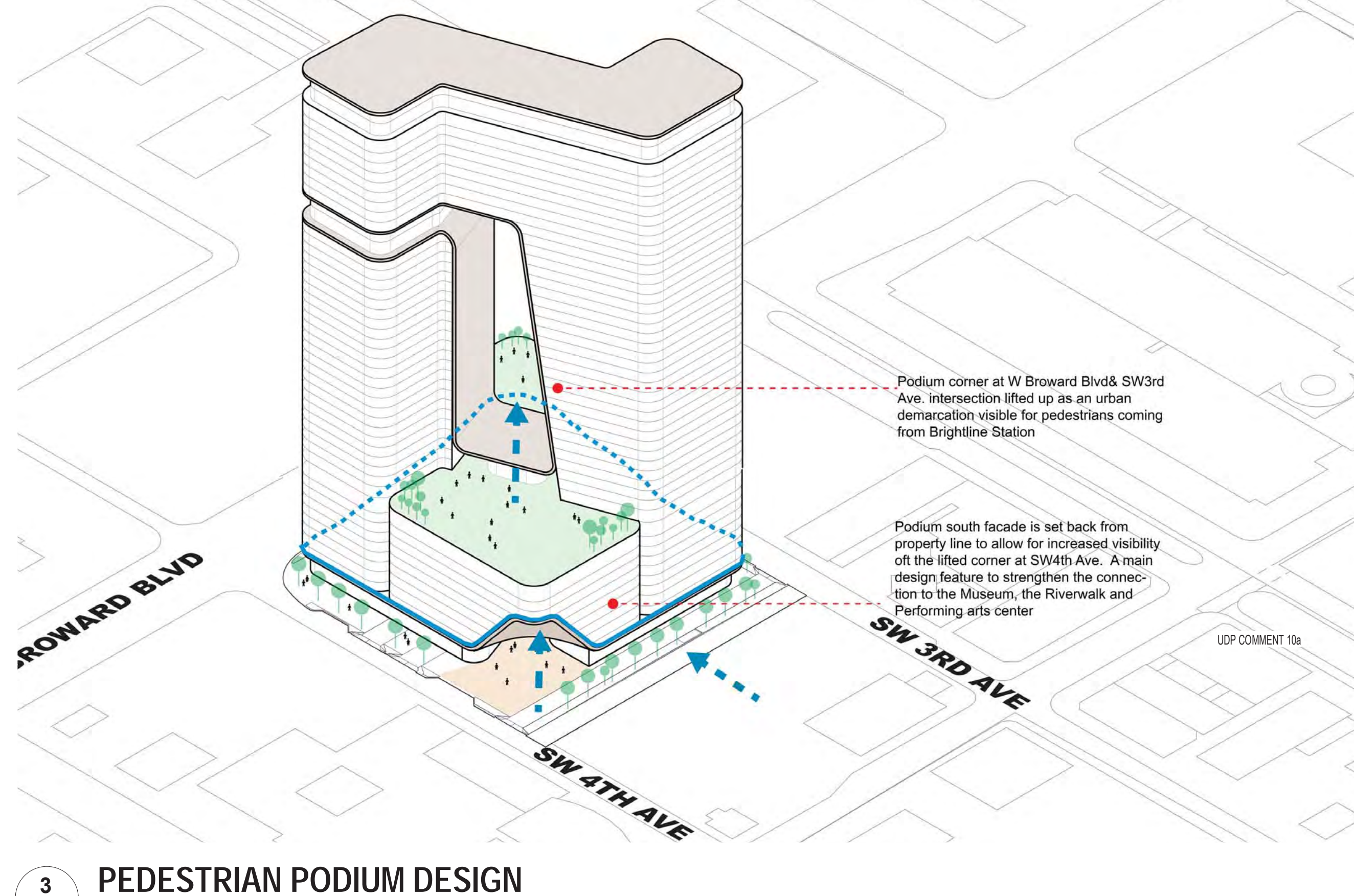
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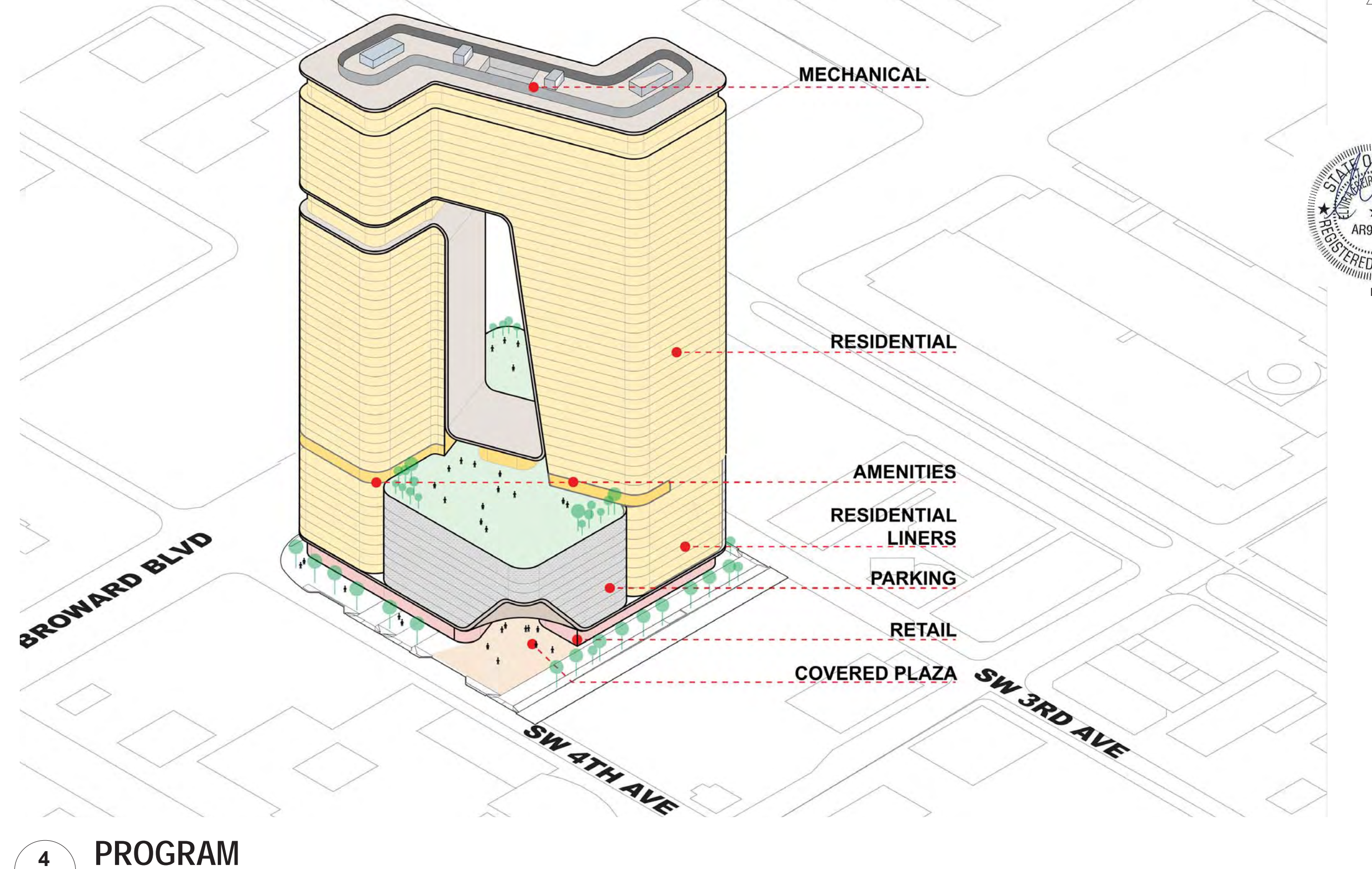
1 SETBACKS
B.7 1/8" = 1'-0"



2 PEDESTRIAN GROUND
B.7 1/8" = 1'-0"

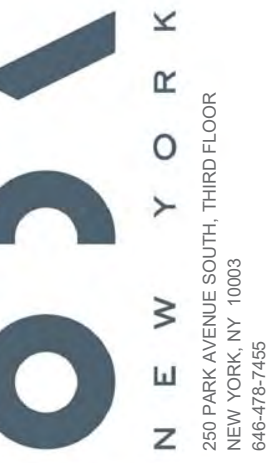


3 PEDESTRIAN PODIUM DESIGN
B.7 1/8" = 1'-0"



4 PROGRAM
B.7 1/8" = 1'-0"

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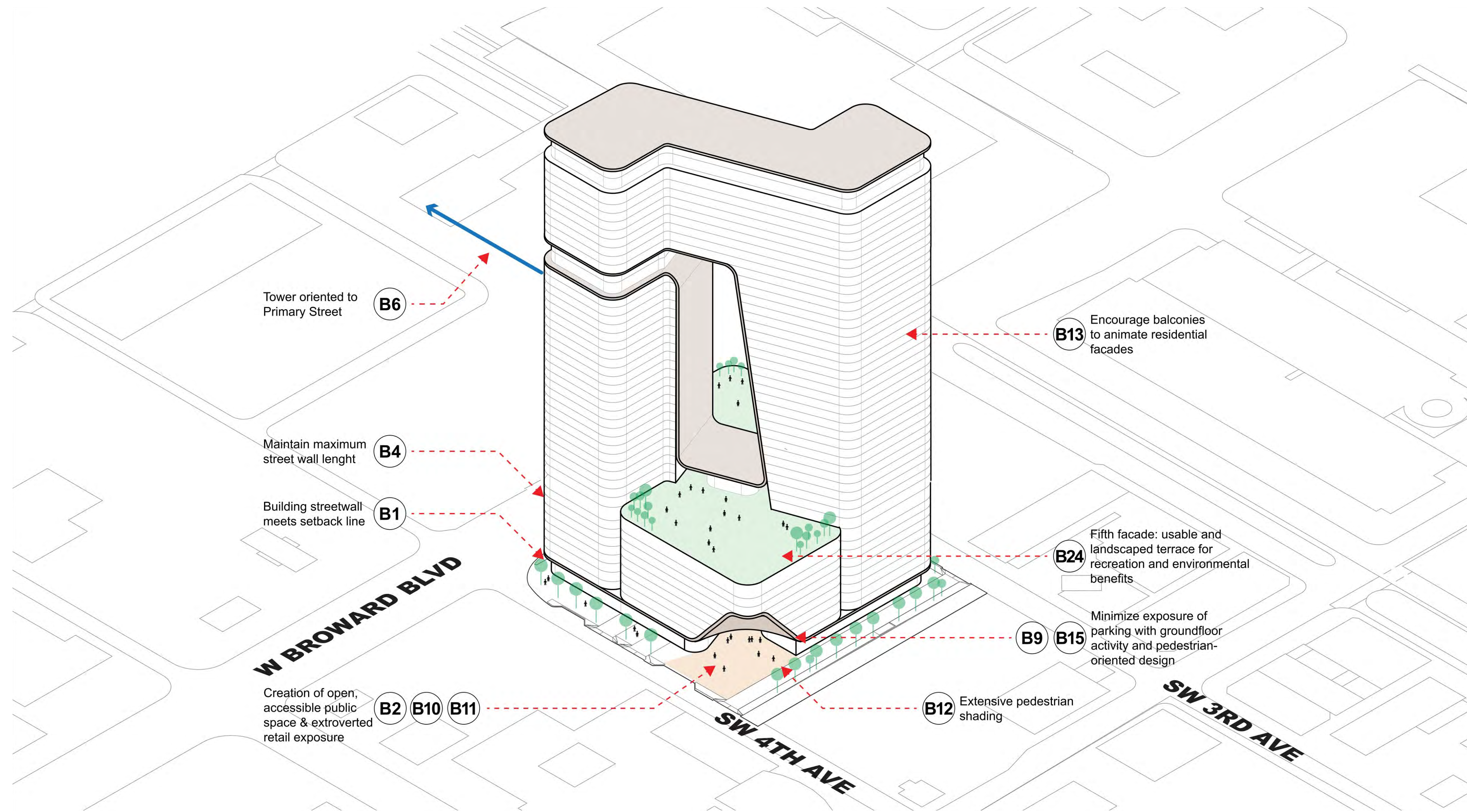


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1 DRT NOTES B
B.8 3/16" = 1'-0"

