



## DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

<b>A APPLICATION TYPE AND APPROVAL LEVEL</b>			
Select the application type from the list below and check the applicable type.			
<input checked="" type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> New nonresidential less than 5,000 square feet</li><li><input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i></li><li><input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment</li><li><input type="checkbox"/> Administrative site plan</li><li><input checked="" type="checkbox"/> Amendment to site plan*</li><li><input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i></li><li><input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i></li><li><input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i></li></ul> <b>COMPLETE SECTIONS</b> B, C, D, G	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> New Nonresidential 5,000 square feet or greater</li><li><input type="checkbox"/> Residential 5 units or more</li><li><input type="checkbox"/> Nonresidential use within 100 feet of residential property</li><li><input type="checkbox"/> Redevelopment proposals</li><li><input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i></li><li><input type="checkbox"/> Development in Regional Activity Centers (RAC)*</li><li><input type="checkbox"/> Development in Uptown Project Area*</li><li><input type="checkbox"/> Regional Activity Center Signage</li><li><input type="checkbox"/> Affordable Housing (≥10%)</li></ul> <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Conditional Use</li><li><input type="checkbox"/> Parking Reduction</li><li><input type="checkbox"/> Flex Allocation</li><li><input type="checkbox"/> Cluster / Zero Lot Line</li><li><input type="checkbox"/> Modification of Yards*</li><li><input type="checkbox"/> Waterway Use</li><li><input type="checkbox"/> Mixed Use Development</li><li><input type="checkbox"/> Community Residences*</li><li><input type="checkbox"/> Social Service Residential Facility (SSRF)</li><li><input type="checkbox"/> Medical Cannabis Dispensing Facility*</li><li><input type="checkbox"/> Community Business District for uses greater than 10,000 square feet</li></ul> <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Land Use Amendment</li><li><input type="checkbox"/> Rezoning</li><li><input type="checkbox"/> Plat</li><li><input type="checkbox"/> Public Purpose Use</li><li><input type="checkbox"/> Central Beach Development of Significant Impact*</li><li><input type="checkbox"/> Vacation of Right-of-Way</li><li><input type="checkbox"/> City Commission Review</li><li><input type="checkbox"/> No PZB Review</li><li><input type="checkbox"/> Vacation of Easement*</li></ul> <b>COMPLETE SECTIONS</b> B, C, D, E, F
<input type="checkbox"/> <b>MISCELLANEOUS</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement</li><li><input type="checkbox"/> Community Residence</li><li><input type="checkbox"/> Construction Noise Waiver</li><li><input type="checkbox"/> Design Review Team (DRT)</li></ul> <b>COMPLETE SECTIONS</b> B, C, D, I	<input type="checkbox"/> <b>EXTENSION OR DEFERRAL</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Request to defer after an application is scheduled for public hearing</li><li><input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i></li></ul> <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>APPEAL</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Appeal decision by approving body and De Novo hearing items</li></ul> <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>PROPERTY AND RIGHT-OF-WAY</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Road Closures</li><li><input type="checkbox"/> Construction Staging Plan</li><li><input type="checkbox"/> Revocable licenses</li></ul> <b>COMPLETE SECTIONS</b> B, C, H

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

<b>B APPLICANT INFORMATION</b>	
If applicant is the business operator, complete the agent column and provide property owner authorization.	
<b>Applicant/Property Owner</b>	PMG-Greybrook Riverfront LLC
<b>Address</b>	1170 Kane Concourse, Suite
<b>City, State, Zip</b>	Bay Harbor Islands, FL
<b>Phone</b>	917-520-19
<b>Email</b>	Stella@flow.li
<b>Proof of Ownership</b>	Provide Signature
<b>Applicant Signature:</b>	
<b>Authorized Agent</b>	Andrew J. Schein, Esq.
<b>Address</b>	699 N. Federal Highway, Suite 400
<b>City, State, Zip</b>	Fort Lauderdale, FL 33304
<b>Phone</b>	954-617-8919
<b>Email</b>	ASchein@Lochrielaw.com
<b>Authorization Letter</b>	Provided
<b>Agent Signature:</b>	Signature

