



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<p><input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) <p>COMPLETE SECTIONS B, C, D, G</p>	<p><input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input checked="" type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p><input type="checkbox"/> EXTENSION</p> <p>Request to extend approval date for a previously approved application</p> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> DEFERRAL</p> <p>Request to defer after an application is scheduled for public hearing</p> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> APPEAL/DE NOVO</p> <ul style="list-style-type: none"> Appeal decision by approving body De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> PROPERTY AND ROW ITEM</p> <ul style="list-style-type: none"> Road closures Construction staging plan Revocable licenses <p>COMPLETE SECTIONS B, C, E</p>

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

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	900 Intracoastal Drive, Inc	Authorized Agent	Crush Law, P.A. - Courtney Crush
Address	3049 North Federal Hwy	Address	888 E Las Olas Blvd, Ste. 201
City, State, Zip	Ft. Lauderdale, FL 33306	City, State, Zip	Fort Lauderdale, FL 33301
Phone	954.522.2010	Phone	954.632.3388
Email	ccrush@crushlaw.com	Email	ccrush@crushlaw.com
Proof of Ownership	Tax Record	Authorization Letter	Letter Attached
Applicant Signature:		Agent Signature:	<i>Courtney Callahan Crush</i>

C PARCEL INFORMATION

Address/General Location	900 Intracoastal Drive
Folio Number(s)	504201RN0000
Legal Description (Brief)	900 Intracoastal Co-Op- Common
City Commission District	CITY COMMISSION DISTRICT 1
Civic Association	NA

D LAND USE INFORMATION

Existing Use	RESIDENTIAL - COOPERATIVE
Land Use	RESIDENTIAL HIGH
Zoning	RHM-60
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	RESIDENTIAL HIGH
Proposed Zoning	RHM-60

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

Project Name	900 Intracoastal														
Project Description (Describe in detail)	Proposed 44 Unit 27 Story Residential Condo located at 900 Intracoastal Drive														
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)														
Affordable Housing	NA	30%	NA	50%	NA	60%	NA	80%	NA	100%	NA	120%	NA	140%	NA
Number of Units															



Waterway Use	Yes
Flex Units Request	No
Commercial Flex Acreage	No
Residential Uses	
Single Family	NA
Townhouses	NA
Multifamily	44
Cluster/Zero Lot Line	NA
Other	NA
Total (dwelling units)	44
Unit Mix (dwelling units)	Studio or Efficiency: <input type="checkbox"/> 1-Bedroom: <input type="checkbox"/> 2-Bedroom: <input type="checkbox"/> 22 3+ Bedroom: <input type="checkbox"/> 22

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
Non-Residential Uses	
Commercial	NA
Restaurant	NA
Office	NA
Industrial	NA
Other	NA
Total (square feet)	NA

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

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	NA	33,001 SF/.758 ACRES	
Lot Density (Units/acres)	MAX DENSITY PER SEC. 47-5.38 - 45 UNITS	44 UNITS	
Lot Width	Min 50'	165'	
Building Height (Feet)	150' UP TO 300'	292'-9"/27 STORIES	
Structure Length	200'	156'	
Floor Area Ratio (F.A.R.)	NA	5.02	
Lot Coverage	NA	18,564 SF/56%	
Open Space	NONE	11,576SF	
Landscape Area	11550SF	12668SF	
Parking Spaces	95	99	
SETBACKS (Indicate direction N,S,E,W)			
	Required Per ULDR	Proposed	
Front [W]	25' UP TO 1/2 THE BUILDING HEIGHT	25'-5"	
Side [S]	10' UP TO 1/2 THE BUILDING HEIGHT	22'	
Corner / Side [N]	10' UP TO 1/2 THE BUILDING HEIGHT	22'	
Rear [E]	20' UP TO 1/2 THE BUILDING HEIGHT	22'-7"	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [W/E]			
Sides / Secondary Street [S/N]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

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

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
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 *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
	EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body		Approving Body
Original Approval Date		Scheduled Meeting Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)		Requested Date		Deferral Date		60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted				Appeal Request



Requested Extension (No more than 24 months)
Code Enforcement (Applicant Obtain by Code Compliance Division)

Justification Letter Provided

Indicate Approving Body Appealing De Novo Hearing Due to City Commission Call-Up

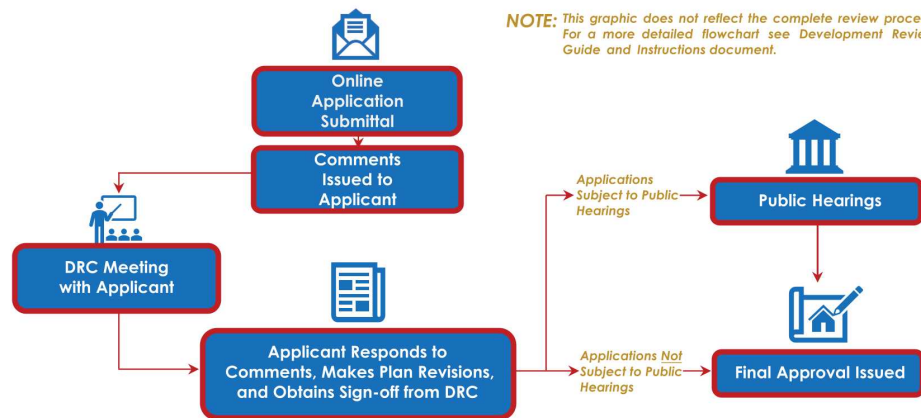
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- Checklist items including Preliminary Development Meeting, Development Application Form, Proof of Ownership, Address Verification Form, Project and Unified Land Development Code Narratives, Electronic Files, File Naming, and Documents, Traffic Study or Statement, Stormwater Calculations, and Water and Wastewater Capacity Request.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted.