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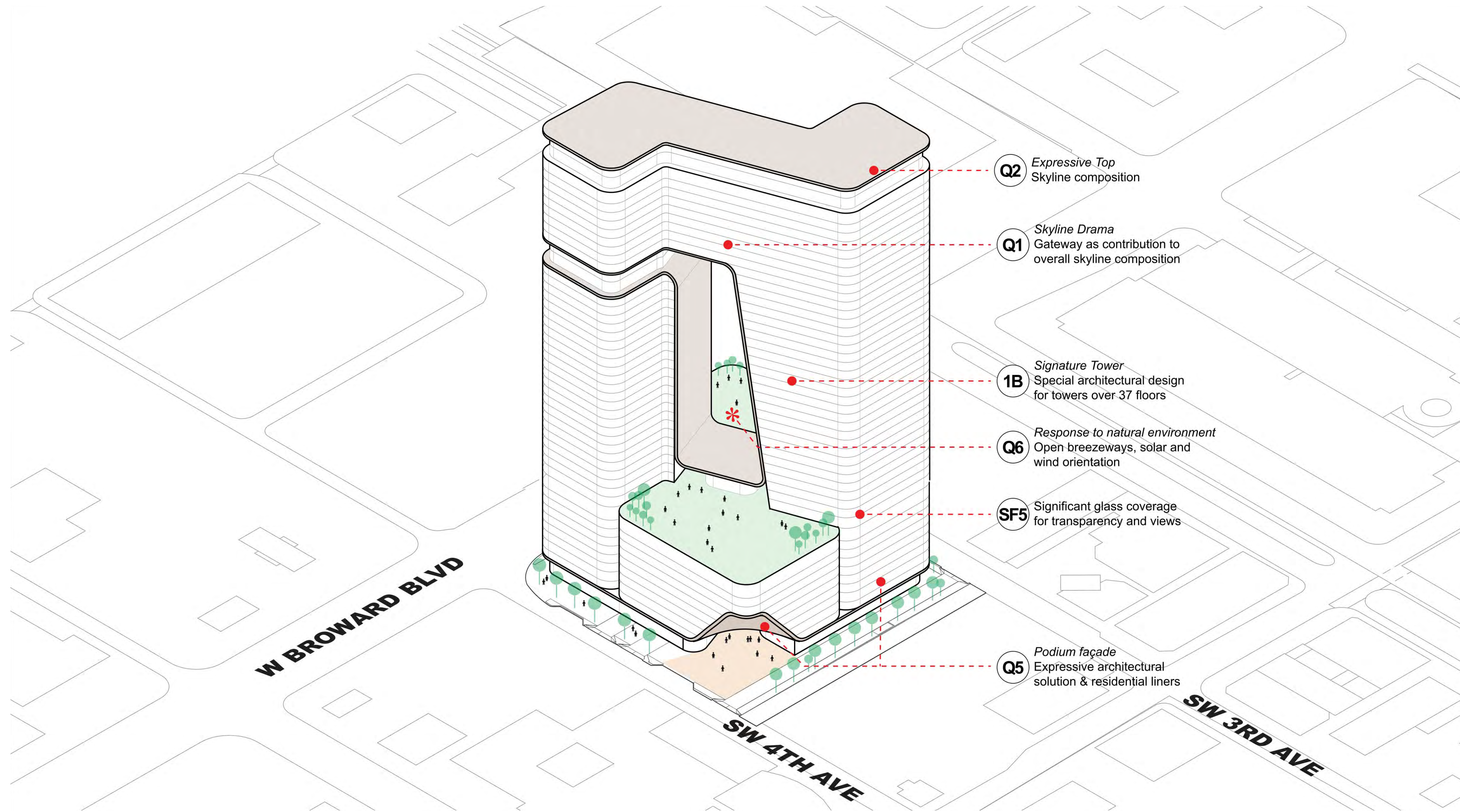
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1 DRT NOTES Q
B.9 3/16" = 1'-0"

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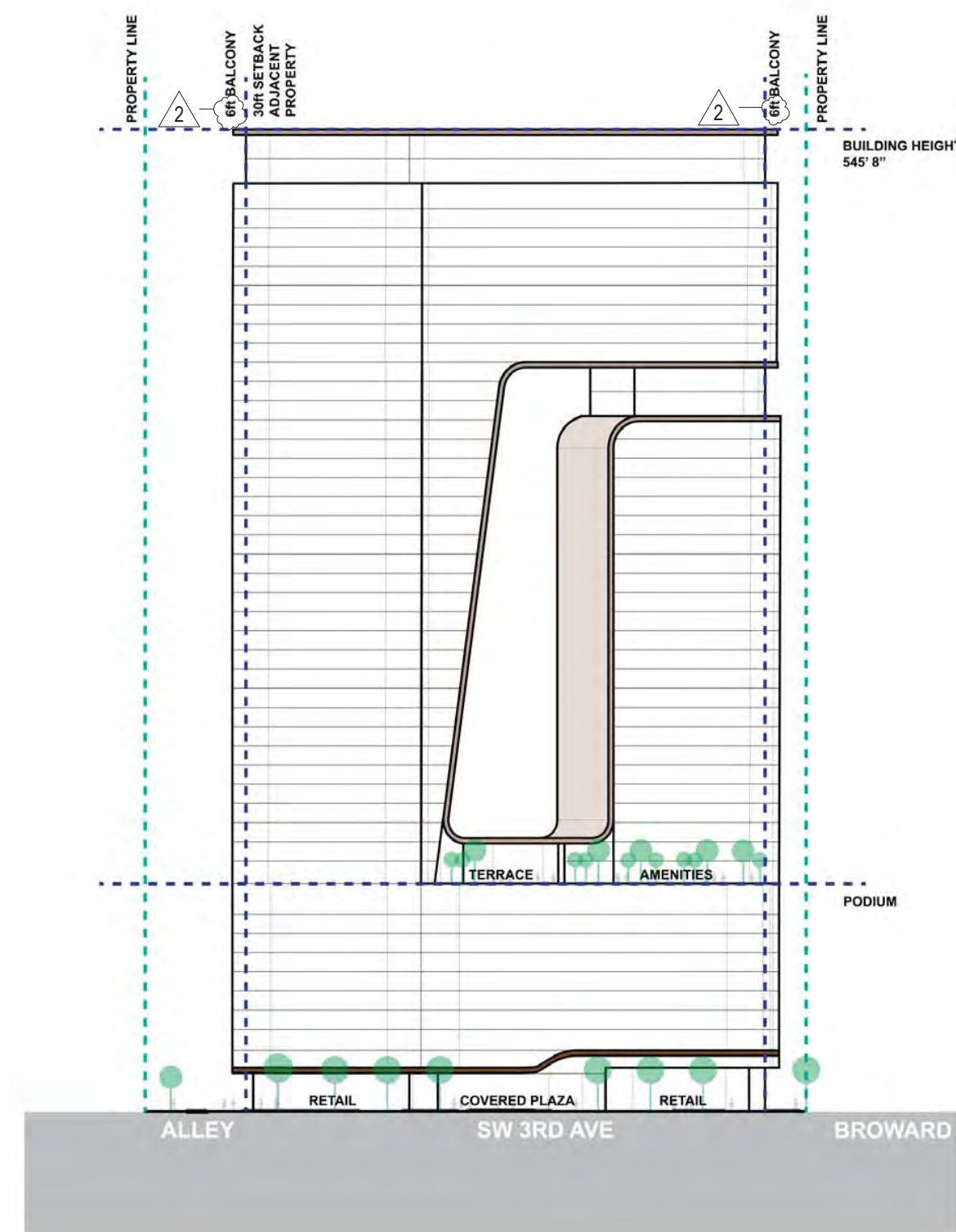
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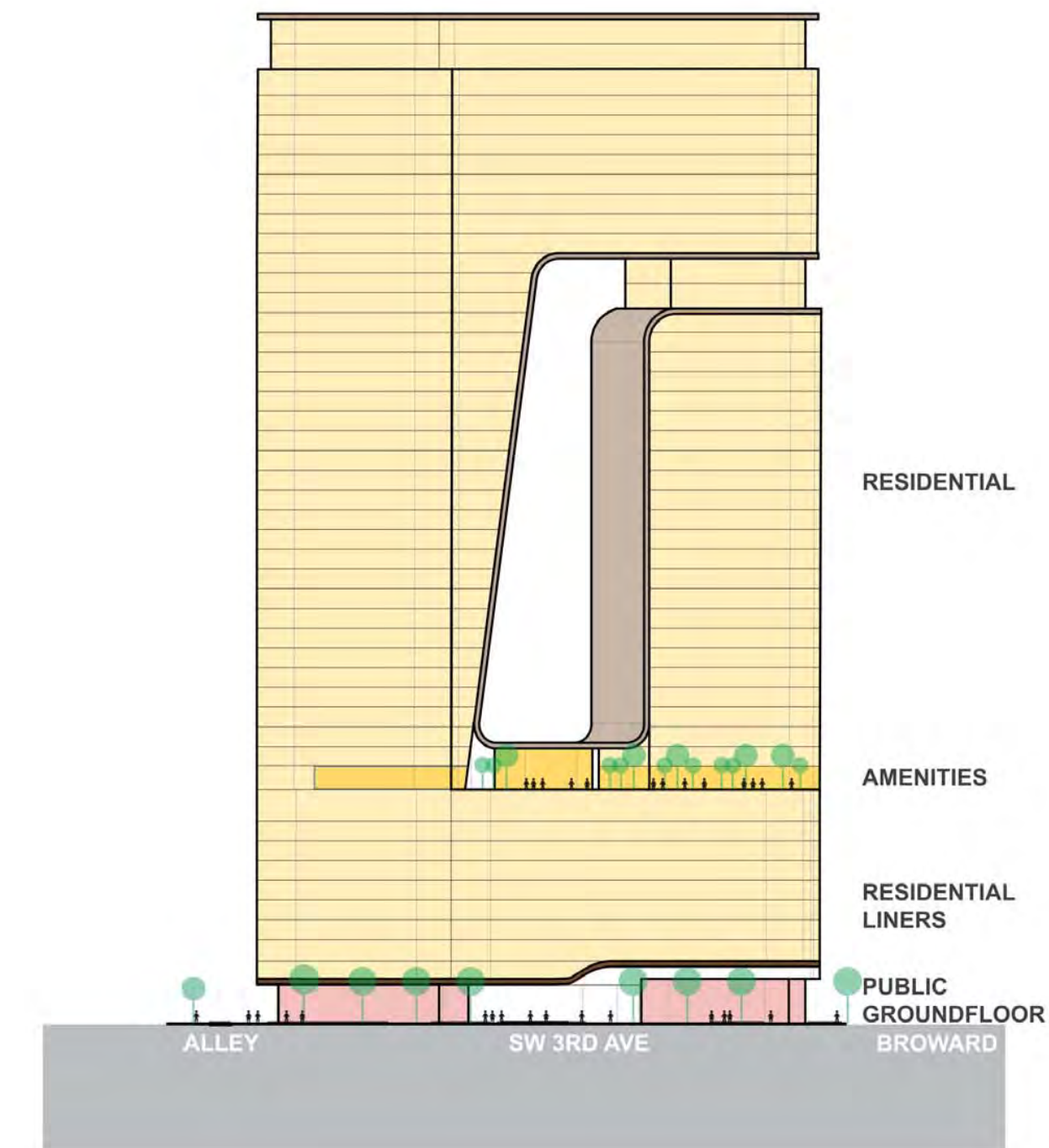
One Biscayne Tower
 Suite 1670
 (305) 482-8700
 www.stantec.com

