



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 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	Mainstreet NCC Flagler LLC and 515 Inc.	Signature	
Address, City, State, Zip			
Phone Number		Email	
Proof of Ownership	[<input checked="" type="checkbox"/>] <u>Warranty Deed</u> or [<input type="checkbox"/>]	Agent Authorization Consent	<u>Submitted</u> N/A

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

Agent's Name	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.	Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301		
Phone Number	954-617-8919	Email	ASchein@Lochrielaw.com

D. DEVELOPMENT INFORMATION

Project Name	Flagler SV		
Project Address	(Provide Address Verification Letter) 501 NE 4th Street (existing)		
Legal Description	See survey		
Tax ID Folio Numbers	(For all parcels in development) 50420303480, 504203030530, 504203030510, 504203030520		
Description of Project	270 multifamily residential units and 2,680 square feet of commercial uses in a 30-story building		
Total Estimated Cost of Project	\$ (Including land costs)	Site Adjacent to Waterway	<input type="checkbox"/>

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation	DRAC	DRAC
Zoning Designation	RAC-CC	RAC-CC
Use of Property	Vacant	Multifamily mixed-use
Number of Residential Units	None	270
Non-Residential Square Feet	None	2,680 SF
Building Square Feet (include structured parking)	None	441,654

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR		Proposed	
Lot Size (Square Feet / Acreage)	None	/ None	30,375 SF	/ .6973 acres
Lot Density (Units/Acres)		None		387 du/acre
Lot Width		None		135' x 225'
Building Height (Feet / Floors)		Feet / 30 Floors	355 Feet	/ 30 Floors
Structure Length		300'		213'
Floor Area Ratio (F.A.R.)		None		14.54
Lot Coverage		None		88.6%
Vehicular Use Area		None		None
Parking Spaces		270		322

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

	Required Per ULDR	Proposed
Front [S]	35' from from CL	35' from CL
Side [W]	35' from CL	35' from CL
Side [E]	None	0'
Rear [N]	None	0'

Required Documentation / Submittal Checklist

Updated: 10/01/2020



One (1) copy of the following documents:

- COMPLETED APPLICATION** with all pages filled out as applicable;
- PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
- PROPERTY OWNER'S SIGNATURE** and/or agent letter signed by the property owner;
- PROJECT DESCRIPTION NARRATIVE** describing project specifications. Please provide as much detail as possible including: architectural style, building and site design elements, trash disposal/loading service, security/gating system, hours of operation, pedestrian enhancements and multi-modal design aspects, open space/landscaping and any other site improvements, etc.;
- ULDR CODE NARRATIVE** Provide point-by-point responses, on letterhead, dated, and with author indicated, referencing all applicable sections of the ULDR and indicating how project complies with the criteria;
- ADDRESS VERIFICATION FORM** (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects

- TRAFFIC STATEMENT/STUDY** for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- PUBLIC PARTICIPATION ORDINANCE** acknowledgement for Site Plan Level III or IV
- COLOR PHOTOGRAPHS** of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.
- FOR AMENDMENTS TO PUD** (See ULDR Sections 47-37 for specific application requirements)
- FOR PDD APPLICATIONS** (See ULDR Section 47-37A for specific application requirements)

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- One (1) copy sets, with plans at 11" x 17" or half size 12" x 18"

NOTE: For initial submittal one signed and sealed set is required. Copy set will be requested after review for completion. The copy set must be clear and legible and should include any graphic material in color. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- PLANS** "A" thru "J" with all elements as listed under Technical Specifications.
 - A. Cover Sheet
 - B. Survey
 - C. Site Plan
 - D. Details
 - E. Floor Plans
 - F. Building Elevations
 - G. Additional Renderings
 - H. Landscape Plan
 - I. Photometric Diagram
 - J. Conceptual Civil Plan

ONE DIGITAL SUBMITAL (CD OR USB) OF THE FOLLOWING:

- DOCUMENTS** containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: "InsertProjectName"Documents.pdf
 - NARRATIVES** containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: "InsertProjectName"Narratives.pdf
 - PLANS** containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: "InsertProjectName"Plans.pdf
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Technical Specifications For Plan Submittal

A. COVER SHEET

1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY

1. Signed and sealed boundary and topographic survey
 - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
 - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
 - Existing easements and referencing of recorded documents
 - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
 - Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN

1. Title Block including project name and design professional's address, email, and phone number
2. Scale (1" = 30' minimum, must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage

- Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required by ULDR and Design Standards vs. provided)
 - Open space
 - Vehicular use area (as defined by ULDR Section 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed right of way improvements (ie. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
 - Project signage
 - Traffic control signage
 - Catch basins or other drainage control devices
 - Fire hydrants (including on-site and adjacent hydrants)
 - Easements (as applicable)

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D. DETAILS

1. Provide details of: (Scale ¼" = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fences/walls
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material
 - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)

1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)

For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:

- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures

- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KMZ, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)

1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.

2. Landscape plan must provide:

- Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
- North indicator, plans orientated to correctly correspond with survey and site plan.
- Site information and landscape information, in tabular form, sorting required vs. provided calculations
- Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right of way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
- All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
- Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
- Structural soil, silva cell, or similar, illustrated and labeled
- Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
- Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
- Hydrozone plantings illustrated and labeled
- Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.

3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM

1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS

1. Engineering Site Plan
 - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePI@fortlauderdale.gov or (954) 828-5051 for as-built information
 - Driveway connections - dimension to established survey reference points (i.e. property corners)
 - Concrete, pavers, and asphalt clearly differentiated
 - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
 - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
 - Abbreviated legal descriptions for adjacent parcels
 - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
 - Location of existing and proposed fire hydrants
 - Inclusion of monument sign note: "Approved under separate permit."
 - Impervious and pervious areas, both area and percentage are identified
 - Relationship of existing above ground features with site improvements
 - Location of dumpster with relationship to easements and existing underground utilities

- Details for accessible parking spaces and ramps
 - Accessible ramps on adjacent sidewalk
 - Compliance with applicable accessibility code including accessible parking, accessible path from parking, and accessible path from adjacent ROW
 - Location of accessible parking signs - located at back of sidewalk if possible
 - Sight triangles are identified and clear of obstructions
 - Outside turning radii (50-feet) and adequate vehicular circulation for fire trucks
 - All site related details shall be located on a separate sheet
 - All drainage must be maintained on site. The minimum landscape buffer may not be sufficient to achieve this
2. Pavement Marking & Signage Plan
 - Inclusion of signage details for nonstandard signs
 - Inclusion of Manual on Uniform Traffic Control Devices (MUTCD) sign names (i.e. R1-1) and sign size
 - Inclusion of note: "All traffic signage and pavement markings to be provided on the site plan in conformance with Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards."
 - All offsite pavement marking and signage shall be approved by BCHTED.

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FORT LAUDERDALE, FLORIDA 33301
EMAIL: ASCHEIN@LOCHRIELAW.COM
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MAIN PHONE: 954.779.1119
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Project: Flagler SV
Address: 501 NE 4th Street
Author: Andrew J. Schein, Esq.

GENERAL NARRATIVE

The Project consists of 270 multifamily residential units and 2,680 square feet of commercial units in a 30-story building. The Project will be located on the northeast corner of NE 4th Street and NE 5th Avenue. The Project's design includes an activated ground floor facing both street frontages, which will include a residential lobby, a co-work/canteen area, and commercial space outdoor seating areas.

The Project will include 322 parking spaces in a fully-enclosed parking garage, which will be architecturally screened from public view. All loading and unloading activities will be completely internalized in the building. The Project includes minimum 7' clear sidewalks and 5 on-street parallel parking spaces.

Project: Flagler SV
Address: 501 NE 4th Street
Author: Andrew J. Schein, Esq.

DOWNTOWN MASTER PLAN DESIGN GUIDELINES

<u>PRINCIPLES OF STREET DESIGN</u>	
S1	Maintain fine-grained street grid: discourage vacations. Applicant's Response: The Project does not include any requests for street vacations.
S2	Utilize Traffic Calming rather than blocking streets. Applicant's Response: Applicant is not proposing any blockage of streets. The Project incorporates bulbouts along the street frontages and reduced lane widths (10') to aid in traffic calming.
S3	Maximize on-street parking except on major arterials. Applicant's Response: The Project includes on-street parking spaces on NE 5th Avenue and NE 4th Street.
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft). Applicant's Response: The Project is not located in a planned bike network, however Applicant will work with City staff if the City proposes a bike lane in this area.
S5	Maximize street trees on all Downtown Streets. Applicant's Response: The Project includes street trees along all street frontages.
S6	Encourage location of primary row of street trees between sidewalk and street. Applicant's Response: The Project includes a primary row of street trees between the sidewalk and the street.
S7	Reduce preferred maximum spacing for street trees (Palms: 22ft; Shade: 30ft). Applicant's Response: Shade tree spacing varies between 19' and 24'.