<b>C PARCEL INFORMATION</b>	
<b>Address/General Location</b>	301 SW 1st Avenue
<b>Folio Number(s)</b>	504210CD0010
<b>Legal Description (Brief)</b>	SOCIETY LAS OLAS CONDO RESIDENTIAL UNIT PER CDO CIN# 116695687
<b>City Commission District</b>	4 - Warren Sturman
<b>Civic Association</b>	Downtown

<b>D LAND USE INFORMATION</b>	
<b>Existing Use</b>	Mixed-Use
<b>Land Use</b>	DRAC
<b>Zoning District</b>	RAC-CC
<b>Proposed</b>	Applications requesting land use amendments and rezonings.
<b>Proposed Land Use</b>	
<b>Proposed Zoning District</b>	



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

Project Name	Society		
Project Description <i>(Describe in detail)</i>	Updated Garage Screening		
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>	
Waterway Use	No	+/-	
Flex Units	Redevelopment Units		
Flex Acreage			
Residential Uses			
Single Family			
Townhouses			
Multifamily			
Cluster/Zero Lot Line			
Other	N/A		
Total <i>(dwelling units)</i>			
Residential Unit Mix	Efficiency / Studio	1 - Bedroom	
Affordable Housing Units	% of AMI		
Affordable Unit Mix	Efficiency / Studio	1 - Bedroom	
Traffic Study Required	No		
Parking Reduction	No		
Public Participation	No		
Non-Residential Uses			
Commercial			
Restaurant			
Office			
Industrial			
Other	N/A		
Total <i>(square feet)</i>			
2-Bedroom	3-Bedroom or More		
2-Bedroom	3-Bedroom or More		

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

Lot Size <i>(square feet/acre)</i>	Required Per ULDR	Proposed
Lot Density <i>(Units/acre)</i>		
Lot Width		
Building Height <i>(feet)</i>		
Structure Length		
Floor Area Ratio <i>(F.A.R.)</i>		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS <i>(Indicate direction N, S, E, W)</i>	Required Per ULDR	Proposed
Front		
Side		
Corner / Side		
Rear		

*For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.*

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate			
<i>(square feet)</i>			
Residential Unit Size			
<i>(minimum)</i>			

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

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



H EXTENSION, DEFERRAL, APPEAL INFORMATION <small>Provide information for specific request. Circle approving body and yes or no.</small>		
Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	

I MISCELLANEOUS <small>Provide information on the specific request.</small>		
Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-In Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	Date of Plan
		Previous Extension Resolution No. <small>(if applicable)</small>

\*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: May 28, 2024
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** that includes all parcels within the proposed development.
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☐ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

July 26, 2024

**NARRATIVE ADDRESSING  
ADMINISTRATIVE SITE PLAN AMENDMENT**

PMG-Greybrook Riverfront I LLC (“Owner”) is the Owner of the property located at 301 SW 1<sup>st</sup> Avenue (the “Property”). The Property is the location of the Society Las Olas Building. Owner purchased the Property in December of 2020.

On February 3, 2020, the City issued approval for an amendment to the project on the Property, specifically regarding screening of the garage facing on the east façade, pursuant to City Case No. R16049D3 (“Previous Approval”). The Notice of Determination for the Previous Approval is included in this submission.

Pursuant to the Previous Approval, the City approved garage screening consisting of a two-dimensional flexible mesh featuring art pieces. The Previous Approval also notes that the screening material was intended to be replaced every 5-7 years. This application, which is approximately 4.5 years after the Previous Approval, is to replace the previously-approved garage screening in accordance with the Previous Approval.

**Project:** Society Garage Screening  
**Owner:** PMG-Greybrook Riverfront I LLC  
**Property:** 301 SW 1<sup>st</sup> Avenue  
**Author:** Andrew J. Schein, Esq.

## **DOWNTOWN MASTER PLAN NARRATIVE**

### **PRINCIPLES OF STREET DESIGN**

- S1 Maintain fine-grained street grid: discourage vacations.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S2 Utilize Traffic Calming rather than blocking streets.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S3 Maximize on-street parking except on major arterials.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S4 Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S5 Maximize street trees on all Downtown Streets.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S6 Encourage location of primary row of street trees between sidewalk and street.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S7 Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft.



