



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	Sunshine Shipyard LLC (Eyal Peretz)	Signature	
Address, City, State, Zip	900 NW 6th Street #201, Fort Lauderdale, FL 33311		
Phone Number		Email	Eyal@fusegroupco.com
Proof of Ownership	[] Warranty Deed or [✓]	Agent Authorization Consent	Submitted N/A

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

Agent's Name	Flynn Engineering / Debbie Orshetsky	Signature	
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308		
Phone Number	954-522-1004	Email	marc@flynnengineering.com

D. DEVELOPMENT INFORMATION

Project Name	The Arcadian		
Project Address	640 NW 7th Avenue (see Verification Letter)		
Legal Description	See Attached		
Tax ID Folio Numbers	4942 34 07 7410, 4942 34 07 7490, 4942 34 07 7510, 4942 34 07 7520, 4942 34 07 7540, 4942 34 07 7550, 4942 34 07 7560		
Description of Project	8 Story Mixed Use Building, with 492 Residential Units (Including 50 Affordable Housing Units), 14,700 SF of Commercial Uses and a Parking Reduction Request		
Total Estimated Cost of Project	\$ (Including land costs)	Site Adjacent to Waterway	No

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation	NW RAC	NW RAC
Zoning Designation	NW RAC-MUe	NW RAC-MUe
Use of Property	Industrial / Vacant	Mixed Use (Residential, Retail & Restaurant)
Number of Residential Units	None	492
Non-Residential Square Feet	20,900 SF (Industrial) & 4,916 SF (Retail)	14,702 SF (Commercial)
Building Square Feet (include structured parking)	25,816 SF	542,089 SF

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR	Proposed
Lot Size (Square Feet / Acreage)	/	145,722 SF / 3.345 Acres
Lot Density (Units/Acres)	N/A	147 Units/ Acre
Lot Width	N/A	255'
Building Height (Feet / Floors)	Feet 65 / Floors	Feet 86 / 8 Floors
Structure Length	N/A	560.0'
Floor Area Ratio (F.A.R.)	N/A	3.72
Lot Coverage	N/A	86,263 SF
Vehicular Use Area	N/A	474 SF
Parking Spaces	901	618

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

	Required Per ULDR	Proposed
Front [S]	0'	11.7'
Front [W]	5'	17.0'
Front [N]	5'	11.5'
Front [E]	5'	9.9'

Required Documentation / Submittal Checklist

February 11, 2022

The Arcadian – UDP-S21043
DRC Site Plan Level II in NW-RAC

NARRATIVE – PROJECT OVERVIEW

This project is located within the block bounded by NW 6th Avenue to the east, NW 7th Avenue to the west, NW 6th Street (Sistrunk Boulevard) to the south and NW 7th. The Property is Zoned, NWRAC-Mue with an underlying future land use of D-RAC. Lot 1 is not included within the scope of this development. An aerial of the Property is shown below:



The proposed project will consist of a **8 story mixed use building with 480 residential units (10% to be affordable housing units) and 15,235 SF of commercial space**. The following applications are being submitted by the Applicant: DRT Application (NWRAC), DRC Application (SP Level II-NWRAC), City Commission Application (to request an increase in height up to 110', per ULDR Sec 47-13.52.B) and a Parking Reduction (SP Level I, as per ULDR Sec 47-20.3.4b) Application.

Currently, the property is used for a mixture of light industrial and commercial uses, with a large vacant portion fronting Sistrunk Boulevard. The proposed project with new residential units, commercial space, public plazas, street trees, wider sidewalks and on-street parking will greatly enhance the community. The proposed structure and streetscape which has been designed to comply with the standards set forth by the Northwest Regional Activity Center's (NWRAC) Design Guidelines, and will help transform the area into a more dynamic urban landscape along the Sistrunk corridor.

The Applicant will be requesting **additional height pursuant to Section 47-13.52. B. of the ULDR**. The height of the proposed development is 85'. Per ULDR, Section 47-13.52.B, the Applicant is allowed to request a height up to 110' **in the NWRAC-MUe in the area west of NW 2nd Ave provided that affordable housing units are provided in the project and such approval is** subject to City Commission action.