DRC APPLICATION
 SUBMITTAL: 11/11/21
 REV. 1: 02/18/22
 REV. 2: 05/27/22

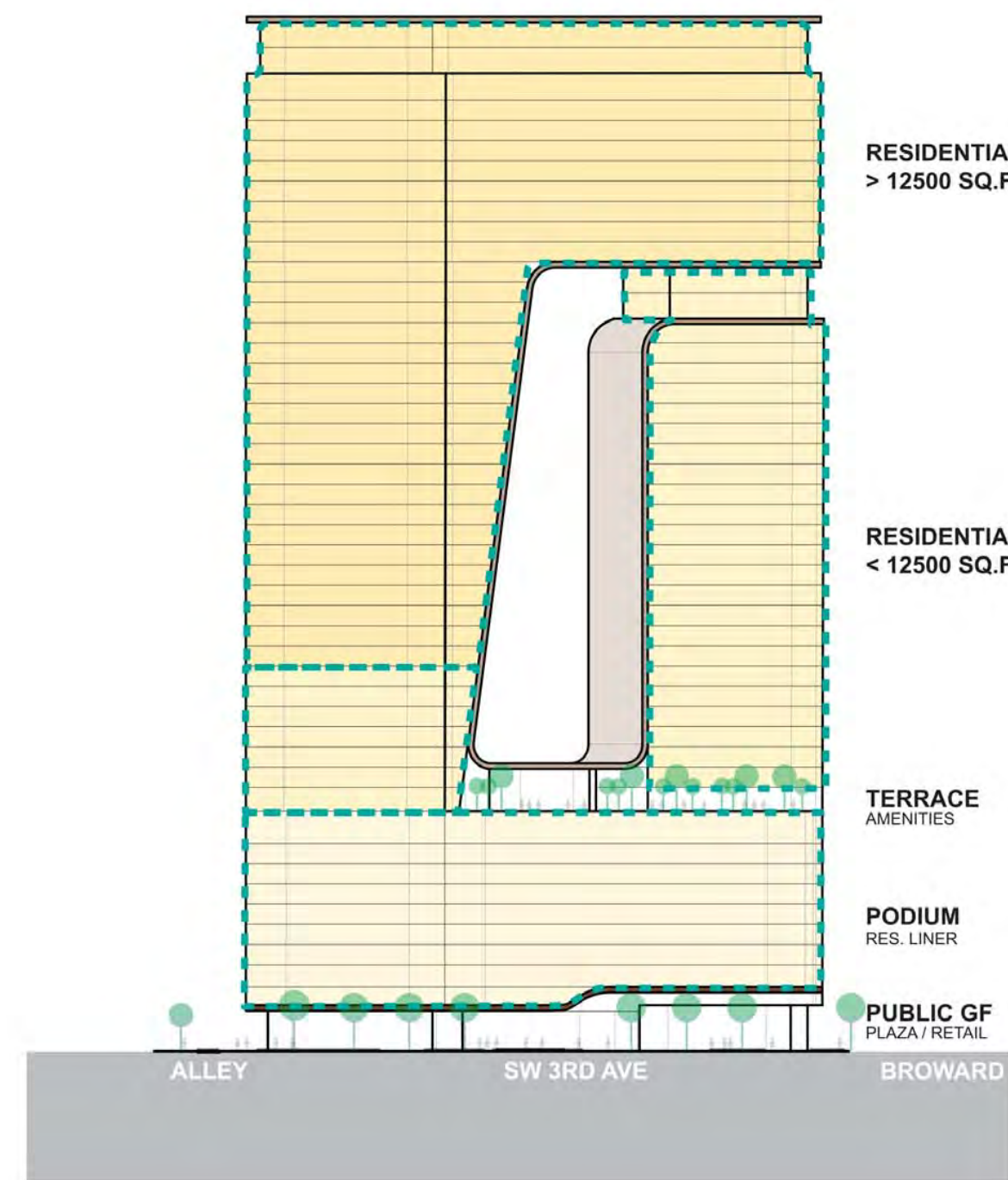
B.10



1 SETBACKS SECTION DIAGRAM
 B.10 1/8" = 1'-0"



2 PROGRAM SECTION DIAGRAM
 B.10 1/8" = 1'-0"



3 FLOOR AREA SECTION DIAGRAM
 B.10 1/8" = 1'-0"

UDP COMMENT 11.d

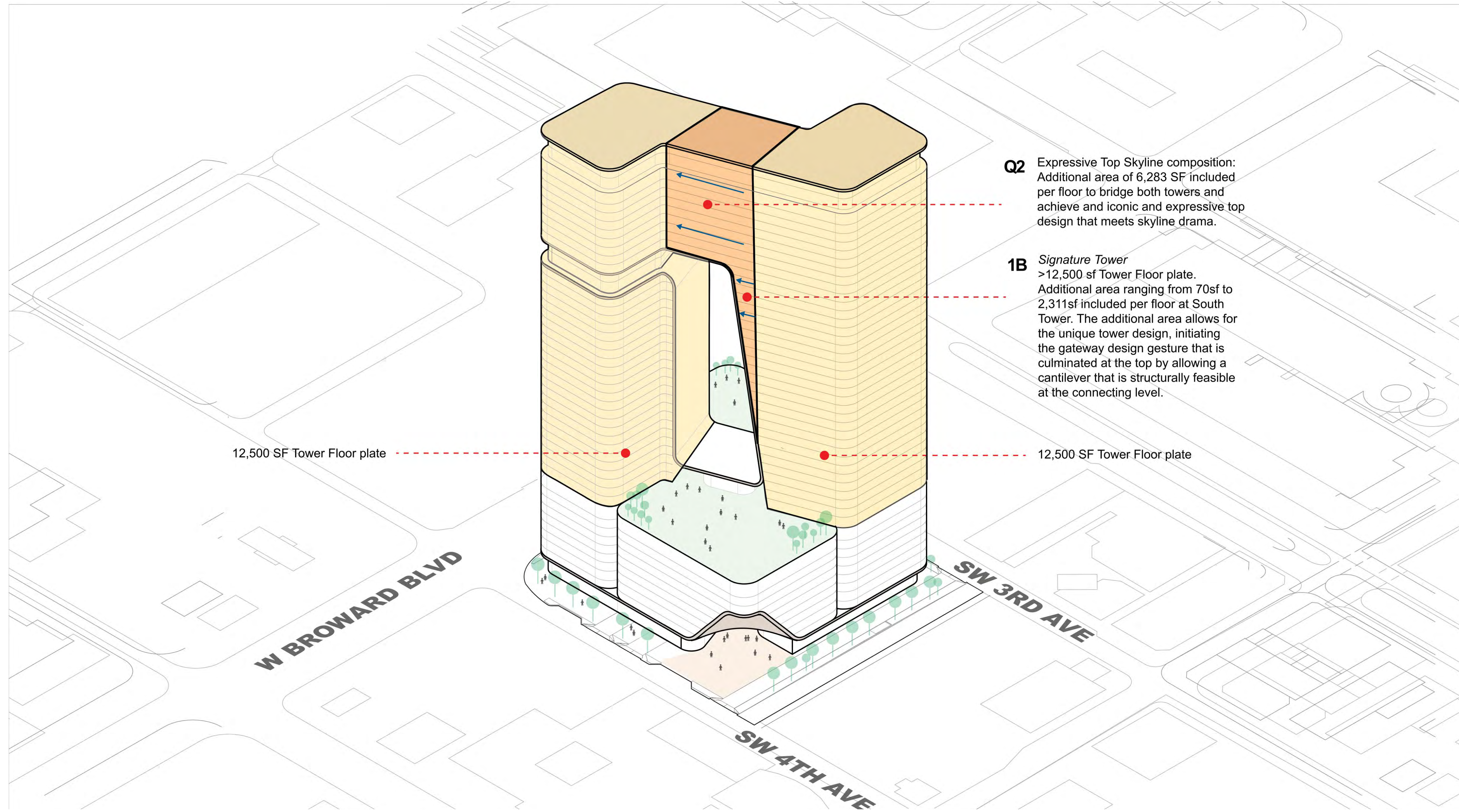


Digitally signed
by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:51:45-04'00'

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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

B.11



1 FLOOR AREA AXO DIAGRAM
B.11 3/16" = 1'-0"

RENDERED VIEWS



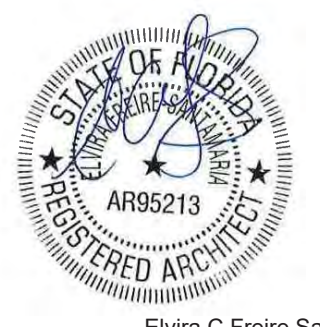
SOUTH WEST VIEW

PROJECT # 1775.00

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



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Freire
Santamaria

Date:
2022.05.27
18:52:22-04'00'



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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.2

UDP COMMENT 17

RENDERED VIEWS



BROWARD BLVD WEST SIDE VIEW

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



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by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:52:36-04'00'



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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.3

RENDERED VIEWS



BROWARD BLVD. EAST SIDE VIEW

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



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by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:52:55-04'00'



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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.4

RENDERED VIEWS



SOUTH WEST VIEW - SW 4TH AVE

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed
by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:53:11-04'00'

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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.5

RENDERED VIEWS



NORTH EAST VIEW - BROWARD BLVD. & SW 3RD AVE

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



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by Elvira C Freire-Santamaria
Date: 2022.05.27 18:53:30-04'00'

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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.6

RENDERED VIEWS



EAST VIEW - SW 3RD. AVE

300 W BROWARD
 300 West Broward Blvd
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
 Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed
 by Elvira C Freire-Santamaria
 Date: 2022.05.27 18:53:47-04'00'



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DRC APPLICATION
 SUBMITTAL: 11/11/21
 REV. 1: 02/18/22
 REV. 2: 05/27/22

F.7

UDP COMMENT 17

RENDERED VIEWS

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



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by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:54:04-04'00'

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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.8



PLAZA SOUTH WEST SIDE VIEW

2 UDP COMMENT 17

RENDERED VIEWS

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed
by Elvira C
Freire
Santamaria
Date:
2022.05.27
18:54:20-04'00'

Stantec
One Biscayne Tower
Suite 1670
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www.stantec.com

DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

F.9



PLAZA NORTH EAST VIEW

UOP COMMENT 17

RENDERED VIEWS



NORTH WEST VIEW - BROWARD BLVD. & SW 4TH AVE.

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed
by Elvira C
Freire
Santamaria
Date:
2022.05.31
11:13:03-04'00'

Stantec

One Biscayne Tower
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(305) 482-8700
www.stantec.com

DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

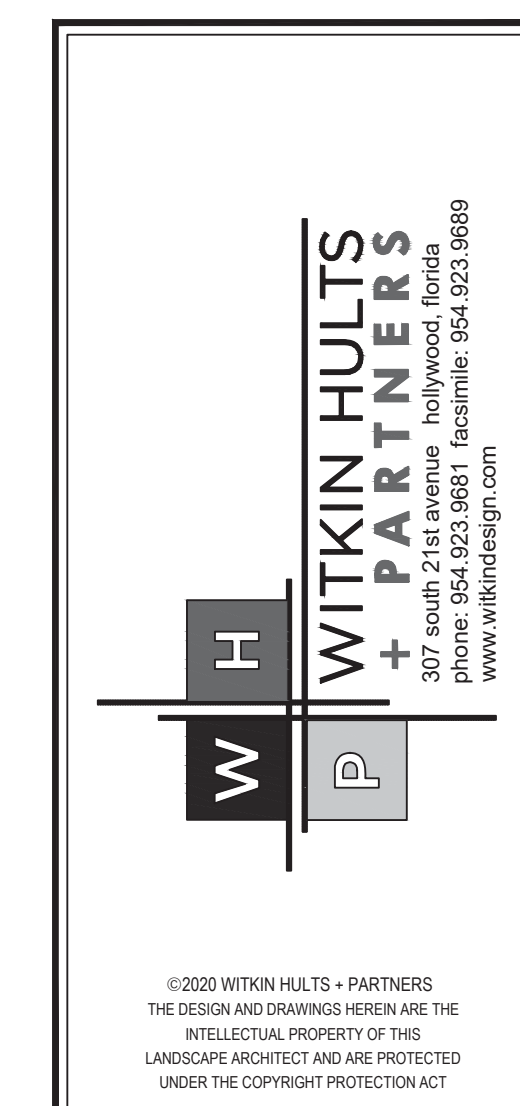
F.10

UDP COMMENT 17



10th Floor Plan

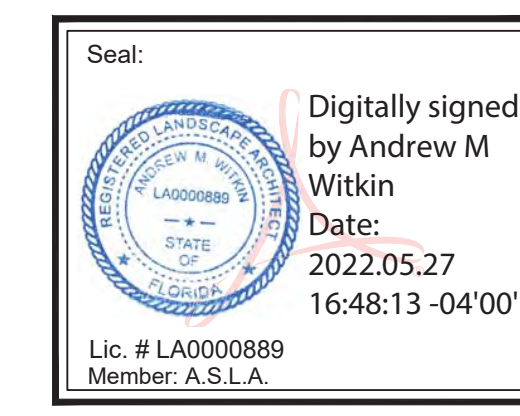
- A. Sunrise Pool**
 - 1. Yoga Deck
 - 2. High Planting
 - 3. Meditation Area
 - 4. Exercise Area
 - a. Parkour
 - b. Crossfit
 - c. Equipment
 - Cycling
 - Rowing
 - 5. Umbrella Sun Deck
 - 6. Wooden Cabanas
 - 7. Lap Pool
 - a. Diving Board
 - 8. Pool-Side Cabanas
 - 9. Mid-story Planting
 - 10. Seating Nooks with a view
 - 11. Coworking Space
 - 12. Large Daybed
 - 13. Mini-Golf
 - 14. Conversation Lounges
- B. Shaded Lounge**
 - 1. Hammocks and Swings
 - 2. Morning Beverage Bar
 - 3. Communal Table
 - 4. Bistro Tables and Chairs
 - 5. Vines
 - 6. Bar
 - 7. Dinner Tables
 - 8. Partition Walls
- C. Sunset Pool**
 - 1. Table Tennis
 - 2. Pool Table
 - 3. Wooden Cabanas
 - 4. Umbrella Sun Deck
 - 5. Pool
 - 6. Pool-Side Cabanas
 - 7. High Planting
 - 8. Lawn Mounds
 - 9. Fire Pit Lounges
 - 10. Kitchenette - Bar, Grill, Sink
 - 11. Moveable Lounge Seating
 - 12. Life-Size Jenga
 - 13. Bowling
 - 14. Sunset Cabanas
 - 15. Cornhole
 - 16. Night Lounge
 - 17. Conversation Lounges



