



**CITY OF FORT LAUDERDALE**  
 Department of Sustainable Development  
 Urban Design & Planning Division  
 700 NW 19<sup>th</sup> Avenue  
 Fort Lauderdale, FL 33311  
 Telephone: (954) 828-3266  
 Fax (954) 828-5858  
 Website: [http://www.fortlauderdale.gov/sustainable\\_dev/](http://www.fortlauderdale.gov/sustainable_dev/)

**CITY COMMISSION (CC)**  
**General Application**

**Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet, Required Documentation & Mail Notice Requirements  
**Page 2:** Sign Notification Requirements & Affidavit

**DEADLINE:** City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

**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.

_____ <b>Planned Unit Development (PUD)</b>	<b>\$ 2,640.00</b>
_____ <b>Site Plan Level IV</b>	<b>\$ 950.00</b>
_____ <b>Site Plan Level II in DRAC/SRAC-SA</b>	<b>\$ 1,920.00</b>
(Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	
_____ <b>Plat / Plat Note Amendment</b>	<b>\$ 540.00</b> (includes \$90 Final-DRC Fee)
_____ <b>Easement Vacation</b>	<b>\$ 560.00</b> (includes \$90 Final-DRC Fee)
_____ <b>ROW Vacation</b>	<b>\$ 830.00</b> (includes \$100 Final-DRC Fee)
_____ <b>Rezoning</b>	<b>\$ 910.00</b> (includes \$110 Final-DRC Fee)
(In addition to above site plan fee)	
_____ <b>Appeal and/or DeNovo Hearing</b>	<b>\$ 1,180.00</b>
_____ <b>Site Plan Deferral</b>	<b>\$ 490.00</b>
_____ <b>City Commission Request for Review</b>	<b>\$ 800.00</b>

# Page 1: City Commission Submittal Requirements

**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.

**NOTE:** To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

**NOTE:** To be filled out by Applicant

<b>Property Owner's Name</b>	If a signed agent letter is provided, no signature is required on the application by the owner.	
<b>Applicant / Agent's Name</b>		
<b>Development / Project Name</b>		
<b>Development / Project Address</b>	<u>Existing:</u>	<u>New:</u>
<b>Current Land Use Designation</b>		
<b>Proposed Land Use Designation</b>		
<b>Current Zoning Designation</b>		
<b>Proposed Zoning Designation</b>		

## The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version\* of complete application and plans in PDF format to include only the following:
  - Cover page
  - Survey
  - Site plan with data table
  - Ground floor plan
  - Parking garage plan
  - Typical floor plan for multi-level structure
  - Roof plan
  - Building elevations
  - Landscape plan
  - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
  - Important details i.e. wall, fence, lighting, etc.