- Requirements for online submittal including Uploading Entire Submittal, File Naming Convention, Reduce File Size, Plan Sets, and Document Categories.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document. Below is a quick reference flowchart with key steps in the process to guide applicants.



NOTE: This graphic does not reflect the complete review process. For a more detailed flowchart see Development Review Guide and Instructions document.

CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



DRC Narrative 900 Intracoastal

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Section 1: Project Summary

900 Intracoastal is proposed as a 44-unit luxury residential building located at 900 Intracoastal Drive (the "Property"). The Property is located in the RMH-60 Zoning District in the City of Fort Lauderdale (the "City"). As designed, 900 Intracoastal showcases an elegant architectural design that blends seamlessly with the natural beauty of the waterway. The design provides a mix of architectural materials that provide architectural movement throughout the building including glass, aluminum, perforated aluminum, wood cladding, etc., which as designed creates a visually striking and harmonious environment that complements the neighborhood and Intracoastal waterway.

Use and Density

The Property is located in the High Residential Future Land Use Category. As shown on page 16 of the City of Fort Lauderdale's Future Land Use Element¹, the High Residential Future Land Use Category allows multifamily residential development up to a maximum density of 60 dwelling units per net acre.

As shown on the City's adopted Zoning Map, the Property is zoned RMH-60. According to Section 47-5.2.A.10, the purpose and intent of the RMH-60 residential zoning district is to provide for high-rise, high density multifamily residences and hotels. The RMH-60 district has a maximum density of 60 dwelling units per net acre for multifamily uses, consistent with the High Residential Future Land Use provisions.

The Property is 0.758 acres in size, which would allow up to 45 multifamily dwelling units. 900 Intracoastal proposes to develop 44 multifamily dwelling units, which is consistent with both the City's High Residential use and density provisions, as well as with the intent and purpose and maximum density permitted in the RMH-60 zoning district.

¹ See City of Fort Lauderdale 2020 Comprehensive Plan – Updated July 2023 – Neighborhood Enhancement - Future Land Use Element

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Height and Setbacks

ULDR Section 47-5.38 Table of Dimensional Requirements illustrates that the RMH-60 zoning district allows multifamily buildings up to a maximum height of 300' to the main roof deck, subject to Conditional Use review and approval for buildings that are proposed at a height greater than 150'.

The 900 Intracoastal project proposes a maximum height of 27 stories at 292'9". The maximum height as proposed does not exceed the maximum height of 300' that is allowed by the code.

Additionally, the RMH-60 zoning district provides for minimum yard setbacks, with a front yard setback of 25', a minimum rear yard setback on the waterway of 20' and minimum side yard setbacks of 10', with the caveat that in no case shall the yard setback be less than ½ the height of the building, unless otherwise approved as a Modification of Yard per Section 47-23.11 Specific Location Requirements. However, in no case can the setback proposed be less than the minimum yard setbacks required by the code.

In that 900 Intracoastal proposes a maximum height of 292'9", ½ the height of the building would result in the following minimum setbacks:

Front - (West) – 146'
 Rear - (East-Waterway) – 146'
 North Side – 146'
 South Side – 146'

While the minimum yard setbacks proposed for 900 Intracoastal at the podium level, as shown below, are less than ½ the height of the building, they are in compliance with the minimum yard requirements, as shown below:

Front – (West)	Minimum Required is 25'	Proposed is 25'5"
Rear – (East-Waterway)	Minimum Required is 20'	Proposed is 22'7"
North Side	Minimum Required is 10'	Proposed is 22'
South Side	Minimum Required is 10'	Proposed is 22'

Site Size in Relation to Setbacks

The City's Comprehensive Plan encourages in-fill development, which is addressed later in this narrative. As is often the case in a "built-out" city, in-fill properties are smaller in size and thus, do not afford the opportunity to achieve the intent of the zoning district without the granting of a modification to the required yard setbacks. This is evidenced by the existing pattern of development of the adjacent multifamily buildings, as discussed below.

The Property is 165' in width. As such, the ability to meet the 146' of ½ the height of the building setback is not feasible. Even if 900 Intracoastal was proposed at the maximum height of 150', which does not require Conditional Use review and approval, a development on the site would not be able to provide the ½ height minimum setbacks of 75' on all sides.