The Applicant will also be requesting **review and approval of an alternative design to meet the floorplate requirements for mixed use development within the NWRAC**. The building is designed as two buildings connected by a parking structure and with an 'open to the sky' interior courtyard. The floorplate for each building is less than the maximum permitted for mixed use developments pursuant to the NWRAC Guidelines.

In addition, the Applicant is proposing an alternative design to address the setback requirements for buildings in excess of 65' of height. In lieu of the 12' setback required when a building is more than 65', the Applicant is providing a 9' setback from the required setback for the portion of the building below 65' and as further depicted on Sheet D-01 and described D-02, the façade articulation that is the intent of the 65' setback requirement is met in a variety of ways. The applicant will be providing the following setbacks and setbacks in order to create an enhanced pedestrian experience at the ground floor and maintain the building height at 85'-0" as opposed to 110'-0" allowed.

6th Street (Sistrunk) – Primary Street

- Building Setback Required from Centerline of street
 - Required 50.5'
 - Provided 51.6'
- Tower Setback Required Provided
 - Required 62.5'
 - Provided 59.6'
- Tower Setback Required Provided
 - Required 12'
 - Provided 4'

7th Avenue – Primary Street

- Building Setback Required Provided from Centerline of Street
 - Required 55'
 - Provided 60.5' Approx.
- Tower Setback Required Provided from Centerline of Street
 - Required 67'
 - Provided 64.5'
- Tower Setback Required Provided
 - Required 12'

- Provided 4'

7th Street – Secondary Street

- Building Setback Required Provided
 - Required 31'
 - Provided 39.2'
- Tower Setback Required Provided
 - Required 46'
 - Provided 39.2'
- Tower Stepback Required Provided
 - Required 15'
 - Provided 4'

6th Avenue – Secondary 15' Tower Stepback

- Building Setback Required Provided
 - Required 31'
 - Provided 40.5'
- Tower Setback Required Provided
 - Required 46'
 - Provided 44.5'
- Tower Stepback Required Provided
 - Required 15'
 - Provided 4'

Parking for the project is provided entirely within a structured parking garage, which is embedded into main structure. The Applicant will be submitting a parking reduction application along with the Site Plan application.

To satisfy City Engineering Department & Broward County Trafficway Requirements the following easements will be provided:

1. 3.5' sidewalk easement along NW 6th Ave (6.5' provided within ROW).
2. The Applicant will coordinate with BC for their sidewalk easement required along NW 7th Ave.
3. 3.5' sidewalk easement along NW 7th St. (6.5' provided within ROW).
4. (5.3' to 10') sidewalk easement along NW 6th St. (Min 10.5' sidewalk is being provided).
5. 10' right-of-way dedication via easement to complete the eastern half of the 100' right-of-way section per the Broward County Trafficways Plan along NW 7th Avenue.
6. 5' ROW easement to complete the southern half of the 50' ROW section along NW 7th St.

Also, the Applicant has confirmed with Broward County that 30' corner chord dedication (via easement) at the intersection of NW 7th Ave/NW 6th St. and NW 7th Ave/NW 7th St will need to be provided to satisfy Broward County requirements. That documentation will be provided prior to Final DRC sign off.

The Applicant contacted Broward County Transit Division to receive their input on the existing bus stop located on NW 7th Ave. Noemi Hew, from the Broward County Transportation Department was able to confirm that they did not have any future plans or specific requests for the existing bus stop #1089 as of March 2nd, 2021. As such the existing bus stop is to remain.

Respectfully,



Sarah Owen DelNegri
Flynn Engineering Services, P.A.



241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

February 2, 2022

The Arcadian – UDP-S21043

DRC Site Plan Level II in NW-RAC

FES Project #19-1555.01

Sec. 47-25.3. - Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

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

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

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

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: Should any DRNP licenses be required, the applicant will apply and obtain as applicable.