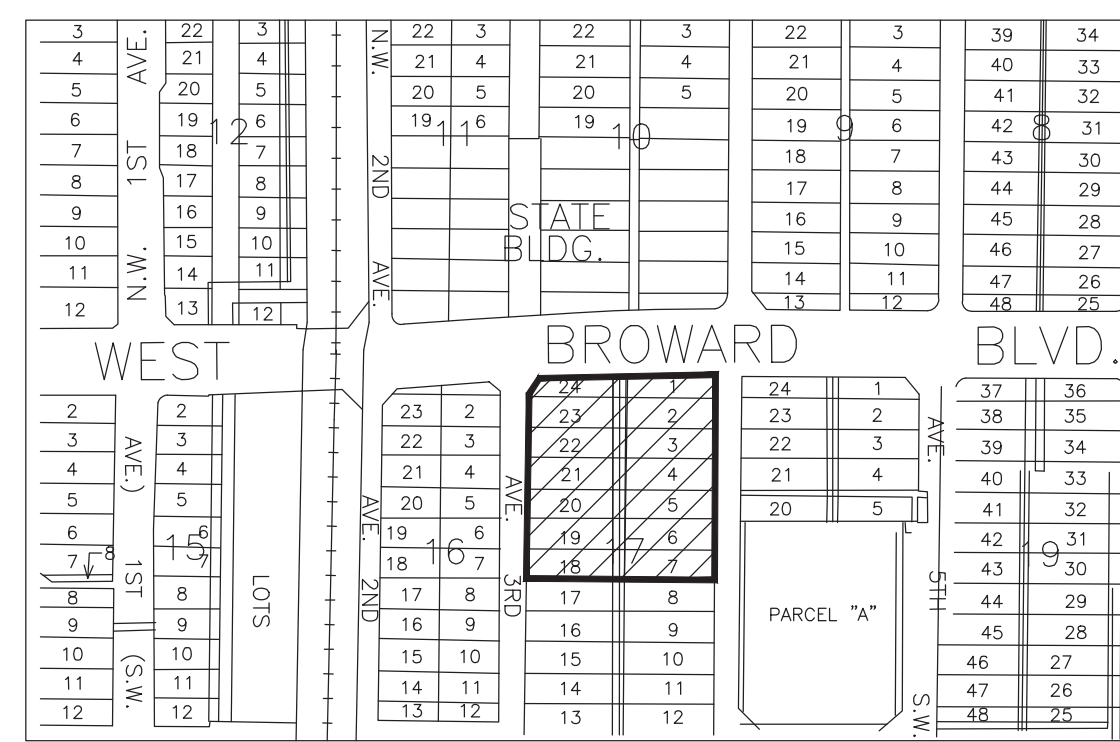
300 W. BROWARD BLVD
 FORT LAUDERDALE, FLORIDA
 CONCEPTUAL DESIGN - POOL DECK

Project:

Revisions:	Date:	By:
11 DRC Comments	02.18.2022	JT
21 DRC Comments	05.27.2022	JT



Drawing: Conceptual Design
 Pool Deck
 Date: 11/12/2021
 Scale: See Left
 Drawn by: JT
 Sheet No.:
SD-3
 Cad Id.: 2021-090



LOCATION MAP

NTS NORTH

LEGAL DESCRIPTION:

SEE SURVEY

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	COMMERCIAL EXISTING (13,700 GSF)
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-CC
PROPOSED ZONING DESIGNATION	RAC-CC
ADJACENT ZONING DESIGNATION-NORTH	RAC-WMU (ACROSS BROWARD ROW)
ADJACENT ZONING DESIGNATION-SOUTH	RAC-CC
ADJACENT ZONING DESIGNATION-EAST	RAC-CC
ADJACENT ZONING DESIGNATION-WEST	RAC-WMU / RAC-AS

TOTAL SITE AREA

2.3 AC / 100,490 SF (NET)	3.07 AC / 133,901 SF (GROSS)
TOTAL PERVIOUS EXISTING (LANDSCAPE)	27,729 SF 27.6%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	6,202 SF 6.2%
TOTAL IMPERVIOUS EXISTING	66,389 SF 66.1%
TOTAL IMPERVIOUS PROPOSED	14,127 SF 14.0%
TOTAL BUILDING FOOT PRINT EXISTING: 1 BLDG.	5,372 SF 6.3%
TOTAL BUILDING FOOT PRINT PROPOSED	80,161 SF 79.8%
TOTAL BUILDING SQUARE FOOTAGE (PROPOSED MIXED USE)	1,733,448 G.S.F.
FLOOR AREA RATIO (F.A.R.)	1,733,448/100,490 = 17.2
LOT DENSITY (FLEX UNITS) 956/ 2.30	416 UNITS PER AC (NET)
PROPOSED BUILDING RESIDENTIAL UNIT COUNT	956 UNITS

PROPOSED RESIDENTIAL SF	1,198,883 SF
PROPOSED COMMERCIAL SF	23,818 SF
PROPOSED AMENITY/TENANT STORAGE/SERVICE SF	30,572 SF
PROPOSED SERVICE/PKG/LOADING/OTHER SF	480,175 SF
NUMBER OF STORIES/HEIGHT-PROPOSED BLDG	48 STORIES / 545'-8" TOR
LOT COVERAGE (95% MAX)	80,161 SF 79.8%
VIA	6,713 SF 6.7%
PEDESTRIAN WALKS & PLAZAS (OUTSIDE OF THE 2ND LEVEL)	1,359 SF 1.4%

SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (NORTH) - BROWARD BLVD	10' from PL	13.2' BLDG TO PL 6.7' BALCONY TO PL
SIDE YARD (EAST) - NUGGET AVE.	35' from CL	37.5' BLDG TO CL 31.6' BALCONY TO CL
SIDE YARD (WEST) - SW 4th ST.	35' from CL	49.3' BLDG TO CL 46.0' BALCONY TO CL
REAR YARD (SOUTH) - SW 6th ST.	30' from PL*	30.0' BLDG TO PL 28.3' BALCONY TO PL

DRT TABLE

DOWNTOWN CORE:	REQUIRED:	PROPOSED:
Max. Bldg Height	None (FAA restrictions apply)	545'-8" (from 5.0 NAVD)
Max. Bldg Streetwall Length	300'	285'(4th Ave), 259.5'(Broward), 275.8'(Nugget)
Max. GSF of Bldg Tower	Residential: 12,500 for entirety of bldg tower up to 37 floors high	@Level 12: 11,878 SF Balcony: 2,578 SF @Level 47: 31,281 SF Balcony: 6,702 SF
Floor Plate Size		
Max. Bldg Podium Height	9 Floors	10 Floors
Min. Bldg Tower Step Back	None	30'
Min. Separation b/t Towers	60'; 30' min. on subject property (if adjacent to abutting lot under separate ownership)	30' to (S Tower to PL) 65.8' between towers up to level 37
Min. Residential Unit Size	400 sf	400+ sf

PARKING / LOADING / BIKE / STACKING DATA:

	SF/UNIT	RATIO	REQUIRED	PROVIDED
COMMERCIAL PARKING				
(COMMERCIAL/RETAIL)	20,818 SF	1/250	83.3	
(COMMERCIAL/RESTAURANT)	3,000 SF	1/7100	30.0	
(COMMERCIAL/RESTAURANT OUTDOOR)*	1,000 SF	1/100	exempt*	
SUBTOTAL = 23,818 SF*			113.3	
* 1,000 SF OUTDOOR DINING			-45.3 (40% reduction)	
* 40% CREDIT FOR NON-RESIDENTIAL OVER 2,500SF (ULDR SEC 47-20.2).				
COMMERCIAL TOTAL = 68 REQUIRED				
RESIDENTIAL PARKING				
(RESIDENTIAL)	956 UNITS	1/1	956	956
RESIDENTIAL TOTAL = 956 REQUIRED				
* RAC-CC PARKING PER ULDR SEC 47-20.2.				
TOTAL PARKING			1,024	1,105

	SF/UNIT	RATIO	REQUIRED	PROVIDED
RESIDENTIAL				
COMMERCIAL	23,818 SF		0	1 TYPE II
TOTAL	23,818 SF		0	1 TYPE II

	REQUIRED	PROVIDED
BIKE REQUIREMENTS:		
TOTAL BIKE PARKING exterior	0	12
TOTAL BIKE PARKING interior (residences 1/10 units = 95)	2,496sf bike storage (Level 2, see sheet D.5)	

	REQUIRED	PROVIDED
LOADING REQUIREMENTS:		
RESIDENTIAL	0	1 TYPE II
COMMERCIAL	23,818 SF	1 TYPE II
TOTAL	23,818 SF	2 TYPE II

	IN-BOUND	IN-BOUND	OUT-BOUND	OUT-BOUND
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
SW 4th ST	2	2+	1	1+
NUGGET AVE	2	2+	1	1+

*RAC LOADING REQ. FOR NON-RESIDENTIAL <20,000 NOT REQUIRED.
*RAC LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (ULDR SEC 47-20.2).

OPEN SPACE

ON-SITE (GROSS AREA 10%)	REQUIRED:	PROVIDED:
	13,390 SF	48,104 SF

* SEE OPEN SPACE EXHIBIT (SHEET X4)

WATER/WASTEWATER SERVICE PROVIDER:

* CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

- * STRUCTURAL SOIL WILL BE PROVIDED AS PER THE CITY OF FORT LAUDERDALE ULDR.
- * STRUCTURAL SOIL AND PAVEMENT DETAILS PROVIDED ON LANDSCAPE PLANS.

SOLID WASTE / RECYCLING :

- * RESIDENTIAL CONTAIN THE FOLLOWING EQUIPMENT
1 WASTE/RECYCLING CHUTE PER TOWER WITH BISORTER WASTE COMPACTOR WITH 2YD RECYCLE CONTAINERS (14), RECYCLING COMPACTOR WITH 2YD RECYCLE CONTAINERS (6). WASTE REMOVAL WILL BE 8 DAYS/WK OR AS NEEDED. RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
- * RETAIL
(2) 30 YD SELF-CONTAINED COMPACTORS REMOVED 2-3 TIMES PER WEEK
- * THE WASTE SYSTEM WILL MEET THE CAPACITY REQ. OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

FLOOD DATA:

FLOOD ZONE "A" ELEV (6.0) NAVD ON FIRM MAP #1201100557 J, DATED DECEMBER 31, 2019
BROWARD COUNTY FUTURE 100 YEAR 3 DAY CONTOUR= ELEV. (7.0) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) NAVD

PARKING GARAGE DATA:

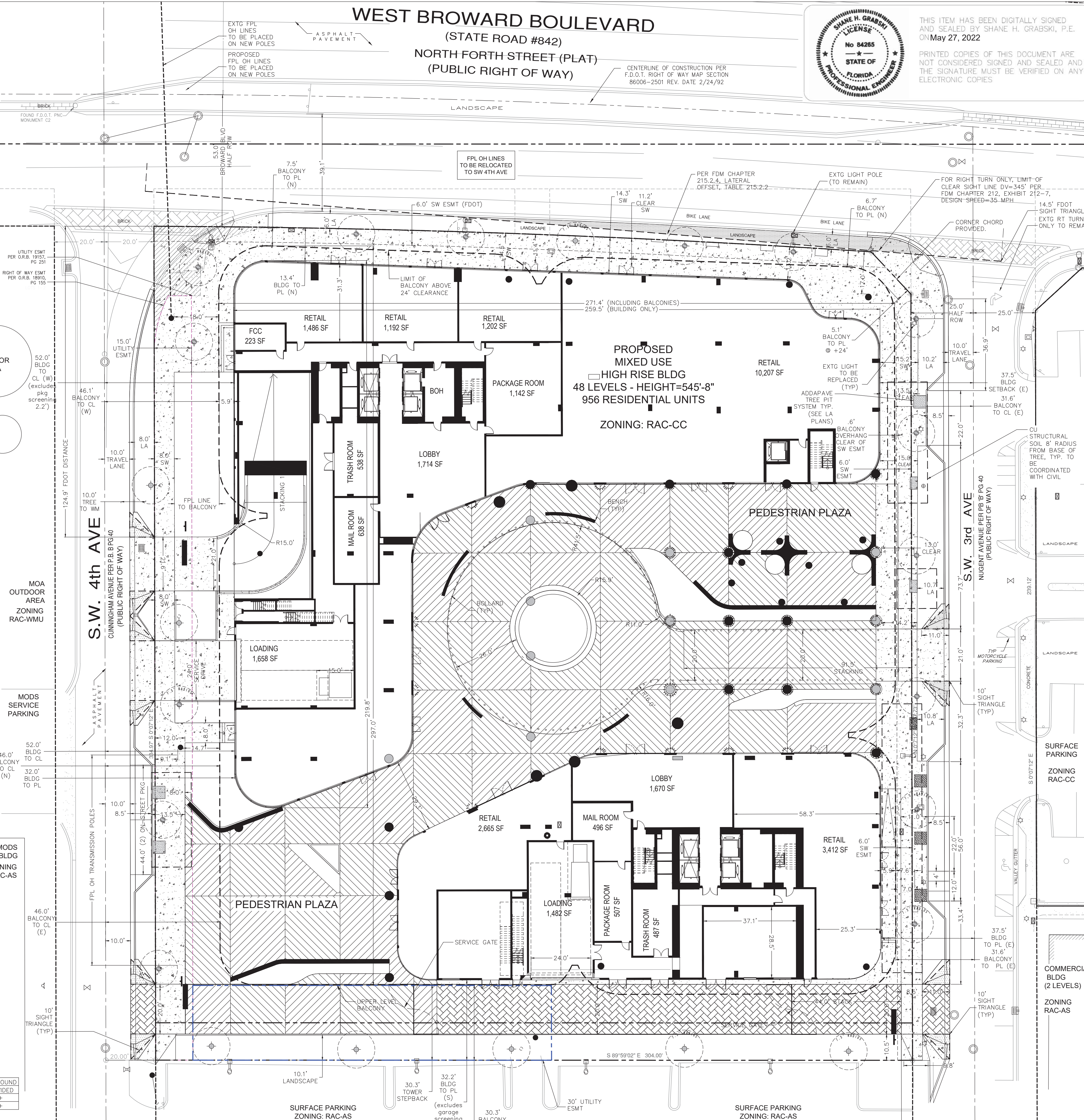
	PROVIDED	TYPE
GROUND LEVEL PARKING	0	
2ND LEVEL PARKING	114	108S +2C+ 4HC
3RD LEVEL PARKING	120	99S +18C+ 3HC
4TH LEVEL PARKING	122	102S +17C+ 3HC
5TH LEVEL PARKING	124	105S +17C+ 2HC
6TH LEVEL PARKING	127	107S +18C+ 2HC
7TH LEVEL PARKING	130	111S +17C+ 2HC
8TH LEVEL PARKING	132	112S +18C+ 2HC
9TH LEVEL PARKING	131	118S +11C+ 2HC
10TH LEVEL PARKING	105	96S +7C+ 2HC
TOTAL	1,105	STANDARD 87% COMPACT 11% HC SPACES 2%

ON-STREET PKG:

- * NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING.
- * NO OFF-SITE "DROP OFF" AREAS ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC, UNLESS OTHERWISE APPROVED BY THE CITY.

	IN-BOUND	IN-BOUND	OUT-BOUND	OUT-BOUND
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
SW 4th ST	2	2+	1	1+
NUGGET AVE	2	2+	1	1+

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.



SHANE H. GRABSKI
LICENSE
No. 84285
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Exp. 6/3/28

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON May 27, 2022

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
Exp. 6/3/28

SITE PLAN

Sheet Title

300 W. BROWARD BLVD
FORT LAUDERDALE, FLORIDA

Job Title

NORTH

Revisions

Phase:
DRC #UDP-S21052
DOCUMENTS

Shane H Grabski

Digitally signed by Shane H Grabski
DN: c=US, ou=Flynn Engineering Services P.A.,
cn=Shane H Grabski
Date: 2022.05.27 17:53:15 -0400

Scale: 1"=20'
Date: 11/12/21

Job No: 21-1648.00
Plot Date: 05/27/22

Drawn by: SROD
Proj. Mgr.: SHC
Appr. by: JMF

Sheet No: **CO**

Page 1 of 1

Drawing name: F:\2021 Jobs\21-1648.00_300 W. Broward Blvd\21-1648.00 SITE.dwg
May 27, 2022 4:28:38pm

ACCESSIBILITY DESIGN INFORMATION PER FBGA 2020. SECTION 206 ACCESSIBLE ROUTES, SECTION 206.2.1 SITE ARRIVAL POINTS, SECTION 206.2.8 EMPLOYEE WORK AREAS, SECTION 206.2.4 ENTRANCES, SECTION 207 ACCESSIBLE MEANS OF EGRESS, SECTION 215 FIRE ALARM SYSTEMS, SECTION 304.3 DOOR SWING, SECTION 305.6 APPROACH, SECTION 305.7 MANEUVERING CLEARANCE, SECTION 306 KNEE AND TOE CLEARANCE, SECTION 307 PROTRUDING OBJECTS, SECTION 502 PARKING SPACES, FHA DESIGN GUIDELINES RESIDENTIAL UNITS (ACCESSIBLE ROUTE, BATHROOMS, KITCHENS, CLOSETS, BALCONY ACCESS, ETC.)

APPLICABLE CODES. FLORIDA ACCESSIBILITY CODE 7TH EDITION (2020), FLORIDA BUILDING CODE 7TH EDITION (2020), FLORIDA MECHANICAL CODE 7TH EDITION (2020), FLORIDA PLUMBING CODE 7TH EDITION (2020), FLORIDA ENERGY CONSERVATION CODE 7TH EDITION (2020), FLORIDA FUEL GAS CODE 7TH EDITION (2020), NATIONAL ELECTRIC CODE 7TH EDITION (NFPA 70), FLORIDA FIRE PREVENTION CODE UNIFORM CODE (FPCC) 7TH EDITION (2020), FEDERAL FAIR HOUSING ACCESSIBILITY GUIDELINES, ALL OTHER APPLICABLE REFERENCED STANDARDS

Floor # PROPOSED RESIDENTIAL PROPOSED COMMERCIAL AMENITY/TENANT/SERVICE PROPOSED SERVICE /PKG/LOADING/OTHER TOTAL. 1 5,180 24,534 7,171 8,963 45848, Mezz 3,122 2,432 60,079 65633, 2 23,236 48,100 71336, 4 23,236 48,108 71344, 5 23,236 49,133 72369, 6 23,236 49,052 72288, 7 23,236 49,719 72955, 8 23,236 49,960 73196, 9 23,236 49,960 73196, 10 22,632 50,558 73190, 11 8,408 18,571 26979, 12 24,376 2,154 26530, 13 24,869 24869, 14 24,782 24782, 15 24,882 24882, 16 24,981 24981, 17 25,070 25070, 18 25,182 25182, 19 25,282 25282, 20 25,382 25382, 21 25,482 25482, 22 25,582 25582, 23 25,682 25682, 24 25,782 25782, 25 25,882 25882, 26 25,982 25982, 27 26,082 26082, 28 26,182 26182, 29 26,282 26282, 30 26,382 26382, 31 26,482 26482, 32 26,582 26582, 33 26,682 26682, 34 26,782 26782, 35 26,823 26823, 36 26,961 26961, 37 14,811 14811, 38 31,283 31283, 39 31,283 31283, 40 31,283 31283, 41 31,283 31283, 42 31,283 31283, 43 31,283 31283, 44 31,283 31283, 45 31,283 31283, 46 31,283 31283, 47 31,283 31283, 48 24,492 3,628 28120, Roof 2,014 2,014, TOTAL 1,198,565 24,534 30,328 478,639 1732066

300 W BROWARD UNIT MIX. LEVEL STUDIO 1BD 1BD+DEN 2BD 2+DEN 3BD PH TOTAL. 1 1 1 1 1 1 1 1 1 1 1, 2 1 1 1 1 1 1 1 1 1 1, 3 4 3 1 8 0 1 0 20, 4 9 3 2 3 2 1 0 20, 5 9 3 2 3 2 1 0 20, 6 9 3 2 3 2 1 0 20, 7 9 3 2 3 2 1 0 20, 8 9 3 2 3 2 1 0 20, 9 9 3 2 3 2 1 0 20, 10 9 3 2 3 2 1 0 20, 11 0 3 0 1 1 1 0 6, 12 2 6 2 6 2 2 0 20, 13 2 6 2 6 2 2 0 20, 14 2 6 2 6 2 2 0 20, 15 2 6 2 6 2 2 0 20, 16 2 6 2 6 2 4 0 20, 17 2 6 2 6 2 4 0 20, 18 2 6 2 6 2 4 0 20, 19 2 6 2 6 2 4 0 20, 20 2 6 2 6 2 4 0 20, 21 2 6 2 6 2 4 0 20, 22 2 6 2 6 2 4 0 20, 23 2 6 2 6 2 4 0 20, 24 2 6 2 6 2 4 0 20, 25 2 6 2 6 2 4 0 20, 26 1 9 3 5 2 2 0 22, 27 1 9 3 5 2 2 0 22, 28 1 9 3 5 2 2 0 22, 29 1 9 3 5 2 2 0 22, 30 1 9 3 5 2 2 0 22, 31 1 9 3 5 2 2 0 22, 32 1 9 3 5 2 2 0 22, 33 1 9 3 5 2 2 0 22, 34 1 9 3 5 2 2 0 22, 35 1 7 3 7 2 2 0 22, 36 1 7 3 7 2 2 0 22, 37 0 5 1 5 0 1 0 12, 38 0 9 4 9 1 3 0 26, 39 0 9 4 9 1 3 0 26, 40 0 9 4 9 1 3 0 26, 41 0 9 4 9 1 3 0 26, 42 0 9 4 9 1 3 0 26, 43 0 9 4 9 1 3 0 26, 44 0 9 4 9 1 3 0 26, 45 0 9 4 9 1 3 0 26, 46 0 9 4 9 1 3 0 26, 47 0 0 0 0 2 2 18 22, 48 0 0 0 0 0 0 0 0, TOTAL 111 292 114 234 78 109 18 956, 563sf-579sf 715sf-770sf 828sf-963sf 1093sf-1348sf 1109sf-1301sf 1383sf-1476sf 1400sf-3,156sf

MEANS OF EGRESS FBC CHAPTER 4 AND 10. LEVEL 1006.3.2 NUMBER OF EXITS 1-500 OCCUPANT LOAD 2 6, 1007.1.1 EXIT ACCESS DOORWAYS DISTANCE >30ft OR >1/4 OF MAX. DIAGONAL, 403.5.1 REMOTNESS OF INTERIOR EXIT STAIRWAYS >1/3 OF MAX. DIAGONAL (SPRINKLERED), LEVEL 11 AMENITIES 1006.3.2 NUMBER OF EXITS >1000 OCCUPANT LOAD 4 6, 1007.1.1 EXIT ACCESS DOORWAYS DISTANCE >30ft OR >1/4 OF MAX. DIAGONAL, 403.5.1 REMOTNESS OF INTERIOR EXIT STAIRWAYS >1/3 OF MAX. DIAGONAL (SPRINKLERED), LEVEL 37 RESIDENTIAL NORTH TOWER 1006.3.2 NUMBER OF EXITS 1-500 OCCUPANT LOAD 2 2, 1007.1.1 EXIT ACCESS DOORWAYS DISTANCE >30ft OR >1/4 OF MAX. DIAGONAL, 403.5.1 REMOTNESS OF INTERIOR EXIT STAIRWAYS >1/3 OF MAX. DIAGONAL (SPRINKLERED), LEVEL 37 RESIDENTIAL SOUTH TOWER 1006.3.2 NUMBER OF EXITS 1-500 OCCUPANT LOAD 2 2, 1007.1.1 EXIT ACCESS DOORWAYS DISTANCE >30ft OR >1/4 OF MAX. DIAGONAL, 403.5.1 REMOTNESS OF INTERIOR EXIT STAIRWAYS >1/3 OF MAX. DIAGONAL (SPRINKLERED), LEVEL 47 RESIDENTIAL 1006.3.2 NUMBER OF EXITS 1-500 OCCUPANT LOAD 2 4, 1007.1.1 EXIT ACCESS DOORWAYS DISTANCE >30ft OR >1/4 OF MAX. DIAGONAL, 403.5.1 REMOTNESS OF INTERIOR EXIT STAIRWAYS >1/3 OF MAX. DIAGONAL (SPRINKLERED)

EGRESS CAPACITY. FBC FFPC. STAIR 1 48 0.2 240 240 (WN-44)/0.218 + 146.7 165.05 165, DOOR STAIR 1 42 0.15 280 280 0.2 210, STAIR 2 48 0.2 240 240 (WN-44)/0.218 + 146.7 165.05 165, DOOR STAIR 1 42 0.15 280 280 0.2 210, STAIR 3 48 0.2 240 240 (WN-44)/0.218 + 146.7 165.05 165, DOOR STAIR 1 42 0.15 280 280 0.2 210, STAIR 4 48 0.2 240 240 (WN-44)/0.218 + 146.7 165.05 165, DOOR STAIR 1 42 0.15 280 280 0.2 210, STAIR 5 53 0.08 663 663 0.08 662.50 663, DOOR STAIR 1 44 0.06 733 733 0.06 733, STAIR 6 48 0.08 600 600 0.08 600.00 600, DOOR STAIR 1 42 0.06 700 700 0.06 700, STAIR 7 54 0.08 675 675 0.08 675.00 675, DOOR STAIR 1 49 0.06 817 817 0.06 817, TOTAL CAPACITY 2223 TOTAL CAPACITY 1923