\*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

## MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



CC SUBMITTAL  
CASE # R14049

REVISIONS

DATE: 12/10/14 COMM: 14070

BAYSHORE 740

740 BAYSHORE DRIVE  
FORT LAUDERDALE, FL 33138

COVER SHEET  
PROJECT PHASE

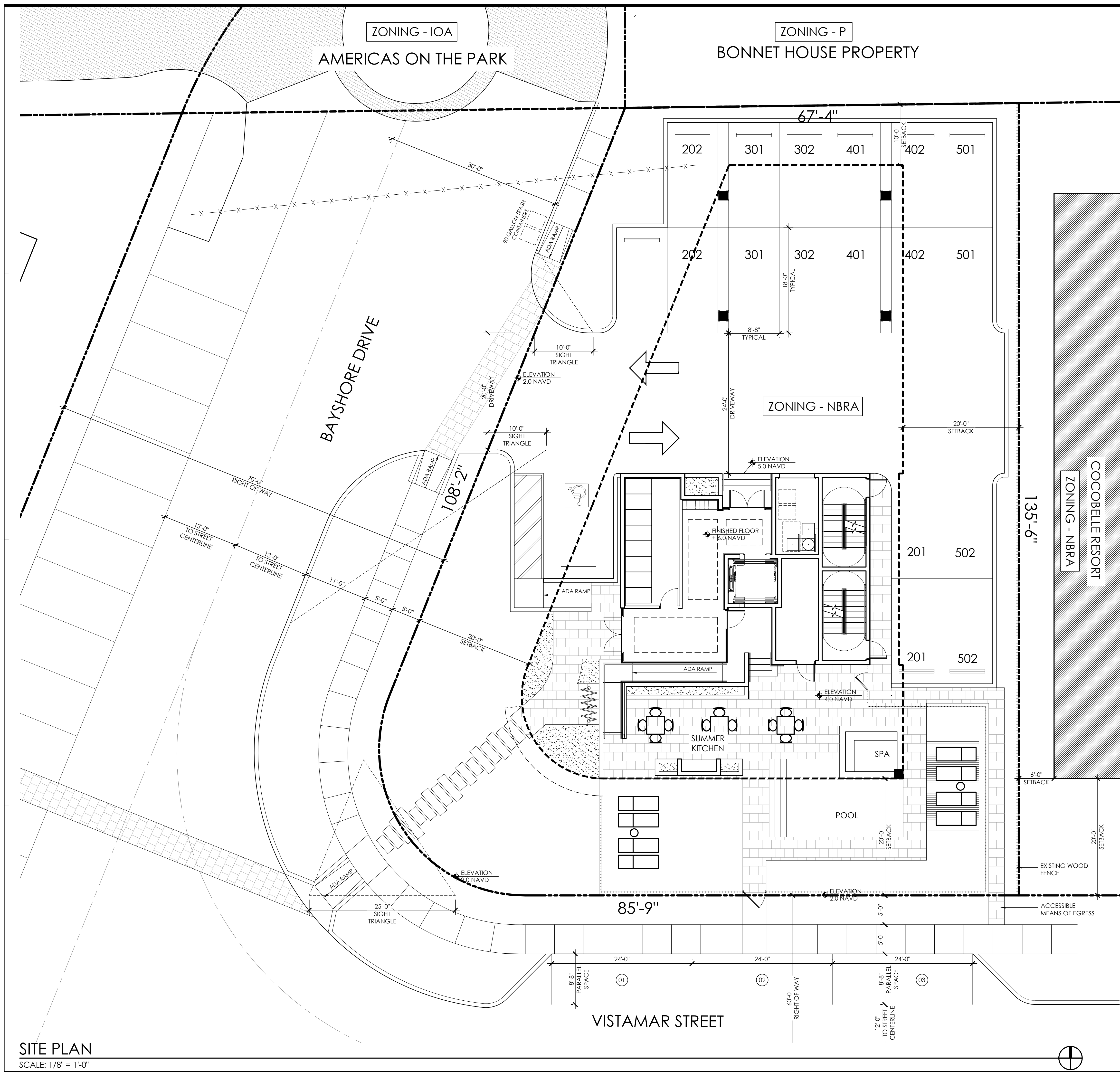
G-001

BAYSHORE 740

LIST OF DRAWINGS

G-001	COVER SHEET	A-202	EXTERIOR ELEVATIONS
-	SURVEY	A-301	STREET SECTION
-	PLAT	A-401	SITE PHOTOMETRICS
A-001	CONTEXT PLAN	A-901	PERSPECTIVES
A-100	SITE PLAN WITH AERIAL	A-902	PERSPECTIVES
A-101	LAND USE & ZONING	A-903	SITE PHOTOS
A-102	SITE PLAN	L-400	TREE DISPOSITION PLAN
A-103	LANDSCAPE CALCULATION	L-401	LANDSCAPE PLANTING PLAN
A-104	OPEN SPACE CALCULATION	L-500	GENERAL PLANTING NOTES
A-105	SHADOW STUDY	L-501	PLANTING DETAILS
A-111	FLOOR PLAN - LEVEL 01		
A-112	FLOOR PLAN - LEVEL 02 - 05		
A-141	ROOF PLAN		
A-201	EXTERIOR ELEVATIONS		