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: The project does not directly abut any existing 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: The parking garage will be adequately screened. Please refer to the elevations and renderings provided for details.

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: Acknowledged. The project will comply.

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: The building is designed with angled corners to address the street intersections and allow the facades to “turn the corner” and front both streets.

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: The property does not abut any residential zone properties.

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

RESPONSE: All rooftop mechanical equipment is screened from view.

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

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (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: N/A. The property is not contiguous to any residential properties.

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

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

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

RESPONSE: N/A. The property is not contiguous to any 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: Acknowledged.

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 parking garage will be adequately screened, and all access will be restricted to NW 6th Avenue.

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 NWRAC design guidelines, as allowed by code.

Respectfully,



Sarah Owen DelNegri
Flynn Engineering Services, P.A.

February 3, 2022

The Arcadian – UDP-S21043

DRC Site Plan Level II in NW-RAC

640 NW 7th Avenue, Fort Lauderdale FL

FES Project #19-1555.01

Sec. 47-13.52. - NWRAC-MU special regulations.

A. *Applicability.* In addition to the provided for in Section 47-13.50 General Regulations, the following additional regulations shall apply to all development permitted within the NWRAC-MU zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10 As used herein, the NWRAC-MU Design Standards shall refer to the NWRAC-MU: Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the NWRAC-MU Design Standards.

1. *Street Classifications.* In the NWRAC-MU all streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner and in character with the established residential areas of the NWRAC-MU or development that is compatible with zoning districts outside of the NWRAC-MU. The NWRAC-MU Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.

RESPONSE: Acknowledged.

a. *Primary Streets:* Primary streets are characterized by an active commercial ground floor, which includes walk-up residential, commercial and retail uses with taller and more intensive buildings fronting the street creating a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the NWRAC, the Primary streets are:

- i. 7th Avenue.
- ii. 6th Street (Sistrunk Boulevard).
- iii. Sunrise Boulevard.
- iv. Broward Boulevard.
- v. Andrews Avenue.
- vi. Progresso Drive.

RESPONSE: Acknowledged.

b. *Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale compatible non-residential uses transitioning from the higher intensity primary streets that are more urban in nature to the existing residential and commercial neighborhoods, which are lower in scale and intensity. Secondary streets offer a combination of a mix of uses, but at less

intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are: streets other than Primary Streets listed in subsection (a) above.

RESPONSE: Acknowledged.

2. All dimensional requirements shall be as provided in Section 47-13.31.

RESPONSE: Acknowledged.

3. Dumpsters shall be located to allow access from existing alleys and away from existing residential property to the greatest extent possible.

RESPONSE: N/A. The project does not abut residential.

- B. Performance standards and criteria for additional height bonus.

The following performance standards and criteria shall be met by developments requesting an increase in maximum height pursuant to Note B of Section 47-13.31, Table of Dimensional

Requirements for the following NWRAC-MU zoning districts:

- **NWRAC-MUe (west of NW 2nd Avenue)—up to one hundred ten (110) feet**
- NWRAC-MUw—up to sixty-five (65) feet

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.
 - a. Definitions: As used in this section, the following words and terms shall have the meanings specified herein:
 - b. Affordable housing: Housing with a sales price or rental amount within the means of a household that may occupy moderate- and low-income housing. In the case of dwelling units for sale, affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than thirty percent (30%) of such gross annual household income for a household of the size that may occupy the unit in question. In the case of dwelling units for rent, affordable means housing for which the rent and utilities constitute no more than thirty percent (30%) of such gross annual household income for a household of the size that may occupy the unit in question.
 - i. Affordable housing development: Housing subsidized by the federal or state government, or any housing development in which at least twenty percent (20%) of the housing units are affordable dwelling units.
 - ii. Affordable housing development agreement: A written agreement between an applicant for a development and the city or county containing specific requirements to ensure the continuing affordability of housing included in the development.
 - iii. Affordable housing development plan: A plan prepared by an applicant for an affordable housing development under this section that outlines and specifies the development's compliance with the applicable requirements in this section.