PARKING COUNT. LEVEL STANDARD COMPACT ADA TOTAL 4 ADA-VAN. 2 108 2 4 114 4 ADA-VAN, 3 99 18 3 120, 4 102 17 3 122, 5 105 17 2 124, 6 107 18 2 127, 7 111 17 2 130, 8 112 18 2 132, 9 118 11 2 131, 10 96 7 2 105, 958 125 22 1105 TOTAL, 86.70% 11.31% 1.99% 127 RETAIL 978 UNITS

TOTAL OCCUPANT LOAD ANALYSIS - COMPLIANCE WITH FBC 7th Edition and NFPA 101 T.2.2.2.1.2 (B). FLOOR # SPACE AREA OCCUPANCY FBC-T1004.5 OCCUPANCY FACTOR OCCUPANT LOAD TOTAL OCCUPANTS PER FLOOR OCCUPANCY FBC-T1004.5 OCCUPANCY FACTOR OCCUPANT LOAD TOTAL OCCUPANTS PER FLOOR. 1 Residential lobby/mailroom 5,180 Exhibit gallery 30 173, Residential lobby/mailroom 7,171 Exhibit gallery 30 239, Retail 24,534 Mercantile 60 409, BOH 8,963 Acces. Storage/mechanical 300 30 850, Mezz BOH 9,375 Acces. Storage/mechanical 300 31 31, Bike storage 2,496 Acces. Storage/mechanical 300 8, Management office 58,117 Parking garages 200 291, BOH-Mech 1,962 Business 100 31, BOH-Mech 1,962 Acces. Storage/mechanical 300 7 337, 2 Residential 23,236 Residential 200 116, Parking 48,100 Parking garages 200 241 357, 3 Residential 23,236 Residential 200 116, Parking 48,108 Parking garages 200 241 357, 4 Residential 23,236 Residential 200 116, Parking 49,133 Parking garages 200 246 362, 5 Residential 23,236 Residential 200 116, Parking 49,052 Parking garages 200 245 361, 6 Residential 23,236 Residential 200 116, Parking 49,719 Parking garages 200 249 365, 7 Residential 23,236 Residential 200 116, Parking 49,960 Parking garages 200 250 366, 8 Residential 23,236 Residential 200 116, Parking 49,960 Parking garages 200 250 366, 9 Residential 23,236 Residential 200 116, Parking 49,960 Parking garages 200 250 366, 10 Residential 22,632 Residential 200 113, Parking 50,558 Parking garages 200 253 366, 11 Residential 3,221 Residential 200 16, Amenities/Lounges Assembly w/o fixed seats 15 188, Amenities/Fitness center Amenities/Fitness center 50 63, Amenities/Fitness (Exterior) Exercise room 50 48, Amenities/Fitness (w/o equip.) Exercise room 15 189, Kitchen 719 Kitchen 200 4, Library 1,061 Library 50 21, Office 4,300 Business 100 43, Exterior Amenities areas Assembly w/o fixed seats 15 854, Exterior sitting areas - fixed Assembly w/ fixed seats 46 Actual count 54, Pool deck 8,576 Pool deck 15 572, Landscape - not accessible Pool deck surface 50 73, Balcony North Tower 2,941 Circulation 150 20, Balcony South Tower circulation 2,111 Circulation 150 14 2,150, 12 Residential 24,376 Residential 200 122 2,150, 13 Residential 24,869 Residential 200 124 124, 14 Residential 24,782 Residential 200 124 124, 15 Residential 24,882 Residential 200 124 124, 16 Residential 24,981 Residential 200 125 125, 17 Residential 25,070 Residential 200 125 125, 18 Residential 25,182 Residential 200 126 126, 19 Residential 25,282 Residential 200 126 126, 20 Residential 25,382 Residential 200 127 127, 21 Residential 25,482 Residential 200 127 127, 22 Residential 25,582 Residential 200 128 128, 23 Residential 25,682 Residential 200 128 128, 24 Residential 25,782 Residential 200 129 129, 25 Residential 25,882 Residential 200 129 129, 26 Residential 25,982 Residential 200 130 130, 27 Residential 26,082 Residential 200 130 130, 28 Residential 26,182 Residential 200 131 131, 29 Residential 26,282 Residential 200 131 131, 30 Residential 26,382 Residential 200 132 132, 31 Residential 26,482 Residential 200 132 132, 32 Residential 26,582 Residential 200 133 133, 33 Residential 26,682 Residential 200 133 133, 34 Residential 26,782 Residential 200 134 134, 35 Residential 26,882 Residential 200 134 134, 36 Residential 26,982 Residential 200 135 135, 37 Residential 14,811 Residential 200 74 74, 38 Residential 31,283 Residential 200 156 156, 39 Residential 31,283 Residential 200 156 156, 40 Residential 31,283 Residential 200 156 156, 41 Residential 31,283 Residential 200 156 156, 42 Residential 31,283 Residential 200 156 156, 43 Residential 31,283 Residential 200 156 156, 44 Residential 31,283 Residential 200 156 156, 45 Residential 31,283 Residential 200 156 156, 46 Residential 31,283 Residential 200 156 156, 47 Residential 31,283 Residential 200 156 156, 48 Residential 24,492 Residential 200 122, BOH 2,014 Acces. Storage/mechanical 200 10 133

300 W BROWARD
300 West Broward Blvd
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
Elvira Freire-Santamaria, R.A. LIC#: 95213

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DRC APPLICATION
SUBMITTAL: 11/11/21
REV. 1: 02/18/22
REV. 2: 05/27/22

D.2

BUILDING CODE ANALYSIS

Project Name: 300 West Broward Boulevard
 Project Number: 219420846
 Project Executive: Elvira Freire-Santamaria
 Project Manager: Eleane Navarro

Staff (distribution list)

Code Review Prepared by:
 Date Prepared:
 Sections Reviewed:

1. PROJECT DESCRIPTION	
A. Building Location:	Fort Lauderdale, Florida
B. Building Height	545' 8" Top of Mechanical Penthouse Roof
C. Building Area	1,732,535 Gross Square Feet
D. Applicable Building...	2020 Florida Building Code – Building, 7th Edition 2020 Florida Building Code – Test Protocols for High Velocity for Hurricane Zone, 7th Edition 2020 Florida Building Code – Plumbing, 7th Edition 2020 Florida Building Code – Mechanical, 7th Edition 2020 Florida Building Code – Fuel Gas, 7th Edition Florida Building Code 2020 – Accessibility, 7th Edition 2020 Florida Building Code – Energy Conservation, 7th Edition 2020 Florida Fire Prevention Code (FFPC) – 7th Edition Florida Elevator Safety Code - Florida Administrative Code - Chapter 61C-5 2010 ADA Standards for Accessible Design - 28 CFR Part 36 (Title III) 2020 National Electrical Code - NFPA 70 Federal Fair Housing Accessibility Guidelines
E. Description	New Construction of two towers 47 stories (including roof level) connected at the top 11 levels, with 10 levels of podium that includes parking, liner dwelling units from level 2 to 10 and one level of amenities. Building construction is Type IA, fully sprinklered, and non-separated occupancies which includes...

2. CODE REQUIREMENTS			
A. CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATIONS			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Use Group			
Primary Occupancies (mixed use facility)	FBC Section 303	Assembly Group, A-2, A-3, A-4	Levels 1, & 11
	FBC Section 304.1	Business Group B	Level 11
	FBC Section 309	Mercantile Group M	Level 1
	FBC Section 310	Condominium Units R2	Levels 3 thru 10, Levels 12 thru 48
	FBC Section 311	Storage Group Parking Garage S-2	Levels 1 thru 10

B. CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. High-Rise Buildings			
High-Rise Building Definition	FBC Chapter 2	Height of highest occupied floor above the lowest level of Fire Department vehicle access is above 75'	558' 2"
Reduction in Fire-Resistance Rating	FBC 403.2.1.1 (1)	Bldgs w/ not greater than 420', fire resistance rating of building elements in Type IA are reduced to ratings in Type IB	Not Reduced Type IA
	FBC 403.2.1.1 (3)	Building Height and Area limitations of a building containing reduced fire-resistance ratings shall be permitted to be the same as the building without such reductions	Unlimited
Remoteness of interior exit stairways (including exit discharges)	FBC 403.5.1 & FFPC 7.5.1.3.3	Req.'d interior exit stairways shall be separated by a distance not less than 1/3 of the max. overall diagonal dimension of the building. (Measured in straight line btw. nearest points of enclosure.) The separation shall not be less than 30'.	Provided
Fire Service Access Elevators	FBC 403.6.1	Bldgs w/ occupied floor more than 120' from street level access to the level of the highest occupiable floor, no fewer than two fire service access elevators provided per Section 3007. All remaining elevators to be provided with Phase I & II emergency operation. FSA elevators to be no less than 3,500 lbs capacity.	Provided
Swimming Pools sanitary Facilities	FBC 454.1.6.1	Swimming pools with a bathing load of 20 persons or less may utilize a unisex restroom. Pools with bathing loads of 40 persons or less may utilize two unisex restrooms or meet the requirements of Table 454.1.6.1. Unisex restrooms shall meet all the requirements for materials, drainage and signage as indicated in Sections 454.1.6.1.1 through 454.1.6.1.4. Each shall include a water closet, a diaper change table, a urinal and a lavatory. Pools with a bathing load larger than 40 persons shall provide separate sanitary facilities labeled for each sex. The entry doors of all restrooms shall be located within a 200-foot (60 960 mm) walking distance of the nearest water's edge of each pool served by the facilities. Exception: Where a swimming pool serves only a designated group of residential dwelling units including hotel rooms and not the general public, poolside sanitary facilities are not required if...	Provided per other amenity spaces occupancy load

2. Enclosed Parking Garage			
Clear Height	FBC 406.1.2	No less than 7' in vehicle and pedestrian areas. Van-accessible parking to comply with FAC. (8'-2" per FAC Sec.502.5)	Provided
Ventilation	FBC 406.6.2	A mechanical ventilation system shall be provided in accordance with the Florida Building Code, Mechanical.	Provided

C. CHAPTER 5 – GENERAL BUILDING HEIGHTS & AREAS			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Building Heights and Area			
General Height and Area Limits	FBC 503	Building Height, Number of Stories, & Bldg. area to comply with Sec 504 & 506. Unlimited permitted.	545' 8", 47 stories, 1,732,535 sf
Type I Construction	FBC 503.1.3	Type I construction permitted to be of Unlimited Height, number of stories and Area and are not subject to special requirements per section 507, 503.1.1, 504.3.	Type IA Unlimited Height, Stories, & Area
2. Mixed Use and Occupancy			
Non-Separated Occupancies	FBC 508.3.3	No Separation is required between non-separated occupancies	Separated
3. Incidental Use Areas			
General Height and Area Limits	FBC 509.1	Incidental uses in mixed occupancy buildings shall comply with provisions of Sec 509	
	FBC Table 509	1 hour or provide automatic fire-extinguishing system	Provided
Waste Collection Rooms	FBC Table 509	1 hour or provide automatic fire-extinguishing system	Provided

D. CHAPTER 6 – TYPES OF CONSTRUCTION			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Fire Resistance Rating Requirements for Building Elements...			
Rating (hours) – Minimum Construction Type IA			
Structural Frame	FBC Table 601	3 hours (columns and beams) $x < 5' = 1 \text{ HR (2 HR Group M)}$	Provided
Exterior Nonbearing walls and partitions	FBC Table 602	$5' < x < 10' = 1 \text{ hour}$	Provided > 30'
		$10' < x < 30' = 1 \text{ hour}$	
		$x > 30' = 0 \text{ hours}$	
Interior Nonbearing walls and partitions	FBC Table 601	0 hours	Provided
Exterior Bearing walls	FBC Table 601	3 hour	Provided
Interior Bearing walls	FBC Table 601	2 hour	Provided
Floor Construction	FBC Table 601	2 hours	Provided
Roof Construction	FBC Table 601	1.5 hour	Provided
Note: The required fire resistance rating of columns supporting floors shall not be permitted to be reduced.			