The inability to provide ½ the height setbacks on properties in this area of the City is evidenced by the multifamily residential development that exists to the north and the south of the Property. For example, the Corinthian Condominium to the north is 23 stories in height, which would have required approximately 115' setbacks on all sides of the building, which do not exist. Also, Aquablu to the north is 16 stories in height which would require approximately 80' setbacks on all sides which is obviously not the case. Sunrise Towers to the south is 15 stories. Similarly, approximately 75' setbacks on all sides would be required, which has also not been provided on that site. Rather these multifamily high-rise developments have similar setbacks at the podium level as what is being proposed for the 900 Intracoastal project.

However, by designing the site with a taller, more slender building, the 900 Intracoastal proposed development is able to yield much greater distances between 900 Intracoastal site and adjacent buildings than has otherwise been achieved with shorter multifamily buildings. This is shown below in the proposed building's tower setbacks:

Front – (West)	- 32'6" to 38'	North Side – 60'
Rear – (East-Waterway)	-37'5"	South Side – 60'

900 Intracoastal as designed also results in a much greater separation between the tower portion of the building and the tower portion of the existing multifamily buildings to the north and the south of the Property:

North Side (Aquablu) – 97'3" tower separation
South Side (Sunrise Tower) – 120' tower separation

As such, the taller and more slender proposed building design achieves the intent of the RMH-60 zoning, which is to provide a building design that reduces the canyon effect created by lower, bulkier buildings, and rather provides a design that allows for a significant amount of light and air between buildings and that also creates views to the Intracoastal Waterway.

Below are responses to each of the criteria reflecting how 900 Intracoastal complies with the ULDR criteria for review and approval of the height of the building under the City's Conditional Use standards, as well as approval of the proposed yards in compliance with the City's Modification of Yard standards.

Section 2: Comprehensive Plan Compliance

The property is located in the High Residential Future Land Use Category. As shown on page 16 of the City of Fort Lauderdale's Future Land Use Element², the High Residential Future Land Use Category allows multifamily residential development up to a maximum density of 60 dwelling units per net acre.

² See City of Fort Lauderdale 2020 Comprehensive Plan – Updated July 2023 – Neighborhood Enhancement - Future Land Use Element

FUTURE LAND USE ELEMENT

Goal 1 Permitted Uses

High Residential - Multifamily Residential is permitted at a density of up to 60 du/ac per net acre.

Response: 900 Intracoastal site size is 0.758 acres, which allows up to 45 multifamily dwelling units to be developed on the Property. 900 Intracoastal proposes to develop the site with 44 multifamily residential dwelling units, consistent with the permitted uses allowed under Goal 1 of the City of Fort Lauderdale Future Land Use Element.

Objective FLU 1.1 Adherence to Standards

POLICY FLU 1.1.1: Density and intensity standards are utilized to control the intensity or density of all uses within the City in order to ensure compliance with the Goals, Objectives and Policies of the Plan. These standards include, but are not limited to:

- *The regulation of the amount of open space surfaces required for a development to control the intensity of development, especially in areas of sensitive natural resources to reduce environmental impacts;*

Response: 35% of open space is required by the City's ULDRs, which equates to 11,550 sf of open space. 900 Intracoastal proposes to provide 11,551 sf of open space consistent with the amount of open space required by the City's code.

- *Consideration of unique characteristics of the land or site to determine its capacity for residential and/or non-residential uses;*

Response: The Property is an "infill" development site that is located within the High Residential Multifamily Future Land Use area where there is an existing pattern of multifamily high-rise development. The location of the property is also in close proximity to public services and facilities necessary to support the proposed 44 multifamily residential development. The proposed taller, slender multifamily building has been designed in consideration of the site's unique narrow configuration and its relationship to existing adjacent multifamily development and the Intracoastal Waterway.

- *The regulation of the amount of impervious surfaces provided on a development site;*

Response: 900 Intracoastal achieves 35% of open space/ pervious surface area, consistent with the City's ULDR requirements.

- *The regulation of density through density ranges and housing types;*

Response: The Property is located within the High Residential land use and RMH-60 zoning, which allow up to 60 du per net acre of multifamily residential development. The Property has been designed with 44 multifamily residential dwelling units, consistent with the maximum density that is allowed.

- *The regulation of structures on a development site through the application of minimum lot sizes, yards and setbacks, height and bulk control planes, floor area ratios, off-street parking and loading;*

Response: 900 Intracoastal proposes a taller, slender building, with minimum setbacks, maximum height and bulk controls that comply with the dimensional standards provided in the RMH-60 zoning. Additionally, 900 Intracoastal complies with the minimum parking and loading requirements, providing for 99 parking spaces. Loading space is not required per the City's ULDRs.

- *The regulation of uses permitted in each land use category in order to prevent the mixing of incompatible uses, which may have a negative effect on another; and*

Response: As previously noted, 900 Intracoastal proposes high rise multifamily residential development, consistent with the multifamily residential development permitted within the High Residential Future Land Use category, and compatible with the existing multifamily uses adjacent to the Property.