- iv. Affordable housing dwelling unit: A dwelling unit subject to covenants or restrictions requiring such dwelling units to be sold or rented at prices preserving them as affordable housing in perpetuity by deed restriction.
 - v. Affordable housing unit: A dwelling unit subsidized by the federal or state government or an affordable dwelling unit.
 - vi. Conversion: A change of a residential rental development or a mixed use development that includes rental dwelling units to a development that contains only owner-occupied individual dwelling units, or a change of a development that contains owner-occupied individual units to a residential rental development or mixed use development.
 - vii. Low-income housing. According to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed fifty percent (50%) of the median gross household income for households of the same size within Broward County in which the housing is located.
 - viii. Median gross household income: The median income level for the Broward County, as established and defined in the annual schedule published by the secretary of the U.S. Department of Housing and Urban Development, adjusted for household size.
 - ix. Moderate-income housing. According to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than fifty percent (50%) to one hundred percent (100%) of the median gross household income for households of the same size within the Broward County in which the housing is located.
2. Any development requesting additional height pursuant to section 47.13.52.B above shall include at least ten percent (10%) of all units in a development as affordable housing.
RESPONSE: The development is requesting an overall building height of approximately 85' - 0" to the main building roof (request for an additional 25' - 0") and includes 50 affordable housing units (480 total units proposed).

3. Application and Affordable Housing Development Plan:

- a. For all developments in which affordable housing is required to be provided or in which the applicant proposes to include affordable housing, the applicant shall complete and file an application on a form required by the City with the Department of Sustainable Development ("DSD"), Urban Design & Planning Division ("UD&P"). The application shall require, and the applicant shall provide, among other things, general information on the nature and the scope of the development as the City may determine is necessary to properly evaluate the proposed development.
RESPONSE: This comment has been taken under advisement. An Application and Affordable Housing Development Plan will be provided prior to final DRC approval.
- b. As part of the application required under subsection 2 above, the applicant shall provide to the City an affordable housing development plan. The plan shall be subject to approval by the DSD/UD&P Division and shall be incorporated into the affordable housing development agreement pursuant to subsection d. below. The affordable housing development plan shall contain, at a minimum, the following information concerning the development:

- i. A general description of the development, including whether the development will contain units for rent or for sale;
- ii. The total number of market-rate units and affordable housing units;
- iii. The number of bedrooms in each market-rate unit and each affordable unit;
- iv. The square footage of each market-rate unit and of each affordable unit measured from the interior walls of the unit and including air-conditioned and non-air-conditioned areas;
- v. The location in the development of each market-rate and affordable housing unit;
- vi. If construction of dwelling units is to be phased, a phasing plan stating the number of market-rate and affordable housing units in each phase;
- vii. The estimated sale price or monthly rent of each market-rate unit and each affordable housing unit;
- viii. Documentation and plans regarding the exterior appearances, materials, and finishes of the affordable housing development and each of its individual units; and
- ix. A proposed marketing plan to promote the sale or rental of the affordable units within the development to eligible households.

RESPONSE: An Affordable Housing Development Plan will be provided.

- c. Criteria for Location, Integration, Character of Affordable Housing Units:
An affordable housing development shall comply with the following criteria:
 - i. Affordable housing units in an affordable housing development shall be mixed with, and not clustered together or segregated in any way from market-rate units.
 - ii. If the affordable housing development plan contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in an affordable housing development.
 - iii. The exterior appearance of affordable housing units in an affordable housing development shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.

RESPONSE: Acknowledged and the project will comply with this criteria as applicable.

- d. Affordable Housing Development Agreement:
 - i. Prior to the issuance of a building permit for any units in a development in which an affordable unit is required pursuant to the criteria of subsection B, the applicant shall have entered into an affordable housing development agreement with the City. The development agreement shall set forth the commitments and obligations of the City and the applicant, and shall incorporate among other things, the affordable housing development plan.

RESPONSE: An Affordable Housing Development Plan will be provided.