**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

- S8 Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S9 Encourage shade trees along streets, palm trees to mark intersections.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S10 Eliminate County “corner chord” requirement not compatible with urban areas.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S11 Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S12 Discourage curb cuts on “primary” streets.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S13 Encourage reduced lane widths on all streets.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S14 Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S15 Encourage reduced design speeds on all RAC streets (15 - 40 mph).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- S16 Bury all power lines in the Downtown Area.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

## PRINCIPLES OF BUILDING DESIGN (SCB)

- B1 Framing the street: building “street wall” should generally meet setback line (within a percentage).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B2 Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover ‘green perimeter’.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B3 Framing the street: minimum and maximum building ‘street wall’ heights (see character area guidelines for specifics).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B4 Framing the street: encourage maximum building ‘street wall’ length of 300ft.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B5 Preferred maximum ‘floor plate’ area for towers (see character area guidelines for specifics).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- 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.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B7 Where towers are located on streets < or = 60ft, increased step backs from the ‘shoulder’ are encouraged to reduce the impact on the street.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B8 Surface parking: discourage frontage and access along ‘primary’ street.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

- B9 Parking garages: encourage access from secondary streets and alleys.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

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

**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

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.

**RESPONSE: Acknowledged, this application is being submitted to screen the upper floors of the parking garage. Pursuant to City Case No. R16049D3 ("Previous Approval"), the City's Administrative Review Committee determined that the two-dimensional flexible mesh screening of the garage met the requirements of, or at minimum the intent of, the City's Downtown Master Plan.**

**This application is to replace the previously-approved screening, as contemplated in the Notice of Determination for the Previous Approval, which notes that the screening material was intended to be replaced every 5-7 years.**

- B10 Encourage main pedestrian entrance to face street.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B11 Maximize active uses and 'extroverted' ground floors with retail in strategic locations.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B12 Encourage pedestrian shading devices of various types.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B13 Encourage balconies and bay windows to animate residential building facades.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B14 In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**



- B15 High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B16 Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B17 Discourage development above right-of-way (air rights).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B18 Mitigate light pollution.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B19 Mitigate noise pollution.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B20 Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B21 Vertical open space between multiple towers on a single development site: no less than 60 ft apart.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B22 Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- B23 Avoid drive thrus in the wrong places.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

- B24 The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

#### **QUALITY OF ARCHITECTURE (SCB)**

- Q1 Skyline Drama: Encourage towers to contribute to the overall skyline composition.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- Q2 Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- Q3 Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3. The City's Administrative Review Committee previously found under Case No. R16049D3 that the two-dimensional flexible mesh screening meets the requirements of, or at least the intent of, the Downtown Master Plan.**
- Q4 Respect for Historic Buildings.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- Q5 Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.  
**RESPONSE: Acknowledged, this application is being submitted to screen the upper floors of the parking garage. Pursuant to City Case No. R16049D3 ("Previous Approval"), the City's Administrative Review Committee determined that the two-dimensional flexible mesh screening of the garage met the requirements of, or at minimum the intent of, the City's Downtown Master Plan.**

**This application is to replace the previously-approved screening, as contemplated in the Notice of Determination for the Previous Approval, which notes that the screening material was intended to be replaced every 5-7 years.**

**This application is being submitted in order to avoid structured parking being 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 storm water capture and re- use through bio-swales and rain gardens; solar roof panes/awnings.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- Q7 Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- Q8 Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

#### **PRINCIPLES OF BUILDING DESIGN (SCB)**

- SF1 Retail Location Strategy: Encourage ground floor retail in preferred locations.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- SF2 Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- SF3 Encourage durable materials for ground floor retail and cultural uses.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- SF4 Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.  
**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**
- SF5 Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.

**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

SF6 Encourage pedestrian shading devices of various types (min 5 ft depth).

**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

SF7 Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.  
Murals and art are intended for all zones where there are blank walls enclosing parking garage program

**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**

SF8 Encourage well-designed night lighting solutions.

**RESPONSE: This criterion is not applicable to this application. This application is only for the replacement of garage screening as previously contemplated pursuant to City Case No. R16049D3.**