E. CHAPTER 7 – FIRE RESISTANCE RATED CONSTRUCTION			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Exterior Walls			
Projections	FBC 705.2 & Table 705.2	Corices, eave overhangs, exterior balconies and sim. projections beyond the exterior wall to conform with Sec. 705.2, and Section 406. Exterior egress balconies also comply with Sec. 1021.	Provided
		Fire Separation Distance 0' to 2' (FSD) Greater than 2' to 3'	
		(FSD) Greater than 3' to less than 30' (FSD) 30' or greater	
Fire Resistance Ratings	FBC 705.5	Fire resistance ratings of exterior walls with a separation distance less than or equal to 10' shall be rated for exposure from both sides	Provided
Maximum Area of Exterior Wall Openings	FBC Table 705.8 FBC Table 705.8 (g)	0' to less than 3' Unprotected openings not permitted	Provided unlimited openings in parking structure
		3' to less than 5' 15% Unprotected openings in Sprinklered Buildings	
		5' to less than 10' 25% Unprotected openings in Sprinklered Buildings	
		10' to less than 15' 45% Unprotected openings in Sprinklered Buildings	
		15' to less than 20' 75% Unprotected openings in Sprinklered Buildings	
		20' and greater 100% Unprotected openings in Sprinklered Buildings	
Fire Walls	FBC 706	3HR	None Required
Fire Barriers	FBC 707		Provided
	Shafts FBC 713.4	2HR	Provided
	Interior Exit Stairways / Ramps FBC 1022.2	2HR	Provided
		1HR, or not less than connecting stairway = (2HR)	Provided
	Exit Passageways FBC 1024.3		Provided
	Elevator Hoistways FBC 713.4	2HR	Provided
	Elev. Mach. /Control Rm (Connected Hoistway) FBC 3005.4	2HR	N/A
	Elev. Mach. /Control Rm (Not Connected Hoistway) FBC 3005.4 (1)	1HR	Provided
	Fire Service Access Elevator Lobby FBC 3007.6	1HR	Provided
	Fire Command Room FBC 911.1.2	1HR	Provided
	Fire Pump Rooms NFPA 20	2HR	Provided
	Emergency Generator NFPA 110	3HR	Provided
	Incidental Uses	N/A	Provided
	Occupancy Separations Per Sec 509	N/A	Provided
	Dwelling Unit Separation FBC 708.3	1HR	Provided
Corridors FBC table 1020.1	1/2 HR	Provided	
Waste or Linen Chute Access Rooms FBC 713.13.3	1HR	N/A	
Waste or Linen Chute Discharge Rooms FBC 713.13.4	2HR	Provided	
Openings in Fire Barrier	FBC 707.6	Openings limited to aggregate width of 25% of length of the wall, and max. area of 156 SF. See exceptions	N/A

300 W BROWARD
 300 West Broward Blvd
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733
 Elvira Freire-Santamaria, R.A. LIC#: 95213

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DRC APPLICATION
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D.2.1



F. CHAPTER 8 – INTERIOR FINISHES			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Interior Wall and Ceiling Finish Requirements by Occupancy			
Exit enclosures and exit passageways	FBC Table 803.11 Sprinklered	Group A: Class B Group B: Class B Group R: Class B Group S: Class C	Provided
Corridors	FBC Table 803.11 Sprinklered	Group A: Class B Group B: Class C Group R: Class C Group S: Class C	Provided
Rooms and enclosed spaces	FBC Table 803.11 Sprinklered	Group A: Class C Group B: Class C Group R: Class C Group S: Class C	Provided
2. Interior Floor Finish			
Classification	FBC Section 804.2	Class I or Class II	Provided
3. Decorations and Trim			
Noncombustible materials	FBC 806.2	No limit	Provided
Combustible decorative materials	FBC 806.3	10% of aggregate area of walls and ceilings	Provided
Trim	FBC 806.7	Shall have a minimum class C flame index. Combustible trim, excluding handrails and guardrails, shall not exceed 10% of aggregate area of walls and ceilings.	Provided

G. CHAPTER 9 – FIRE PROTECTION SYSTEMS			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Automatic Sprinkler Systems			
Where required	FBC 403.3 & 420.5	Group R high-rise buildings and structures shall be equipped with an automatic sprinkler system per section 903.3.1.1	Provided throughout
2. Emergency Systems			
Smoke Detection	FBC 403.4.1 & 907.2.13.1	Automatic Smoke detection system	Provided throughout
Fire Alarm System	FBC 403.4.2	Fire alarm system shall be provided in accordance with section 907.2.13	Provided
Standpipe System	FBC 403.4.3	Class I standpipe system per section 905.3	Provided
Emergency voice/alarm communication system	FBC 403.4.4	Emergency voice/alarm communication system shall be provided in accordance with section 907.5.2.2	Provided
Emergency responder radio coverage	FBC 403.4.5	Emergency responder radio coverage per FFPC	Provided
Fire command room	FBC 403.4.6 & 911	1 hour rated room not less than 200 sf with a minimum dimension of 10 feet with required features per section 911.1.6	Provided
Smoke removal	FBC 403.4.7	Manually operable windows or mechanical air handling equipment in accordance with 403.4.8	Mechanical Provided, Refer to smoke rational analysis
Standby and emergency power	FBC 403.4.8	Shall be provided in compliance with section 2702 and 3003	Provided

H. CHAPTER 10 – MEANS OF EGRESS			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Occupant Load			
Assembly (un-concentrated tables and chairs)	FBC Table 1004.5	15 net SF	Provided
Exercise rooms with equipment	FBC Table 1004.5	50 gross SF	Provided
Swimming pool deck	FBC Table 1004.5 & FFPC 7.3.1.2	15 gross SF (FBC) SF (FFPC)	30 gross Provided
Swimming pool	FBC Table 1004.5	50 gross SF	Provided
Business	FBC Table 1004.5	150 gross SF	Provided
Parking garages	FBC Table 1004.5	200 gross SF	Provided
Residential	FBC Table 1004.5	200 gross SF	Provided
Storage	FBC Table 1004.5	300 gross SF	Provided
2. Egress Width			
Stairways (inches per Occupant) with sprinkler system	FBC 1004.5 & FFPC 7.3.1.2	0.3 inches per occupant (FBC) per occupant (FFPC)	0.2 inches Provided
Stairways wider than 44 inches	FFPC 7.3.3.2	Are permitted to be increased using the equation on section 7.3.3.2	
Other Egress Components (inches per Occupant) with sprinkler system	FBC 1005.3.2	0.2 inches per occupant	Provided
Door Encroachment	FBC 1005.7.1	No more than 1/2 of egress width during swing – 7" encroachment when fully open	Provided
3. Egress Headroom			
Headroom	FFPC 7.1.5.1	7'-6" minimum with projections from the ceiling not less than 6'-8" above finish floor. The minimum ceiling height shall be maintained for not less than 2/3 of the ceiling area with the remaining ceiling area at not less than 6'-8"	Provided
4. Stairways			
Stairway Width	FBC 1011.2	44" minimum	Provided
Headroom	FBC 1011.3 & FFPC 7.1.5.3	6'-8" minimum	Provided
Stair Tread and Risers	FBC 1011.5.2	Tread = 11" min. Riser = 4" min. / 7" max.	Provided
Stairway landings	FBC 1011.6	There shall be a floor or landing at the bottom and top of each stairway. The width of landings shall not be less than the width of the stairways they serve.	Provided
Vertical Rise	FBC 1011.8	12'-0" maximum rise between floor levels or landings	Provided
5. Ramps			
Slope	FBC 1012.2	Maximum 1:12 slope or 8%	Provided
Cross Slope	FBC 1012.3	2% maximum	Provided
Width	FBC 1012.5.1	36" minimum	Provided
Headroom	FBC 1012.5.2	6'-8" minimum	Provided
Change in Direction @ Landings	FBC 1012.6.4	Landing shall be 60" x 60" minimum	Provided
6. Handrails			
Where required	FBC 1014.1	Required at all stairways and at ramps that rise more than 6"	Provided
Height	FBC 1014.2	Handrail height, measured above stair tread nosings, shall be uniform, not less than 34" and not more than 38".	Provided
Handrail Extensions	FBC 1014.6	Handrails shall extend horizontally at least 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.	Provided
Clearance	FFPC 7.2.2.4.5.5	Clear space between a handrail and a wall or other surface shall be 2 1/4"	2 1/4" Provided

7. Guards			
	CODE SECTION	REQUIREMENTS	PROVIDED
Where required	FBC 1015.2	Required at all stairways, ramps, mezzanines and landings 30" above the floor or grade	Provided
Height	FBC 1015.3	42" high measured vertically above the adjacent walking surfaces	Provided
8. Exit Access			
Use Group A (Assembly)	FFPC 12.2.5.1.2	Max Travel Distance: 250 feet Max Dead End Distance: 20 feet Max Common Path Distance: 20' unless occupant load is 50 Occupants or less = 75' allowed	Provided
Use Group B (Business)	FFPC 38.2.5.3.1	Max Travel Distance: 300 feet Max Dead End Distance: 50 feet Max Common Path Distance: 100 feet	Provided
Use Group M (Ordinary Hazard Mercantile)	FFPC 38.2.5.3.1 & FFPC 36	Max Travel Distance: 250 feet Max Dead End Distance: 50 feet Max Common Path Distance: 75 feet	Provided
Use Group R2 (Condominium Units)	FBC Table 1017.2 & FFPC Table A7.6 & FFPC 30.2.6.2 & 30.2.6.3.1 & FBC Table 1006.2.1	Max Travel Distance: 250' inside unit from remote point to exit and 200' outside unit door to exit Max Dead End Distance: 50 feet Max Common Path Distance: 125' within the unit and 50' outside the unit; 125' inside and outside combined unit and corridor	Provided
Use Group S-2 (Low Hazard Storage) Special provisions for Parking Structures	FFPC 42.8.2.5.1 Table A.7.6	Max Travel Distance: 200 feet Max Dead End Distance: 50 feet Max Common Path Distance: 50'	Provided
9. Corridors			
Fire Resistance Rating	FBC Table 1020.1	Occupancy Groups A, B, S do not require fire ratings in buildings with sprinkler system	Provided
Minimum Corridor Width	FBC Table 1020.2	Generally = 44" Minimum Access & Utilization of MEP equipment = 24" Spaces with occupant load less than 50 = 36" Min.	Provided
10. Exit and Access Doorway			
Exit and Access Doorways required	FBC 1006.2.1	Groups A, B, M, R-2- one exit with a maximum occupant load of 49 occupants. Otherwise, 2 or more exits.	Provided
Two exits or exit access doorways	FBC 1007.1.1	Where a building is equipped throughout with an automatic sprinkler system, the separation distance between exit doors shall not be less than 1/3 the length of the maximum overall diagonal dimension of the area to be served.	Provided
11. Exit Passageways			
Width	FBC 1024.2	44" minimum	Provided
	FBC 1024.3	Exit passageway enclosures shall have walls, floors and ceilings of not less than 1 hour fire-resistance rating, and not less than that required for any connecting exit enclosure. Exit passageways shall be constructed as fire barriers in accordance with Section 707.	Provided
12. Exit Discharge			
General	FBC 1028.1	50% of the number of exit enclosures are permitted to egress through areas on the level of discharge with an automatic sprinkler, as long as the area is separated by construction conforming to the fire-resistance rating for the exit enclosure.	Provided

I. CHAPTER 12 – INTERIOR ENVIRONMENT			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Ventilation			
Natural Ventilation	FBC 1203.5.1 FBC 1203.5.2.1	Minimum openable area of 4% of the floor area Bathrooms shall be mechanically ventilated	Provided
2. Lighting			
Natural Light	FBC 1205.2	Minimum 8% of the floor area served	Provided
Artificial Light	FBC 1205.3	10 foot-candles over the area of a room at the height of 30 inches above the floor level.	Provided
3. Sound Transmission			
Air-borne Sound	FBC 1207.2	Walls, partitions, and floor/ceiling assemblies separating dwelling units shall have a minimum STC 50 per ASTM E 90.	Provided
Structure-borne sound	FBC 1207.3	Floor/ceiling assemblies shall have a minimum IIC 50 per ASTM E 492	Provided
4. Interior Space Dimensions			
Minimum Ceiling Heights	FBC 1208.2	Occup. Space = 7'-6" min. Kitchens, Bathrooms, Storage Rooms, and Laundry Rooms = 7'-0" min.	Provided
Furred Ceilings	FBC 1208.2.1	7'-0" for 2/3 of room – maximum	Provided
5. Toilet and Bathrooms Requirements			
Surrounding Materials	FBC 1210.2.1	In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 4 inches. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Exceptions: 1. Dwelling units and sleeping units. 2. Toilet rooms that are not accessible to the public and which have not more than one water closet.	Provided

J. CHAPTER 14 – EXTERIOR WALLS			
	CODE SECTION	REQUIREMENTS	PROVIDED
1. Performance Requirements			
Weather Protection	FBC 1405.2	Exterior wall shall provide weather protection for the building with minimum nominal thickness per FBC table 1405.2	Provided
Flood resistance	FBC 1403.6	Look to local floor plan management	Provided