- ii. The applicant shall execute any and all documents deemed necessary by the City in a form to be established by the City Attorney's Office, including, without limitation, restrictive covenants, deed restrictions, and related instruments (including requirements for income qualification for tenants of for-rent units) to ensure the continued affordability of the affordable housing units in accordance with this section.

RESPONSE: Acknowledged.

- iii. Restrictive covenants or deed restrictions required for affordable units shall specify that the title to the subject property shall be transferred only with prior written approval by the City.

RESPONSE: N/A. The proposed project is rental units only.

e. Enforcement of Affordable Housing Development Agreement; Affordability Controls:

- i. The DSD Director or designee shall promulgate rules as necessary to implement this section. On an annual basis, the director shall publish or make available copies of the U.S. Department of Housing and Urban Development household income limits and rental limits applicable to affordable units within the local government's jurisdiction, and determine an inflation factor to establish a resale price of an affordable unit.

RESPONSE: Acknowledged.

- ii. The resale price of any affordable unit shall not exceed the purchase price paid by the owner of that unit with the following exceptions:

- (a) Customary closing costs and costs of sale;
- (b) Costs of real estate commissions paid by the seller if a licensed real estate salesperson is employed;
- (c) Consideration of permanent capital improvements installed by the seller; or
- (d) An inflation factor to be applied to the original sale price of a for-sale unit pursuant to rules established herein.

RESPONSE: N/A.

- iii. The applicant or his or her agent shall manage and operate affordable units and shall submit an annual report to the City identifying, which units are affordable units in an affordable housing development, the monthly rent for each unit, vacancy information for each year for the prior year, monthly income for tenants of each affordable unit, and other information as required by the City, while ensuring the privacy of the tenants. The annual report shall contain information sufficient to determine whether tenants of for-rent units qualify as low- or moderate-income households.

RESPONSE: Acknowledged.

- iv. For all sales of for-sale affordable housing units, the parties to the transaction shall execute and record such documentation as required by the affordable housing development agreement. Such documentation shall include the provisions of this ordinance and shall provide, at a minimum, each of the following:

- (a) The affordable housing unit shall be sold to and occupied by eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy.
- (b) The affordable housing unit shall be conveyed subject to restrictions that shall maintain the affordability of such affordable housing units for eligible households.

RESPONSE: N/A.

- v. In the case of for-rent affordable housing units, the owner of the affordable housing development shall execute and record such document as required by the affordable housing development agreement. Such documentation shall include the provisions of this ordinance and shall provide, at a minimum, each of the following:
 - (a) The affordable housing units shall be leased to and occupied by eligible households.
 - (b) The affordable housing units shall be leased at rent levels affordable to eligible households and occupied by eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy.
 - (c) Subleasing of affordable housing units shall not be permitted without the express written consent of the DSD Director or designee.

RESPONSE: Acknowledged.

4. Additional Height Criteria:

In addition to the performance standards outlined herein, the following additional criteria shall apply:

- a. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

RESPONSE: The development is within a redevelopment area and has been deigned pursuant to the NWRAC Design Guidelines, and as such this criteria is met.

- b. 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; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and,

RESPONSE: The proposed development has been designed to respect the adjacent properties current structures and future development potential. The exterior facades are lined with retail and live/work components on the ground floor and with residential units on the upper levels. The parking garage has been designed with artwork to screen the vehicles and headlights.

- c. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity;

RESPONSE: No street or alley vacations are proposed.

5. Development that demonstrates substantial, significant and recognizable improvements and long-term beneficial effect to the community and city. Such as:

- a. Preservation/adaptive-reuse of historically significant structures not otherwise protected;

RESPONSE: Not applicable.

- b. Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design—Neighborhood Development ("LEED ND") certification for the development or LEED certification of individual buildings and/or other similar state, national or city-recognized programs;
RESPONSE: The project will be registered and will comply with National Green Building Standard (NGBS) Multifamily or Mixed-Use NGBS Green Certification.