PRINTED ON: 01.30.15



### SITE PLAN DATA

A. LAND USE DESIGNATION	CENTRAL BEACH REGIONAL ACTIVITY CENTER	
B. ZONING DESIGNATION	NBRA	
C. WATER/WASTEWATER SERVICE PROVIDED BY	NORTH BEACH RESIDENTIAL AREA DISTRICT CITY OF FORT LAUDERDALE	
D. SITE AREA	12,428 SQ FT (.28 ACRES)	PROVIDED
E. PREVIOUS AREA REQUIREMENT (ULDR 47-21.10)	REQUIRED	PROVIDED
F. BUILDING FOOTPRINT COVERAGE	12,428 X 25% = 3,107 SQ FT	3,180 SQ FT
		42% SITE COVERAGE
BUILDING DIMENSIONS (1ST FLOOR PLATE)		
D. RESIDENTIAL DEVELOPMENT	TOTAL NUMBER OF RESIDENTIAL UNITS	8 UNITS
SITE DENSITY	8 UNITS ALLOWED	8 UNITS ALLOWED
E. PARKING DATA	2 PER UNIT X 8	193 SPACES
	<b>TOTAL REQUIRED PARKING SPACES</b>	<b>18 TOTAL SPACES REQUIRED</b>
	REQUIRED ADA PARKING SPACES	1 SPACE PROVIDED (INCLUDED IN TOTAL)
	<b>TOTAL PROVIDED PARKING SPACES</b>	<b>19 TOTAL SPACES PROVIDED</b>
F. NUMBER OF STORIES	RESIDENTIAL BUILDING	5
G. NUMBER OF STORIES	LEVEL	1,400 SQUARE FEET
	01 LEVEL - LOBBY / ANCILLARY SPACES	4,758 SQUARE FEET
	02 LEVEL - TWO RESIDENTIAL UNITS	4,758 SQUARE FEET
	03 LEVEL - TWO RESIDENTIAL UNITS	4,758 SQUARE FEET
	04 LEVEL - TWO RESIDENTIAL UNITS	4,758 SQUARE FEET
	05 LEVEL - TWO RESIDENTIAL UNITS	4,758 SQUARE FEET
	<b>TOTAL F.A.R. SQUARE FEET</b>	<b>19,032 SQUARE FEET</b>
H. F.A.R., (19,032 SF / 12,428 SF)		1.53
I. BUILDING HEIGHT	BUILDING OVERALL HEIGHT	63'-0"
J. SETBACKS (BASED ON NBRA ZONING SETBACKS) PER 47-12.5E.1	SETBACK	REQUIRED PROVIDED
	FRONT YARD	20'-0" 20'-0"
	SIDE YARD	20'-0" 20'-0"
	REAR SETBACK	20'-0" 10'-0"
K. OPEN SPACE	L. VEHICULAR USE AREA	5,635 SF PROVIDED
	EXTERIOR DRIVEWAY AREA	1,336 SF REQUIRED
	TOTAL AREA	2,824 SF REQUIRED
M. LINEAR FEET OF SIDEWALK		250'-0" PROVIDED

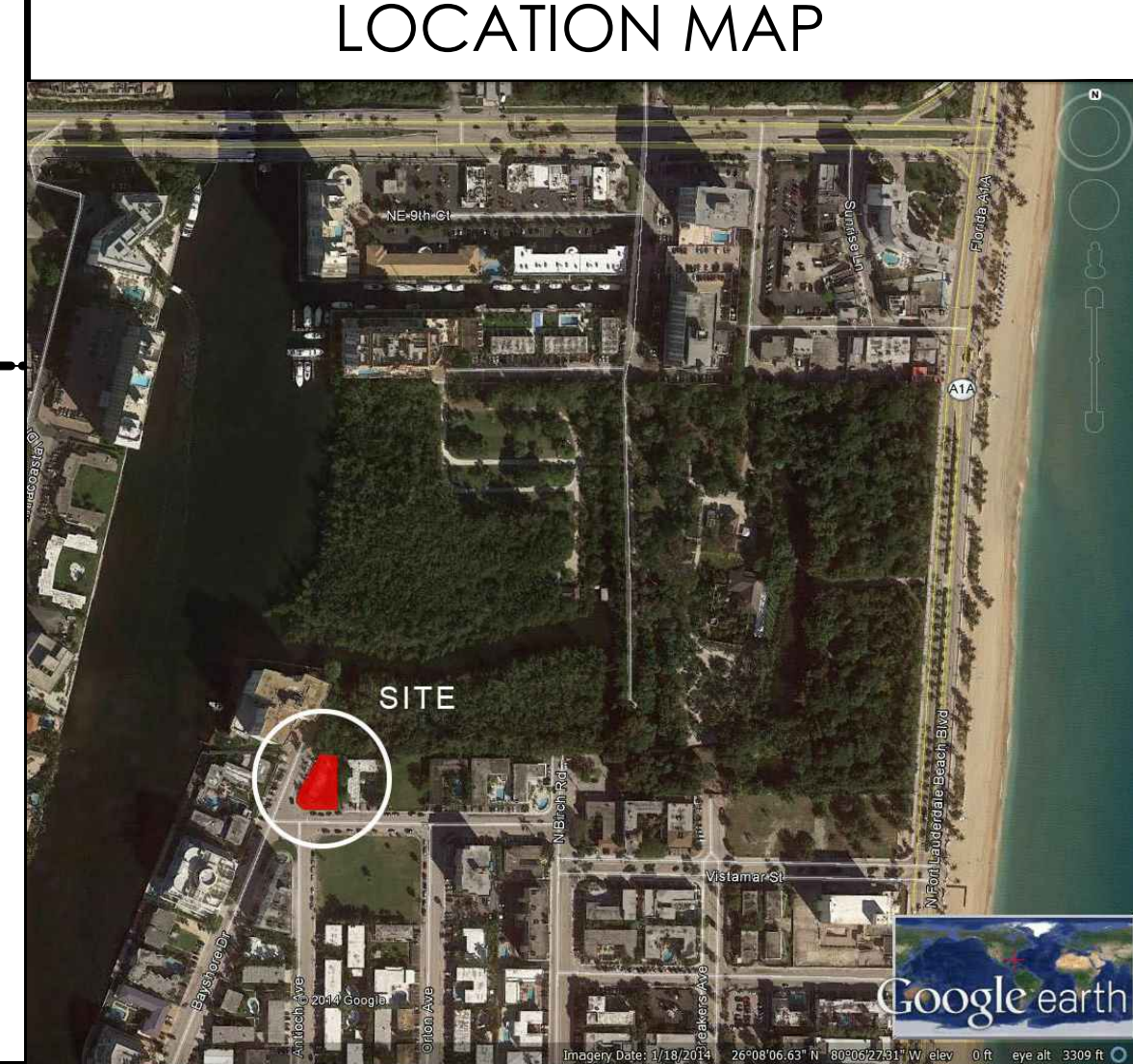
### FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE.  
PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.