S8 Reduce horizontal clearances for trees (Palms: 6ft; Shade: 12ft).

Applicant's Response: The horizontal clearance for the shade trees varies depending on the location; see landscape plans for details.

S9 Encourage shade trees along streets, palm trees to mark intersections.

Applicant's Response: The Project includes shade trees along the street and palm trees at the intersection.

S10 Eliminate County “corner chord” requirement not compatible with urban areas.

Applicant's Response: The Project is not designed to the County’s corner chord requirement.

S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.

Applicant's Response: The curb radius is 15’.

S12 Discourage curb cuts on “primary” streets.

Applicant's Response: The Project does not include curb cuts on a primary street.

S13 Encourage reduced lane widths on all streets.

Applicant's Response: The proposed travel lanes are 10’ in width.

S14 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements).

Applicant's Response: The building is set back 35’ from the centerlines of NE 4th Street and NE 5th Avenue.

S15 Encourage reduced design speeds on all RAC streets (15 - 40 mph).

Applicant's Response: The Project utilizes design techniques to maintain the integrity of the street grid to promote decreased speeds.

S16 Bury all power lines in the Downtown Area.

Applicant's Response: There are no overhead power lines on site. Applicant will work with FPL to determine the feasibility of burying the existing wood power pole on the southeast corner that crosses NE 4th Street.

PRINCIPLES OF BUILDING DESIGN

B1 Framing the street: Building “streetwall” should generally meet setback line (within a percentage).

Applicant's Response: The building is set back 35' from the centerline of the adjacent rights-of-way in accordance with the Downtown Master Plan.

B2 Framing the street: Encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.

Applicant's Response: The Project includes usable open space consisting of a plaza at the southeast corner with raised planters and an outdoor seating area along NE 4th Street.

B3 Framing the street: Minimum and maximum building ‘streetwall’ heights (see character area guidelines for specifics).

Applicant's Response: The Project is located in the Near Downtown character area, which has a maximum podium height of 7 stories. The podium height of the Project is 7 stories.

B4 Framing the street: Encourage maximum building ‘streetwall’ length of 300ft.

Applicant's Response: The maximum streetwall length is approximately 213’.

B5 Preferred maximum ‘floorplate’ area for towers (see character area guidelines for specifics).

Applicant's Response: The Project complies. The floorplate size is a maximum of 11,322 square feet.

B6 Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.

Applicant's Response: N/A, both adjacent rights-of-way are secondary streets.

B7 Where towers are located on streets < or = 60ft, increased stepbacks from the ‘shoulder’ are encouraged to reduce the impact on the street.

Applicant's Response: The Project includes 15’ stepbacks above the podium on both street-facing facades.

B8 Surface parking: discourage frontage and access along ‘primary’ street.

Applicant's Response: N/A, the Project does not include surface parking.

B9 Parking garages: encourage access from secondary streets and alleys.

Applicant's Response: Access to the parking garage is provided on NE 5th Avenue, a secondary street.

- Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.

Applicant's Response: The ground level of the Project is activated to the greatest extent possible. The ground level a residential lobby, a co-work area, and commercial space at the intersection.

- Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.

Applicant's Response: The upper floors of the parking garage will not be visible along any street frontages. The parking garage is architecturally screened from view along all street frontages.

B10 Encourage main pedestrian entrance to face street.

Applicant's Response: The main pedestrian entrances face the street.

B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.

Applicant's Response: The Project includes commercial uses on the ground floor.

B12 Encourage pedestrian shading devices of various types.

Applicant's Response: The Project includes shade trees, awnings, and a covered seating area.

B13 Encourage balconies and bay windows to animate residential building facades.

Applicant's Response: The Project includes balconies.

B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).

Applicant's Response: N/A, ground floor units are not proposed.

B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.