- c. Provision of public facilities and public usable open space such as plazas, parks, provision for waterfront public access, greenway features, etc. and may include amenities such as playgrounds, special event space, etc. where the quality and programming of the space shall be emphasized over quantity;
RESPONSE: The project will include three outdoor plazas, one at each street intersection with potential for restaurant spaces allowing for outdoor dining and pedestrian interaction. The interior courtyards will house an array of amenity spaces including pool area, kids play area, outdoor gym, dog park and lounging areas.

- d. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration, including innovative design usage such as Low Impact Development ("LID"), which is an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network; and;
RESPONSE: The project will comply.

- e. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment.
RESPONSE: The development site does not contain any environmental or natural resources.

Respectfully,



Sarah Owen DelNegri
Flynn Engineering Services, P.A.

February 11, 2022

Lorraine Tappen
CITY OF FT. LAUDERDALE – URBAN DESIGN AND PLANNING DIVISION
700 NW 19th Avenue
Ft. Lauderdale, FL 33301
954.828.5018 / LTappen@fortlauderdale.gov

Re: THE ARCADIAN - DRC Case# UDP-DRT21013 / UDP-S21043

NARRATIVE: NWRAC-MU DESIGN STANDARDS

PRINCIPLES OF STREET DESIGN:

- S7 – Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.
RESPONSE: BC ROW: NW 7th Ave & NW 7th Street=20'; NW 7th Ave & NW 6th Street – 33.6'.
FTL ROW: NW 6th Street (Sistrunk Blvd) & NW 6th Ave = 20'
- S10 – Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees).
RESPONSE: See updated landscape plans that provide the required tree/palm spacing.
- S11 – Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.
RESPONSE: See updated plans/renderings.

PRINCIPLES OF BUILDING DESIGN:

- B-2 - Structured parking design is well integrated into the overall building design.
RESPONSE: The parking garage has been designed to be fully integrated into the building with the only vehicular access from a secondary street (NW 6th avenue). The ground floor of the parking garage is comprised of the building lobby entrances, building amenities such as business center, gym, kids' room and mailroom. All of these amenities open into a public pedestrian paseo which connects NW 7th avenue with NW 6th avenue at center of the block. Above the paseo, the parking garage is screened by a large art mural on both NW 7th avenue and NW 6th avenue in order to conceal the parking. At the areas where the art screen is not incorporated, the parapets have been raised to 4'-0" to control light spillage into neighboring properties.
- B3 – To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.
RESPONSE: This site is unique in that it is surrounded by ROW on four sides and addressed three prominent vehicular intersections. All three corners of the building have been angled at 45 degrees to address the intersections and to allow for a plaza to be created at all corners of the site. These plazas allow for ample pedestrian circulation, outdoor dining, and urban landscape opportunities. The 2 primary streets (Sistrunk & NW 7th Ave) are lined with retail shops, restaurant, outdoor dining, and tenant amenities. While the secondary street (NW 6th Ave) will house live/work units, our parking garage entrance, and our back of house areas.

B7 – Framing the street: Building streetwalls meet minimum and maximum shoulder heights.

- Two stories or 25-feet minimum
- Five stories or 65-feet maximum

RESPONSE: The building has been designed with two façade / shoulder height breaks. The first occurs at 25' high from the sidewalk allowing the lower portion of the building to encompass rich materials and a more public/open feel. The second shoulder height is at 65'-0" where the building terraces step back and allows light and air to adorn the public areas.

B-8 - Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall.

RESPONSE: The building facades have been designed with numerous breaks, treatment, and articulation. The building is divided into three major components, the Southern residential building, the paseo/parking structure at the center and the Northern residential building. Both residential buildings have been designed with rich materials at the pedestrian areas and ground floor uses which activity at all street fronts. The center portion of the building is an upscale paseo that serves as a pedestrian refuge from the elements with numerous activities and enjoyment opportunities. This building composition allows for multiple building facades with significant changes in massing and articulation.