POLICY FLU 1.1.2: The development review process to foster innovative and flexible planning and development strategies in order to ensure adequate reuse and redevelopment when applying such intensity standards, while ensuring that adequate measures are used to regulate intensity and density in accordance with the Plan. Such intensity standards also include, but are not limited to:

- *Principles of urban form and interrelationship with anticipated future land uses;*

Response: 900 Intracoastal utilizes the flexible planning and development strategies afforded by the City's ULDRs, to allow for the design of a taller and more slender building on the Property, so as to achieve a better form and interrelationship with adjacent multifamily development and the adjacent Intracoastal Waterway.

- *Achieving a cleaner, healthier environment;*
- *Protecting natural areas;*
- *Advancing the efficient use of land and other resources;*

Response: As an infill development, 900 Intracoastal more efficiently uses the height of the building to achieve a density that is commensurate with adjacent properties, while providing greater separation between the proposed tower and adjacent buildings, to allow for a greater amount of light and air to flow through the buildings.

- *Creating a quality community and jobs for residents of the City;*
- *Distribution, extent and location of future land uses proposed within a development; and*

Response: Consideration has been given to the distribution and location of uses within the proposed development site. 900 Intracoastal proposes a recreational pool deck use adjacent to the waterway, consistent with the placement of pools of adjacent multifamily uses. Additionally, the entrance to 900 Intracoastal is proposed from the west, which is the street frontage. Access

is not proposed from the north and south where there are adjacent multifamily residential developments.

- *Anticipated impacts on future land uses and on public services and facilities.*

Response: There are no impacts anticipated on public services and facilities as a result of the proposed development.

POLICY FLU 1.1.4: Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City's Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The distribution of units will be determined by zoning of the parcel and other restrictions imposed by the Unified Land Development Regulations.

Response: The development proposes 44 multifamily residential dwelling units which is consistent with the maximum number of dwelling units allowed under the City's High Residential Future Land Use Category and the City's RMH-60 zoning district. (60 du per net acre = 45 dwelling units).

*Goal 2 – Sustainable Development
OBJECTIVE FLU 2.1: Neighborhood Compatibility
Protect existing and future residential neighborhoods from impacts created by more intense adjacent uses.*

Response: 900 Intracoastal proposes multifamily residential dwellings which is commensurate with the multifamily residential development that exists on adjacent properties.

POLICY FLU 2.1.1: Continue to utilize intensity criteria contained in the Future Land Use Element to ensure that all new development is compatible with adjacent residential land uses.

Response: 900 Intracoastal has been designed to be compatible with adjacent residential land uses, as further described in the review of Neighborhood Compatibility per Section 47-25.3 as addressed in this narrative.

POLICY FLU 2.1.3: Through the design review process, the City shall continue to maintain provisions which address the potential adverse impacts of noise, vibration, air pollution, glare, heat, solid waste, hazardous waste, fire and explosion.

Response: 900 Intracoastal has been designed to address potential adverse impacts, as further described in the review of Neighborhood Compatibility per Section 47-25.3 as addressed in this narrative.

URBAN DESIGN ELEMENT

Goal 2 – Pedestrian Friendly Design

OBJECTIVE UD 2.2: Pedestrian Friendly Design Enhance pedestrian mobility through design standards that focus on pedestrian safety, comfort, reduction of barriers, and amenities.

Response: 900 Intracoastal proposes extensive landscaping between the building and the existing buildings to the north and south, and along the street, creating a more inviting and comforting experience at the ground level for the pedestrian.

Goal 3 – Streetscape Design – Multimodal mobility

OBJECTIVE UD 3.1 Streetscape Design Standards

Encourage streetscape design which enhances connectivity and incorporates technological advancements and improvements in mobility.

Response: 900 Intracoastal proposes 42 bicycle parking spaces for 44 dwelling units as a means to enhance improvements in mobility.

Goal 4 - Enhance the Waterways

OBJECTIVE UD 4.1: Waterfront Enhancement

Enhance the visual and functional characteristics of the waterfront areas and encourage redevelopment that preserves the public access and views of the water.

Response: The proposed orientation of the building, with its tall, slender tower, preserves views of the Intracoastal Waterway from adjacent properties.

Additionally, the site design also proposes the placement of a recreational pool deck along the waterway, consistent with the location of pool structures located along the waterway of adjacent properties.

Section 3: Sec. 47-5.2.A.10, Intent and Purpose of RMH-60 district

Sec. 47-5.2.A.10 of the City's ULDR states:

RMH-60 district is intended for high-rise, high density multifamily residences and hotels. The RMH-60 district has a maximum density of 60 dwelling units per net acre and one hundred twenty (120) hotel/motel rooms per net acre, and eighty-seven (87) nursing home rooms per net acre which is consistent with the residential high category of the city's comprehensive plan.

Response: 900 Intracoastal meets the intent and purpose of the RMH-60 district – proposing a 27 story, 44-unit multi-family residential building on 0.75 acres where the maximum density is 60 units per net acre therefore allowing 45 units.