- ### POLICE
- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED
  - STAIRWELLS EGRESS ONLY ON FIRST LEVEL
  - BUILDING TO BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEM AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS.
  - ALL FENCING TO BE ACCESS CONTROLLED
  - EACH UNIT WILL BE WIRED FOR A MONITORED SECURITY SYSTEM
  - UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH A DEADBOLT AND SHALL BE FITTED WITH PEEP-HOLE DOOR VIEWERS
  - ACCESS CONTROL SHALL BE PROVIDED FOR BOTH UNIT DOORS AS WELL AS ELEVATOR DOORS FOR ALL LEVELS.
  - THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.
  - EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING GARAGE, POOL AND COMMON AREAS.

### LEGAL DESCRIPTION

LOT 6, BLOCK 15, BIRCH OCEAN FRONT SUBDIVISION NO. 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 21, AT PAGE(S) 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



ARCHITECTS PLANNERS  
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300  
FORT LAUDERDALE, FLORIDA 33316  
PH: (954) 764-6575 FAX: (954) 764-8622

**JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES**

CA # AAC000447

DESIGNED	DRAWN	CHECKED
BL	BL	JF

DR COMMENT REVISIONS - 12.12.14

### REVISIONS

NO.	DESCRIPTION	DATE

DATE: 12/10/14  
COMM: 14070

**BAYSHORE 740**

740 BAYSHORE DRIVE  
FORT LAUDERDALE, FL 33138

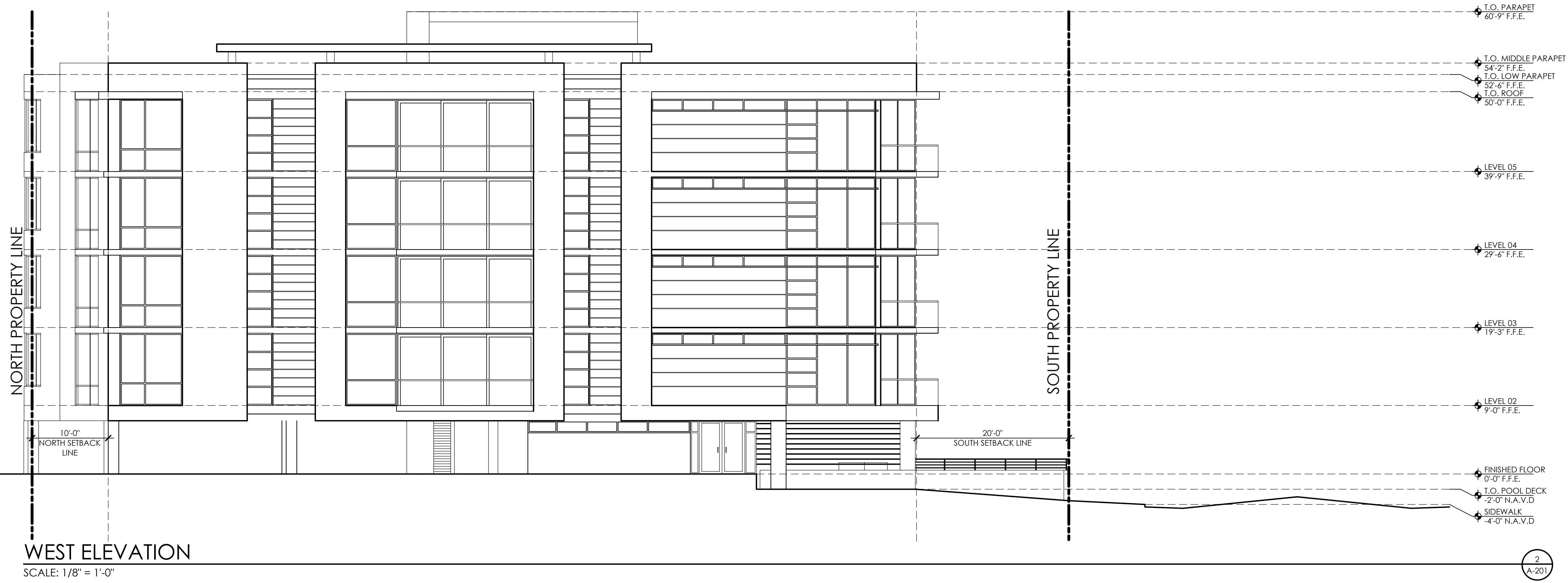
PRINTED ON: 01.30.15

SITE PLAN  
PROJECT PHASE

# A-102

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

DESIGNED BL	DRAWN BL	CHECKED JF
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WEST ELEVATION

SCALE: 1/8" = 1'-0"

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BAYSHORE 740

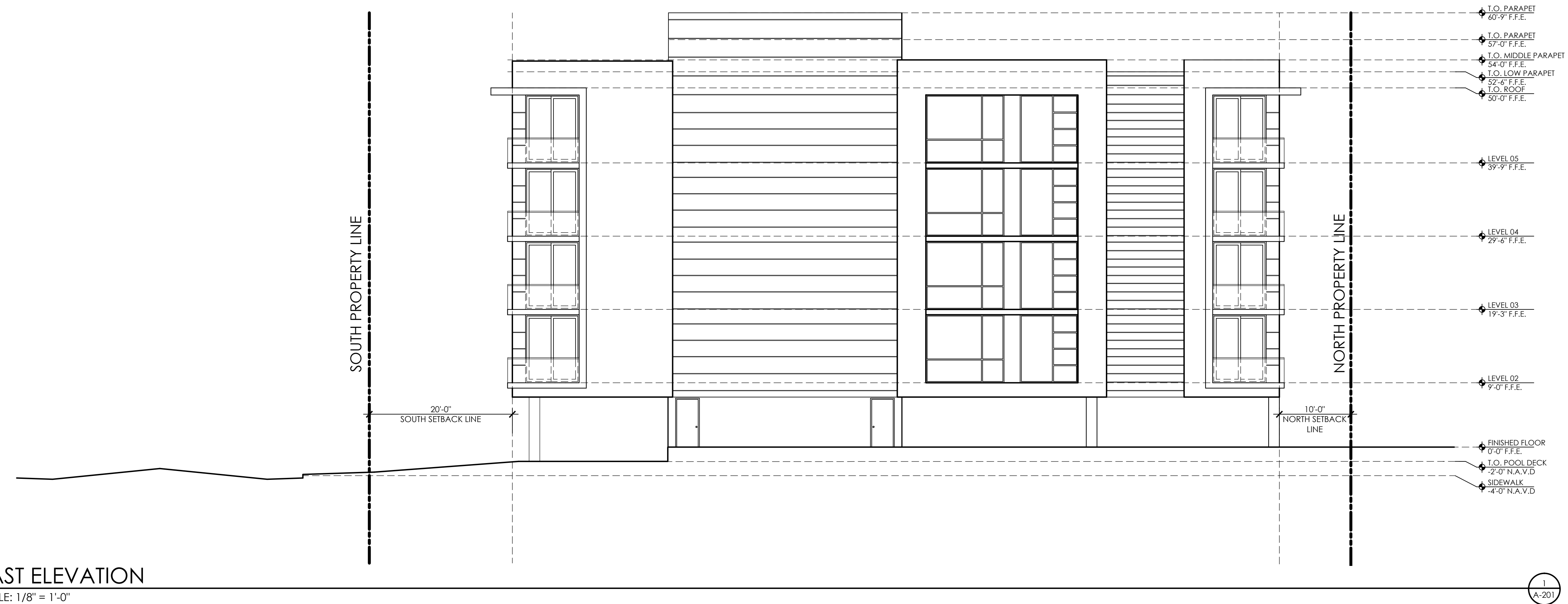
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FORT LAUDERDALE, FL 33138