B9-B – Maximum Floorplate:

- Commercial 32,000 square feet

RESPONSE: The floor plates of the area above 65' in height (7th & 8th floor) match the floor plate of the lower floors (see floorplate exhibit sheet X2b). The design intent is to step the upper two floors to a setback similar to what would be required for a tower element but much lower than 110' maximum height allowed. The design concept is that an additional 20' height above the 65' maximum when setback to approximately the required setback for a tower element would be less intrusive to the pedestrian experience than several towers to the 110' allowed height. This building design also allows more light and air into the two courtyards than the tower alternative would, creating a much more human feel when enjoying the natural beauty of these ground floor oasis.

B-10 - Towers do not exceed minimum setback dimensions and maximum floorplate area.

Minimum Tower Setback Front Corner Side Rear

- Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate
- Secondary Street: 15 feet 15 feet [Dependent on floorplate]

RESPONSE: The building floor plate as designed is greater than the allowed for the 20' above the 65' (7th & 8th floor). The design intent is to step the upper two floors to a setback similar to what would be required for a tower element but much lower than 110' maximum height allowed. The design concept is that an additional 20' height above the 65' maximum when setback to approximately the required setback for a tower element would be less intrusive to the pedestrian experience than several towers to the 110' allowed height. This building design also allows more light and air into the two courtyards than the tower alternative would, creating a more human feel when enjoying the natural beauty of these ground floor oasis.

Maximum Floorplate / Minimum Tower Setback

Commercial: (Mixed Use)

32,000 square feet / 30 feet side and rear setback

20,000 square feet / 25 feet side and rear setback

16,000 square feet / 20 feet side and rear setback

RESPONSE: Floorplate for the NORTH building is 27,275sf and the SOUTH building is 29,920sf.

B-13 - Towers contribute to the overall skyline composition.

RESPONSE: N/A. No towers are proposed. The project will consist of two mid-rise buildings.

- B-14 - Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.
RESPONSE: The Architectural Design Style is a contemporary one with a strong building base promoting pedestrian activity/interaction. The upper levels are designed with varying planes to create multiple façade and breakup the building. An array of attractive paint colors will be used to accent the dynamic façade.
- B15 – Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship.
RESPONSE: All materials used in the building will be of high quality and durability from the stone on the lower portion of the building façade to the art screen on the parking garage to the glass railing in the penthouse units. The building finishes will portray a rich and durable appearance.
- B-16 - Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.
RESPONSE: The buildings are responsive to their environment and create an urban feel that will invite pedestrians to circulate around the block experiencing plazas, commercial establishments, outdoor dining amenities, and live/work units.
- B-17 - Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level.
RESPONSE: The façade design incorporates numerous elements in order to achieve a rich layering of architectural elements. The ground floor incorporates a stone finish on the walls which contrast the clean storefront system that allows viewing into the retail areas, lobbies, and amenities.
Balconies of different sizes and materials have been incorporated to allow variety in the façade. Low garden walls and front door stoops have been incorporated into the work/live portion of the ground floor to allow for variety in the façade design and to create privacy for those units (see revised floor plans, elevations, renderings).
- B18 – The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing
- Primary Streets – minimum 60%
 - Secondary Streets – minimum 50%
- RESPONSE: Ground floor of ‘Primary’ street has been designed with a 15’ height and a minimum of 60% glazing to allow for an interactive pedestrian experience throughout the site. The ground floor of the ‘Secondary’ street has been designed with a minimum of 50% glazing. (See revised floor plans, elevations, renderings and sections).**
- B-20 - Environmental Architectural Design that responds to the unique nature of the South Florida environment.
RESPONSE: The building will be designed with green features including, interior courtyard areas, covered and concealed parking garage, reflective roof materials, energy efficiency appliances, equipment, shading devices, etc.
- B-21 - Pedestrian shading devices, of various types, are provided along the façade of buildings.
RESPONSE: The design incorporates a continuous landscape canopy along all street fronts and has covered balcony areas that protect tenants and patrons from the elements. The building also incorporates recessed main entrances and a wide paseo to allow pedestrians the ability to escape from inclement weather.
- B26 – Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.
RESPONSE: Lighting on the building façade is limited to the ground floor pedestrian areas only. No building façade lighting is incorporated into the upper levels of the building. The parking garage has been partially screened to control light spillage into neighboring properties. Lighting studies will be performed as part of the final design in order to assure that no light pollution and/or sky glow is generated by the project.