GROUND LEVEL FLOOR PLAN



300 W BROWARD
 300 West Broward Blvd
 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213



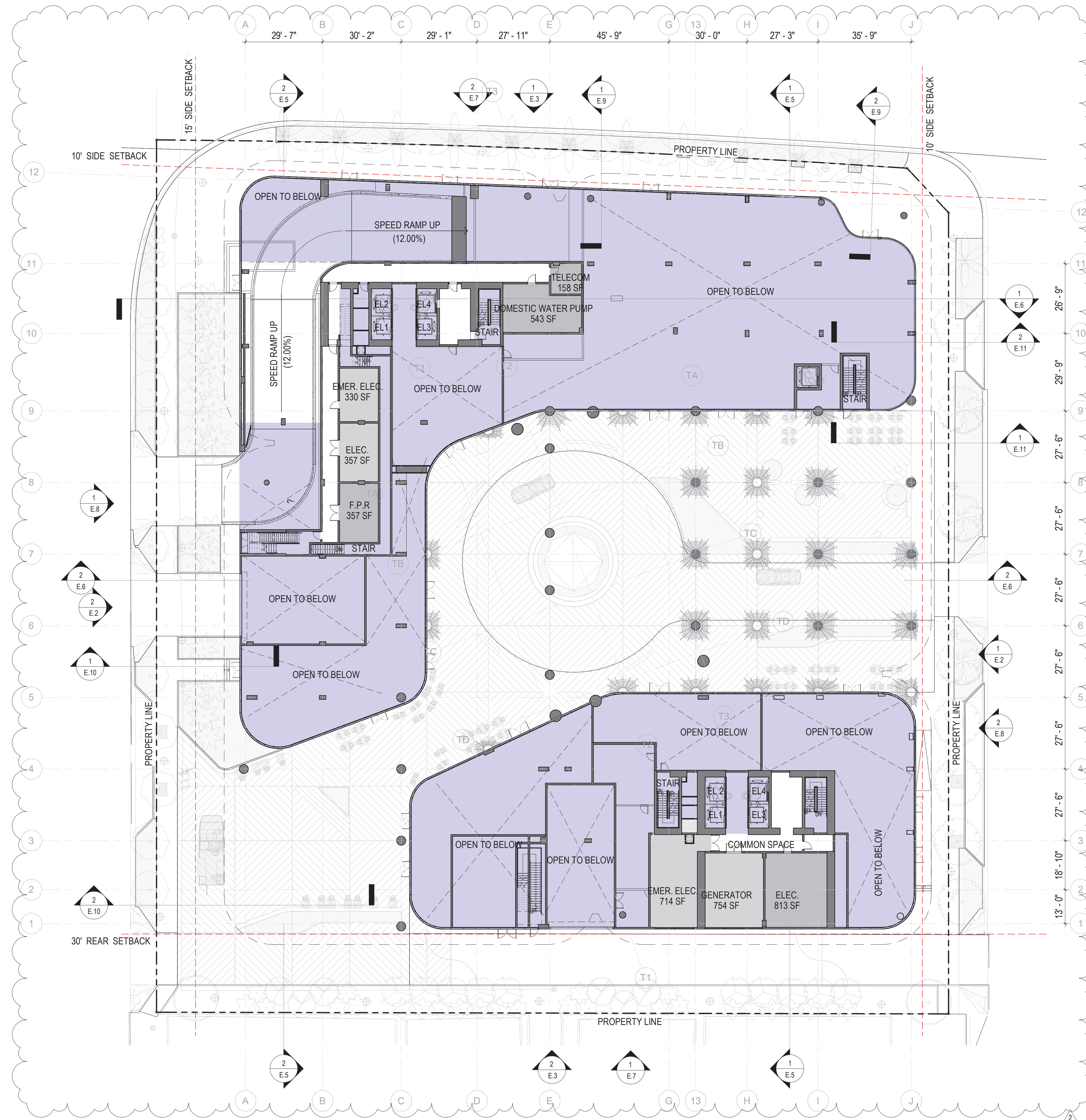
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 REV. 1: 02/18/22
 REV. 2: 05/27/22

D.3

UDP COMMENT 11a, 12f, 14, 16
 ENGINEERING COMMENT 9a, 9b, 9c, 10, 11



MEZZANINE LEVEL FLOOR PLAN

- BOH
- COMMON SPACE
- MECHANICAL
- SERVICE
- VERTICAL PENET

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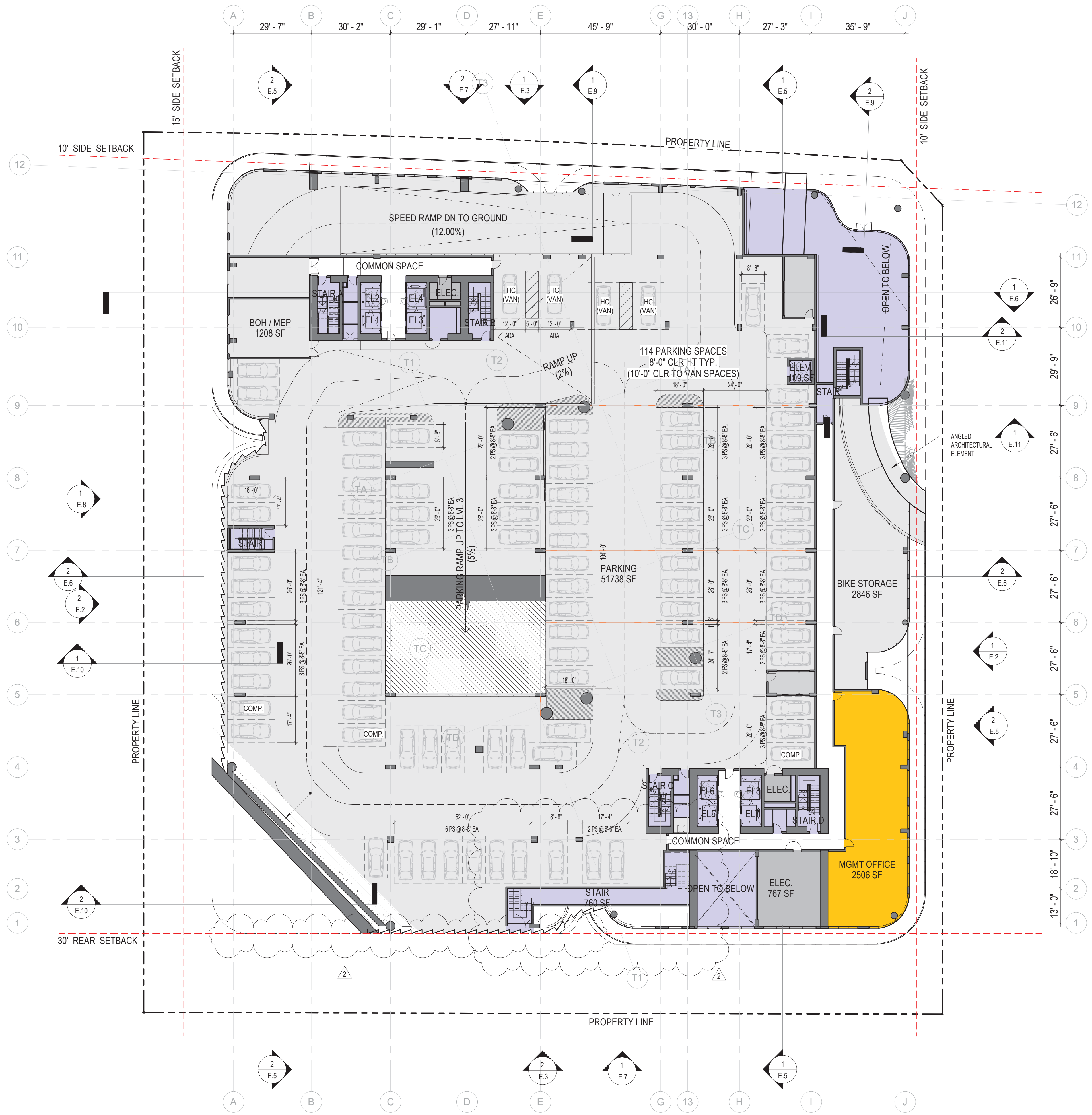
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D.4

UDP COMMENT 12.1, 14, 18
 ENGINEERING COMMENT 9a, 9b, 9c, 10, 11
 TRANSPORTATION COMMENT 6

PARKING LEVEL 2 FLOOR PLAN



- AMENITIES
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- PARKING
- SERVICE
- VERTICAL PENET

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 300 West Broward Blvd
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D.5

UDP COMMENT 12.f, 14, 18, 22b
 ENGINEERING COMMENT 6c, 9a, 9b, 9c, 10, 11
 TRANSPORTATION COMMENT 6



PARKING LEVEL 3 FLOOR PLAN

- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BOH
- COMMON SPACE
- MECHANICAL
- Mechanical
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

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D.6

PARKING LEVEL 4 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- Mechanical
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

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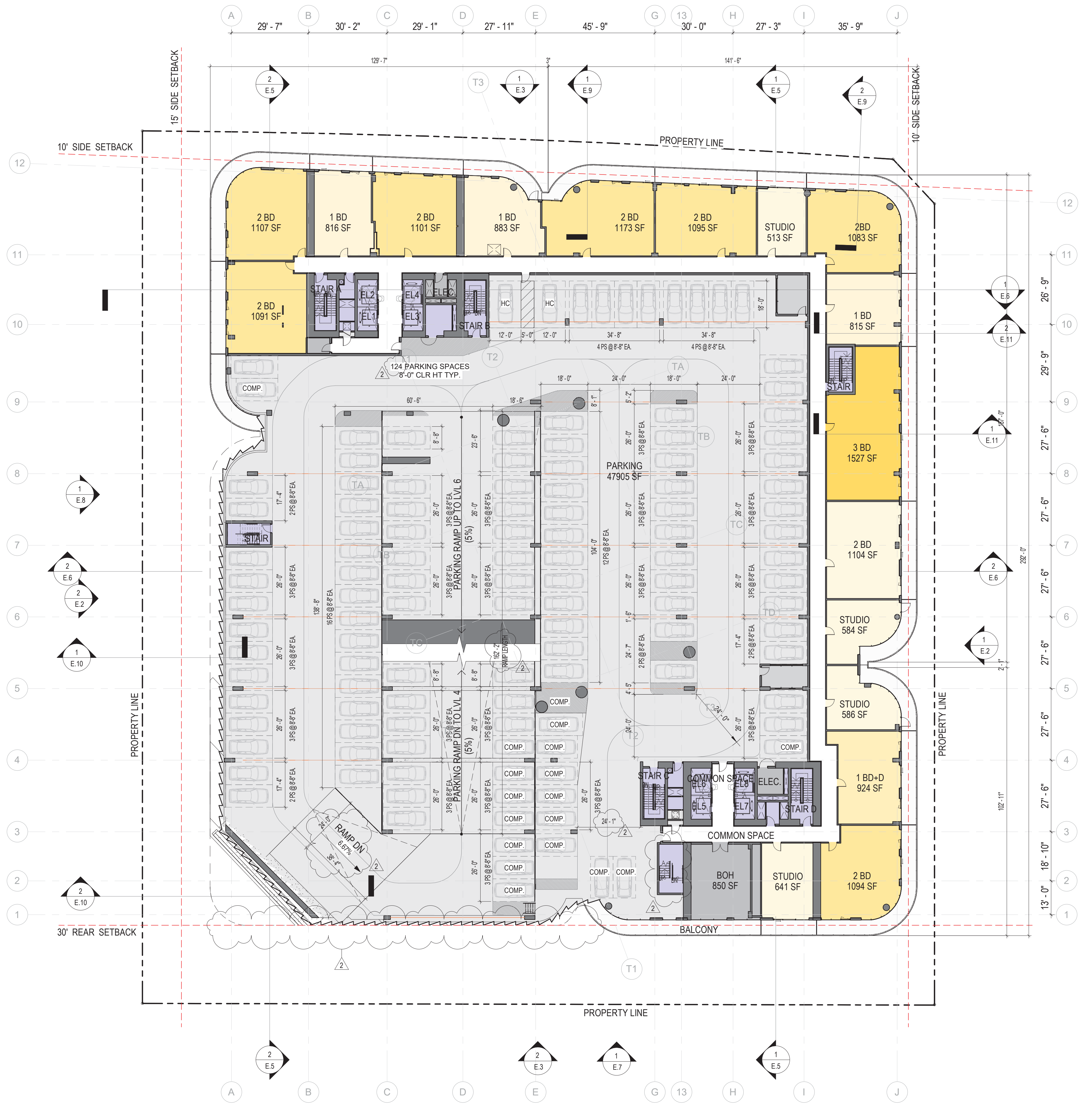
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D.7

UDP COMMENT 12.1, 14, 18
 ENGINEERING COMMENT 6c, 9a, 9b, 9c, 10, 11
 TRANSPORTATION COMMENT 6

PARKING LEVEL 5 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

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D.8

UDP COMMENT 12.1-14, 18
 ENGINEERING COMMENT 6c, 9a, 9b, 9c, 10, 11
 TRANSPORTATION COMMENT 6