Applicant's Response: The ground level of the Project is activated to the greatest extent possible. The ground level a residential lobby, a co-work area, and commercial space at the intersection.

B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.

Applicant's Response: N/A.

B17 Discourage development above right-of-way (air rights).

Applicant's Response: No portion of the development is proposed above a right-of-way.

B18 Mitigate light pollution.

Applicant's Response: The Project includes adequate screening to mitigate light pollution. See photometric plan for details.

B19 Mitigate noise pollution.

Applicant's Response: All mechanical equipment will be adequately screened, and the Project is not expected to produce significant noise pollution. Rooftop equipment will be screened with screening at least 6" above the highest point of the rooftop equipment.

B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).

Applicant's Response: The tower is set back 30' on the east and north sides of the site, which face abutting property under separate ownership.

B21 Vertical open space between multiple towers on a single development site: no less than 60 ft apart.

Applicant's Response: N/A, the Project only includes one (1) tower.

B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.

Applicant's Response: N/A, the Project does not include ground floor units.

B23 Avoid drive thrus in the wrong places.

Applicant's Response: The Project does not include drive thrus.

QUALITY OF ARCHITECTURE

Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.

Applicant's Response: The tower is heavily articulated with folding elements to draw your eye skyward. The faces of the tower are modulated with a fine textured field of open balconies on both the east and west facades, contrasted by glass surfaces on the north and south. The folding elements reflect the internal program by marking the corner wrap-around balconies and

highlighting the levels with internal loft units. These serve to not only add interest to the massing, but also to break down the tower's scale.

Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.

Applicant's Response: N/A, the tower is less than 37 stories in height.

Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.

Applicant's Response: The building will be constructed with high quality materials. The first two floors will consist of an aluminum storefront with clear glass, a grey aluminum support system, and slat cladding.

Q4 Respect for Historic Buildings.

Applicant's Response: N/A, there are no historic buildings on the Project site or immediately adjacent to the site.

Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.

Applicant's Response: No structured parking is exposed to the street.

Q6 Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.

Applicant's Response: Most of the units face east and west. This orientation allows the building to take advantage of natural sunlight and the sun's east-west path throughout the day. The additional step back on the north and south sides above the podium allow for increased wind flow around the building, taking advantage of the prevailing easterly winds. The Project includes a significant amount of energy-efficient glazing. The ground floor includes an open breezeway corridor.

Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.

Applicant's Response: See response to Q3.

Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.

Applicant's Response: The Project addresses the urban fabric through scale, façade articulation

and skyline drama. Starting at the ground level, the commercial space has been placed at the sidewalk level to provide better pedestrian connection. The 8th level amenity deck helps distinguish the tower element from the podium element, consisting primarily of glass to visually separate the two, while design elements form the tower and the base have been carefully choreographed to complement each other and to tie the composition together.

The tower is heavily articulated with folding elements to draw your eye skyward. The faces of the tower are modulated with a fine textured field of open balconies on both the east and west facades, contrasted by glass surfaces on the north and south. The folding elements reflect the internal program by marking the corner wrap-around balconies and highlighting the levels with internal loft units. These serve to not only add interest to the massing, but also to break down the tower's scale.

At the pedestrian level, high quality materials, including aluminum storefront support, extensive glazing, and slat cladding, will draw pedestrian attention and provide further distinction of the ground floor elements.

Project: Flagler SV
Address: 501 NE 4th Street
Author: Andrew J. Schein, Esq.

ADEQUACY REQUIREMENTS
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 Project is not expected to interfere with 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

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 well field 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: N/A, the Project is not expected to 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: Acknowledged, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. *Parks and open space.* *New park impact fee ordinance adopted in June 2006.*

Response: Applicant will pay all required park impact fees prior to the issuance of the 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: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Applicant will request a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City upon receipt.

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: Applicant will request a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City upon receipt.

J. Schools. For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant will pay all required school concurrency fees prior to the issuance of a building 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: Acknowledged.

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: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review.

Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; 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 (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways 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 traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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: Applicant will provide a traffic impact statement to the City.

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: To the extent any additional right-of-way is needed, Owner will dedicate the same by easement.

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

Response: The Project includes sidewalks along all street frontages.

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: N/A

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

Response: Acknowledged.

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 are provided along all street frontages.

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: Applicant will request a water/wastewater capacity letter from the City's Public Works Department and will provide the letter to the City upon receipt.