Section 4: Sec. 47-5.21. Permitted and Conditional Uses

Pursuant to section 47-5.21.k of the ULDR, multifamily dwelling units are permitted in the RMH-60. Thus, the proposed 44-unit multi-family residential building is a permitted use. A conditional use permit is allowed for 150'-300' in height – 900 Intracoastal proposes 292'.

Section 5: Sec. 47-5.38. Dimensional Requirements RMH-60 District

	RMH-60 Zoning District	Required	Proposed
Maximum height (ft.) Note B		150' * up to 300'	292'9"
Minimum lot size		5,000 SF	33,001 SF
Maximum Density		45	44 units
Minimum Front Setback West (ft.):		½ the building height: 146' 25' min.	25'
Minimum Side Setback South (ft.):		½ the building height: 146' 10' min	22'
Minimum Side Setback North (ft.):		½ the building height: 146' 10' min	22'
Minimum Rear Setback East (ft.):		½ the building height: 146' 20' min.	22'

Section 6: Sec. 47-23.8. Waterway use.

- A. *Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.*

Response: 900 Intracoastal is designed to meet the intent of Goal 4 in the City's Comprehensive Plan by enhancing the waterfront experience on the Intracoastal with high quality architectural

design oriented toward the Intracoastal simultaneously providing human-scale pedestrian realms which preserve the character of the Intracoastal. The design team focused on Comp Plan Policy UD 4.1.3, balancing scale, density, and form to create expansive pedestrian walkways, which are designed to be consistent with our neighbors.

B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

a. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.

Response: 900 provides the required landscape yard with the mechanical accessories for the pool on the ground floor.

b. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The Property is compatible with and preserves the character and integrity of the adjacent neighborhood for the following reasons:

1) 900 Intracoastal is located in an area that is designated for high density (60 du/ac) multifamily residential development and allows for taller high-rise buildings, up to 300' in height. 900 Intracoastal proposes to develop the site with 44 dwelling units at a maximum height of 292'9", which is consistent with these land use and zoning standards.

2) This adjacent area along the Intracoastal Waterway contains high-rise multifamily buildings, ranging in height between 23 stories, 21 stories and 16 stories.

By proposing a tower design that is tall and slender, 900 Intracoastal can yield a much greater separation between the proposed tower and the adjacent existing multifamily buildings to the north and south of the property than could otherwise be achieved if the building design was shorter and bulkier in size.

3) The tower portion of the building is 97'3" from the existing building to the north (Aquablu) and 120' from the existing residential multifamily to the north and 120' from to the existing multifamily building to the south (Sunrise Tower).

This proposed orientation of the building on the site allows for much greater vistas to the Intracoastal Waterway and provides for ample light and air to flow between 900 Intracoastal and these adjacent existing buildings.

4) The site design also proposes the placement of a recreational pool deck along the waterway, similar to other pool deck features of existing development located along the waterway, thus preserving the character of the waterway frontage for recreational use.

5) The main entrance to the building is proposed from the street frontage to the west and is away from the adjacent existing multifamily buildings to the north and south.

6) The extensive amount of site landscaping will serve as a visual enhancement from the street and from adjacent properties, thus enhancing the pedestrian experience.

7) The screening of the proposed parking serves to protect adjacent properties from lighting and glare impacts.

- b) *Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control*

devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: As noted above, 900 Intracoastal as proposed is consistent with the City's Comprehensive Plan High Residential Future Land Use Designation. Additionally, 900 Intracoastal is consistent with the intent and purpose of the RMH-60 zoning district, which allows for high rise multifamily residential development at a maximum density of 60 du per net acre and at a maximum height of 300'. 900 Intracoastal proposes to develop the site for multifamily residential use with 44 dwelling units with a maximum height of 292'9", consistent with both the City's Comprehensive Plan and zoning regulations.

As also noted above, 900 Intracoastal has been designed to be compatible with, and preserve the character and integrity of the adjacent neighborhoods yielding much greater separation from existing buildings to the north and south, preserving views to the Intracoastal Waterway, and providing for ample flow of air and light between the proposed building and adjacent buildings.

Additionally, the taller and slender building design reduces the potential shadow on the Intracoastal Waterway that would otherwise be created by a shorter bulkier building. When compared to the existing buildings to the north and south of the Property, 900 Intracoastal produces less of a shadow on the Intracoastal Waterway, (30%) as compared to the Corinthian which creates a 63% shadow, the Aquablu which creates a 34% shadow and Sunrise Tower which creates a 43% shadow.

Section 7: Sec. 47-24.3. Conditional use permit requirements.

The following provides review responses, which demonstrate that 900 Intracoastal as proposed complies with all of the City's Conditional Use review criteria per Section 47-24.3.E. of the ULDR, in support of the City of Fort Lauderdale's granting approval of the proposed project height of 292'9":

E. Criteria. The following review criteria shall be applied in considering an application for a conditional use permit:

- 1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.*

Response: See Review for Compliance with the City's Neighborhood Compatibility Review Requirements.

- 2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.*
- 3. The applicant must show and it must be found by the reviewing body that the following have been met:*
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;*

Response: See Section 2 of this narrative.