B24 – Noise pollution as a result of building design is mitigated.

RESPONSE: Mechanical equipment noise will be designed to be muffled with south attenuation installations to meet the City's noise ordinances.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sarah Owen DelNegri', written over a horizontal line.

Sarah Owen DelNegri
Flynn Engineering Services

February 9, 2022

The Arcadian – UDP-S21043
DRC Site Plan Level II in NW-RAC
FES Project #19-1555.01

Narrative: 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.
- 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 proposed project is not anticipated to impact the city's communications 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 (2½) 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, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
 2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
RESPONSE: The site has been previously developed. The proposed re-development shall not impact any environmentally sensitive lands.
- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
RESPONSE: Adequate fire protection will be provided as required.

- 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: The Applicant will pay the impact fees at time of 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: The project will comply.

- 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.

RESPONSE: The project will comply.

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 property is currently serviced by the City of Fort Lauderdale. See water & wastewater service availability letter dated January 27, 2022.

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

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

RESPONSE: Sanitary sewer service to this area is provided by The City of Fort Lauderdale. Adequate capacity of the city's sewer system to service the project has been documented in water & wastewater service availability letter dated January 27, 2022.

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

RESPONSE: The Applicant will provide the SCAD letter and will pay all applicable impact fees at time of permit.

K. *Solid waste.*

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

RESPONSE: Solid waste & 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 comply with all applicable code requirements and obtain all required 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.

RESPONSE: Acknowledged.

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 FL.

RESPONSE: Acknowledged.

4. *Traffic impact studies.*
- a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) 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 (½) 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: The Traffic Engineer (TRAFTECH Engineering, Inc.) has provided a traffic study (dated Oct 2021) and a parking reduction application (see memo from Traffic Engineer dated Sept 10, 2021) has been submitted for this project.

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

RESPONSE: Right of way easements are proposed to meet the city and county standards.

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

RESPONSE: Significant pedestrian improvements both surrounding and within the project area are proposed.

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

RESPONSE: The project will comply as applicable.

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

RESPONSE: Signage and pavement marking improvements will be provided as 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: Street trees will comply with the ULDR and NWRAC Design Standards.

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: A water & wastewater availability letter will be obtained to verify if any improvements are needed to the existing wastewater facilities impacted by this development. See water & wastewater service availability letter dated January 27, 2022.

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

RESPONSE: The project 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 site was perviously developed and 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: N/A. The site is located west (inland) of the Intracoastal Waterway.

Respectfully,


Sarah Owen DelNegri
Flynn Enginneering Services, P.A.



September 10, 2021

**The Arcadian
DRC Site Plan Level II in NW-RAC
640 NW 7th Avenue, Fort Lauderdale FL
FES Project #19-1555.01**

Sec. 47-25.3. - Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

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

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

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

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: Should any DRNP licenses be required, the applicant will apply and obtain as applicable.

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: The project does not directly abut any existing 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: The parking garage will be adequately screened. Please refer to the elevations and renderings provided for details.

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: Acknowledged. The project will comply.

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: The building is designed with angled corners to address the street intersections and allow the facades to “turn the corner” and front both streets.

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: The property does not abut any residential zone properties.

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

RESPONSE: All rooftop mechanical equipment is screened from view.

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

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (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: N/A. The property is not contiguous to any residential properties.

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

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

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

RESPONSE: N/A. The property is not contiguous to any residential properties.

iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards

described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

RESPONSE: N/A. The property is not contiguous to any 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: Acknowledged.

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 parking garage will be adequately screened, and all access will be restricted to NW 6th Avenue.

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 NWRAC design guidelines.

Respectfully,



Marc Isaac
Flynn Engineering Services, P.A.