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: Acknowledged.

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: This site does not have any historical or archaeological 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. Project is not located east of the Intracoastal Waterway.

Project: Flagler SV
Address: 501 NE 4th Street
Author: Andrew J. Schein, Esq.

FLEXIBILITY ALLOCATION NARRATIVE

ULDR Section 47-28.1.M

M. Allocation of flex units in the Downtown Regional Activity Center.

1. Flex units may be allocated to a development site in the Downtown Regional Activity Center area subject to the following conditions.

- a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Land Use Plan.

RESPONSE: The City's Downtown Regional Activity Center ("DRAC") future land use designation permits the allocation of flexibility units to projects within the DRAC. Specifically, the comprehensive plan states that the allocations will be made "subject to compliance and consistency with Objectives 1.14 and 1.15, Policies [1.14.1 through 1.14.8], Policies 1.15.1, 1.15.2, 1.15.3, and 1.18.1."

Policy 1.14.1 of the City's future land use element is to provide incentives which encourage housing and hotel units in the DRAC. In this case, the Project consists of housing units in the DRAC. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Policy 1.14.2 of the City's future land use element is to utilize land development regulations for the DRAC to address the core, fringe and corridor areas and to promote mixed-use development in the DRAC. In this case, the Project is located within the DRAC and is a mixed-use development. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Policy 1.14.3 of the City's future land use element is to improve the pedestrian environment in the DRAC. The Project consists of minimum 7' clear sidewalks and is designed to promote multi-modal transportation. The Project also includes various improvements to the pedestrian environment such as various shading devices, extensive landscaping, and active ground-floor uses. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Policy 1.14.4 of the City's future land use element pertains to the New River corridor and is not applicable to the Project.

Policy 1.14.5 of the City's future land use element is to incorporate streetscape guidelines for the DRAC to include provisions for arcades, landscaping and other pedestrian amenities. As stated above, the Project consists of minimum 7' clear sidewalks, various shading devices, extensive landscaping, usable open space, and active ground-floor uses. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Policies 1.14.6 and 1.14.7 of the City's future land use element pertain to the City's Riverwalk Plan and DRAC boundaries and are not applicable to the Project.

Policy 1.14.8 of the City's future land use element is to implement the Downtown Fort Lauderdale Master Plan. The Project meets the intent of the Master Plan and has been submitted for DRT review to determine consistency with the Master Plan.

Policy 1.15.2 of the City's future land use element is to prevent future inconsistent land uses via land development regulations and as a function of redevelopment. The Property has a DRAC future land use designation and is located in the Near Downtown character area. The Project is consistent with the overall guidelines and standards for the Near Downtown character area and the City's Master Plan. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Policy 1.15.3 of the City's future land use element is to utilize criteria in the future land use element to limit commercial intensity adjacent to residential uses outside of the DRAC. The Project is not adjacent to residential uses outside of the DRAC, therefore this is not applicable to the Project.

Policy 1.18.1 of the City's future land use element is to encourage parcel assembly, replatting, and higher residential density with design standards in the DRAC. The Project consists of 4 lots which have been assembled into a single development site. The Property does not require replatting in order to accommodate the Project. The Project's density is consistent with other projects in the immediate area. Therefore, the allocation of flexibility units to the Project meets the intent of this policy.

Additionally, Objective 1.16 of the City's future land use element is to concentrate development, particularly large-scale, mixed-use development in the Downtown RAC to discourage urban sprawl. The Project, which is a mixed-use development consisting of residential and commercial uses furthers this objective.

Since the Project is consistent with Objectives 1.14 and 1.15, Policies 1.14.1 through 1.14.8, Policies 1.15.1, 1.15.2, 1.15.3, and Policy 1.18.1, the allocation of flexibility units to the

Project is in conformance with the goals, policies, and objectives of the City's future land use plan.

- b. Development in the Downtown Regional Activity Center shall be reviewed to determine if the development is consistent with the design guidelines or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan ("DMP") and any subsequent amendments to the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

RESPONSE: Acknowledged.

- c. Flex units shall be allocated in accordance with the flex zone boundaries that are contained by the Downtown Regional Activity Center.

RESPONSE: Acknowledged.

- d. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.

RESPONSE: Acknowledged.

- e. Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

RESPONSE: Acknowledged.