- c. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;*

Response: Allowing the use of a multifamily residential development on the Property is consistent with the existing adjacent multifamily development. As such, there are no on-site or off-site conditions required to minimize impacts to permit this use.

- d. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;*

Response: There are several on-site improvements that have been incorporated into the design of 900 Intracoastal that serve to minimize any potential adverse impacts as a result of permitting the 44-unit multifamily residential development.

Extensive and lush landscaping is proposed on-site, which will serve to provide visual enhancements for the pedestrian, as well as from the street and from adjacent properties.

The tower portion of the building is positioned to be 97'3" from the existing multifamily residential building to the north (Aquablu) and 120' from the existing multifamily building to the south (Sunrise Tower). This proposed orientation of the building tower results in the preservation of views to the Intracoastal Waterway and allows for a significant amount of air and light flow between the buildings.

The site design also proposes the placement of a recreational pool deck with a 22'7" building setback along the waterway, which is similar to the waterway setback and placement of pool deck features of existing properties to the north and the south of 900 Intracoastal site, thus providing a continuity of recreational use along the Intracoastal Waterway.

The entrance to the building is proposed from the west, away from the adjacent existing multifamily buildings to the north and south.

Also, the screening of the proposed structured parking serves to protect adjacent properties from potential visual nuisances created by light and glare from the parking structure.

- e. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;*

Response: The Property as designed does not impact the character of the RMH-60 zoning district, which allows for high density multifamily residential development in high-rise buildings.

The RMH-60 zoning allows for variation in height in the design of taller residential buildings, especially in relation to similar multifamily development. In this particular case, the design of the tower yields much greater northern and southern side separation between adjacent property buildings than could otherwise be achieved if the building design was shorter in height, which services to protect the character of the zoning district in which the use is located.

- f. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.*

Response: There are no adverse impacts of the use which effect the health safety and welfare of the adjacent properties.

Rather the proposed orientation of the building on the site provides vistas to the Intracoastal Waterway, and preserves the views of adjacent properties, as well as providing for ample light and air to flow between the buildings.

The site design also proposes the placement of a recreational pool deck along the waterway, similar to adjacent properties, providing a visual continuity along the waterway.

The main entrance to the building is proposed from the street frontage to the west, away from the adjacent existing multifamily buildings to the north and south.

The extensive amount of site landscaping provides additional visual enhancements from the street and from adjacent properties.

Also, the screening of the parking structure serves to minimize potential impacts from light emanating from the structure.

Section 8: Sec. 47-23.11. Modification of required yards.

Criteria for modification of required yards. The planning and zoning board shall upon written application for site plan level III approval, as provided in Section 47-24.2, Development Permits and Procedures, consider a request to modify the required yards as specified in the Table of Dimensional Regulations within the RMM-25, RMH-25 and RMH-60 residential zoning districts, and may change such minimum yard requirements, provided, however, that the following additional criteria for such approval are met:

1. *By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically prove that a superior site development as relating to shadows will result from such adjustment; or*

Response: The taller and slender building provides a superior site design which reduces the potential shadow on the Intracoastal Waterway that would otherwise be created by a shorter bulkier building. When compared to the existing buildings to the north and south of the Property, 900 Intracoastal produces less of a shadow on the Intracoastal Waterway (30%), as compared to adjacent buildings, such as the Corinthian which creates a 63% shadow, the Aquablu which creates a 34% shadow and Sunrise Tower which creates a 43% shadow.

2. *By adjusting the location of the structure on the site when the site abuts the Intracoastal Waterway or other permanent public open space, land or water and it is found that allowing a reduction is compatible with adjacent properties, as defined in this section; or*

Response: 900 Intracoastal has been designed to be compatible with adjacent properties and preserves the character and integrity of the adjacent neighborhoods yielding much greater separation from existing buildings to the north and south, preserving views to the Intracoastal Waterway, and allowing for ample flow of air and light between the proposed building and adjacent buildings. The tower portion of the building is 97'3" from the existing building multifamily residential condominium to the north (Aquablu) and 120' from to the existing multifamily building to the south (Sunrise Tower).

The site design also proposes the placement of a recreational pool deck along the Intracoastal Waterway which mirrors the pattern of development of adjacent properties. The proposed 22' 7"

setback from the waterway is also consistent with the waterway setback of the adjacent Aquablu property, which provides for a 20' waterfront setback.

3. *By adjustment of yards it is found that:*

a. *There is continuity of yards between the proposed development and adjacent properties; and*

Response: 900 Intracoastal proposes a 25' setback from the front property line which is consistent with the adjacent Aquablu setback to the north, which provides a 21' front yard setback.

900 Intracoastal proposes a similar side yard setback to the north, where Aquablu provides a 20' setback, 900 Intracoastal proposes a 22' setback. 900 Intracoastal yields a much greater separation between the podium of the Aquablu and 900 Intracoastal site, providing for a 42' building separation. The taller, slender tower design results in an even greater separation between the Aquablu tower and 900 Intracoastal, yielding a 97'3" separation between the tower portion of the buildings.