EXTERIOR ELEVATIONS

PROJECT PHASE

A-201

PRINTED ON: 01.30.15



EAST ELEVATION

SCALE: 1/8" = 1'-0"

DESIGNED BL	DRAWN BL	CHECKED JF
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BAYSHORE 740

740 BAYSHORE DRIVE  
 FORT LAUDERDALE, FL 33138

EXTERIOR ELEVATIONS

PROJECT PHASE

A-202

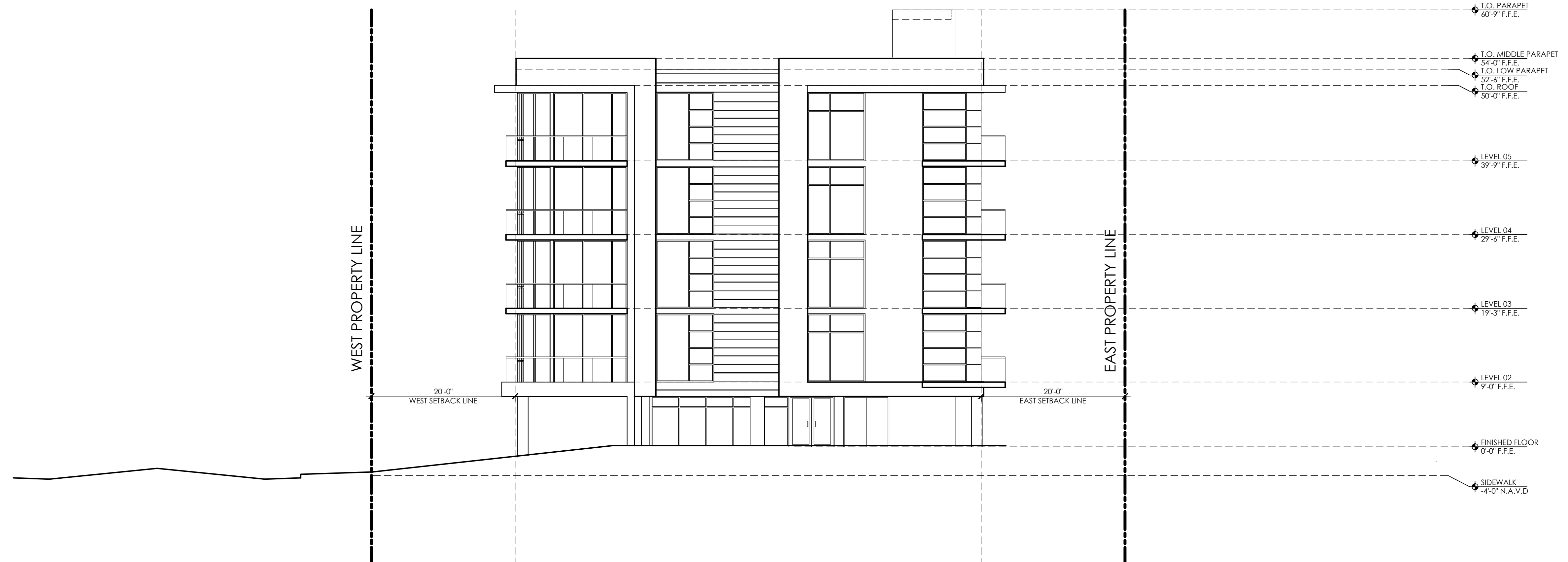
PRINTED ON: 01.30.15



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2  
 A-202



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1  
 A-202