On the south side, 900 Intracoastal provides a 22' setback, with an 82' separation between the podium of the Sunrise Tower and 900 Intracoastal's podium. The taller, slender tower design of the buildings yields an even greater separation between the Sunrise tower and 900 Intracoastal, yielding a 120' separation between the tower portions of the buildings.

g. *There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of subsections A.3.a and b, it is found that;*

Response: The architectural design of 900 Intracoastal proposes lush landscaping, lighting, and sidewalk improvements along Intracoastal Drive, which provides a continuity along the frontage of the property that will continue to encourage public pedestrian interaction between the proposed development and this public street.

h. *There is continuity of architectural features with adjacent properties. Architectural features include but are not limited to those listed in subsection A.3.e; and*

Response: Continuity of architectural features with adjacent properties is achieved through the placement of the main entrance to the site from the street frontage, placement of the pool deck along the waterway, a multifamily building with a grand architectural design, and a site that is lushly landscaped, all of which provide a continuity of architectural features with adjacent properties.

i. *There is continuity of urban scale with adjacent properties. Urban scale includes height, proximity to street front and relationship of building size to the lot size;*

Response: As noted above, continuity in scale with adjacent properties is achieved by virtue of similar setbacks being provided for the podium level of the proposed development. At 27 stories, the proposed taller and more slender design of the building yields a height that is permitted in the RMH-60 zoning district, which is not out of character with other residential multifamily

development along the Intracoastal Waterway in the area, which range in height between 23 stores and 15 stories.

- j. In addition to the reduction in minimum yards meeting subsections A.3.a and b or subsections A.3.c and d, the development includes a minimum of four (4) of the following architectural features: Terracing; variation in rooflines; cantilevering; angling; balconies; arcades; uniform cornice heights; color and material banding; building mass changes; courtyards; plazas and landscaped areas which encourage pedestrian interaction between the development site and a public street.*

Response: 900 Intracoastal has been designed to include the following architectural features in compliance with these provisions:

- 1) Variation in rooflines between the podium and the tower.
- 2) Angling of the tower.
- 3) Glass balconies.
- 4) Landscaped areas along the waterfront and in between the 900 Intracoastal site and the properties to the north and south, as well as along the street-frontage which will encourage pedestrian interaction between the site and the public street.

3. *In addition to subsection A.1, 2, or 3 the following shall be met:*

- a. *The applicable minimums pertaining to all other zoning requirements applicable to the development are met.*

Response: 900 Intracoastal complies with all of the applicable minimum zoning requirements of the RMH-60 zoning district as reflected on the site plan, and as addressed in this narrative.

- b. *A structure with a required yard proposed to be modified that is located on a development site abutting or separated only by a right-of-way from the Intracoastal Waterway or other permanent public open space, land or water shall not cast a shadow that exceeds fifty percent (50) of such public water or land area at any time between the hours of 9:00 a.m. and 5:00 p.m. on March 21 (vernal equinox). For sites along the Atlantic Ocean, the public area subject to review shall be the sandy beach westward of the mean high water line as defined in Section 47-2, Measurements. The public open space, land or water as described in this section shall be measured by extending a line from the points where the property lines intersect at the corners of the development site abutting the public area or separated from the area by a right-of-way, and extending those lines across the public area perpendicular to the development site.*

Response: 900 Intracoastal ed shadow on the Intracoastal Waterway is 30%. As such, 900 Intracoastal will not cast a shadow on the Intracoastal Waterway in excess of 50%.

- c. *That the intent and spirit of the dimensional regulations, of the applicable district concerning yards as relating to air, light and shadow is maintained.*

Response: 900 Intracoastal achieves the intent of the RMH-60 provisions as it pertains to setbacks by providing a building design that reduces the canyon effect that is otherwise created by lower, bulkier buildings. Rather 900 Intracoastal proposes a taller slender building which results in substantial separation between 900 Intracoastal and adjacent buildings to the north and south. This design will allow for a substantial amount of light and air to flow between buildings and maintain views to the Intracoastal Waterway. Additionally, the slender configuration of the building reduces the potential impact of shadows on the intracoastal Waterway.

5. *Definitions. For the purpose of this subsection:*
 - a. *Adjacent properties. Shall mean buildings located on the same side of and fronting the same right-of-way as the proposed development and within a six-hundred-foot distance on one (1) side or three hundred-foot distance on both sides of the proposed development.*
 - b. *Continuity. Shall mean that the same setback or feature exists on adjacent properties to an extent which furthers a sense of order and harmony along the street front.*

Section 9: Sec. 47-25.3, Neighborhood Compatibility.

- A. *The neighborhood compatibility requirements are as follows:*
 1. *Adequacy requirements. See Sec. 47-25.2.*

Response: See Section 10 of this narrative.

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

Response: DNRP license is not required.

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

Response: Understood. DNRP license is not required.

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

Response: Understood. DNRP license is not required.

3. *Design and performance standards.*
 - a. *Lighting. No lighting shall be directed from a use which is subject to the requirements*

of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside restaurants shall be visible from any abutting residential property.

Response: 900 Intracoastal does not propose installing lighting that will illuminate visibly from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

Response: 900 Intracoastal will not cause illumination in excess of one footcandle on any abutting residential properties.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

Response: Understood, this is a residential development and all parking will be within an expertly screened garage.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: Understood. The parking garage for 900 Intracoastal is screened with perforated aluminum and complies with 47-20.14.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building³ facing the residential property shall be constructed to compliment a residential restaurant and shall include the following:

Response: Not applicable – 900 Intracoastal is a residential building.

³ *Building:* A roofed and walled restaurant that is completely enclosed, except as otherwise provided in the ULDR, the use of which demands a permanent location on the land. Sec. 47-35, Definitions.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Complies.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: Any proposed rooftop mechanical equipment is designed pursuant to this section and will be adequately screened so the equipment is not visible from the abutting residential uses.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous⁴ to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

Response: Not applicable – 900 Intracoastal is a residential building.

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

Response: Not applicable – 900 Intracoastal is a residential building.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

- a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as*

⁴ *Contiguous:* Contiguous shall be abutting or separated by no more than a twenty (20) foot wide right-of-way. Sec. 47-35, Definitions.

needed to reduce or eliminate development generated traffic on neighborhood streets. generated traffic on neighborhood streets.

Response: The Property is compatible with and preserves the character and integrity of the adjacent neighborhood for the following reasons:

- 1) 900 Intracoastal is located in an area that is designated for high density (60 du/ac) multifamily residential development and allows for taller high-rise buildings, up to 300' in height. 900 Intracoastal proposes to develop the site with 44 dwelling units at a maximum height of 292'9", which is consistent with these land use and zoning standards.
- 2) This adjacent area along the Intracoastal Waterway contains high-rise multifamily buildings, ranging in height between 23 stories, 21 stories and 16 stories.

By proposing a tower design that is tall and slender, 900 Intracoastal can yield a much greater separation between the proposed tower and the adjacent existing multifamily buildings to the north and south of the property than could otherwise be achieved if the building design was shorter and bulkier in size.

- 3) The tower portion of the building is 97'3" from the existing building to the north (Aquablu) and 120' from the existing residential multifamily to the north and 120' from the existing multifamily building to the south (Sunrise Tower).

This proposed orientation of the building on the site allows for much greater vistas to the Intracoastal Waterway and provides for ample light and air to flow between 900 Intracoastal and these adjacent existing buildings.

- 4) The site design also proposes the placement of a recreational pool deck along the waterway, similar to other pool deck features of existing development located along the waterway, thus preserving the character of the waterway frontage for recreational use.
- 5) The main entrance to the building is proposed from the street frontage to the west and is away from the adjacent existing multifamily buildings to the north and south.
- 6) The extensive amount of site landscaping will serve as a visual enhancement from the street and from adjacent properties, thus enhancing the pedestrian experience.
- 7) The screening of the proposed parking serves to protect adjacent properties from lighting and glare impacts.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to

adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: As noted above, 900 Intracoastal as proposed is consistent with the City's Comprehensive Plan High Residential Future Land Use Designation. Additionally, 900 Intracoastal is consistent with the intent and purpose of the RMH-60 zoning district, which allows for high rise multifamily residential development at a maximum density of 60 du per net acre and at a maximum height of 300'. 900 Intracoastal proposes to develop the site for multifamily residential use with 44 dwelling units with a maximum height of 292'9", consistent with both the City's Comprehensive Plan and zoning regulations.

As also noted above, 900 Intracoastal has been designed to be compatible with, and preserve the character and integrity of the adjacent neighborhoods yielding much greater separation from existing buildings to the north and south, preserving views to the Intracoastal Waterway, and providing for ample flow of air and light between the proposed building and adjacent buildings.

Additionally, the taller and slender building design reduces the potential shadow on the Intracoastal Waterway that would otherwise be created by a shorter bulkier building. When compared to the existing buildings to the north and south of the Property, 900 Intracoastal produces less of a shadow on the Intracoastal Waterway, (30%) as compared to the Corinthian which creates a 63% shadow, the Aquablu which creates a 34% shadow and Sunrise Tower which creates a 43% shadow.

ii. Reserved.

iii. Reserved.

iv. All development that is located on land within the CBA zoning districts; N/A

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway; N/A

AND

All nonresidential development lying east of the Intracoastal Waterway. N/A

a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

- i. *Protect the investment of public funds in public corridor improvements.*
- ii. *Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.*
- iii. *The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.*

Response: The Property is not located within the Central Beach Area (CBA) zoning districts. Additionally, the Property is not located east of the Intracoastal Waterway. It is located west of the Intracoastal Waterway. As such, the Community Compatibility Criteria are not applicable to this application.

Section 10: Sec. 47-25.2, Adequacy Requirements.

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.

- A. *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: 900 Intracoastal is not anticipated to interfere with the city's communication network.

- B. *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 ½) inches of runoff from the impervious surface whichever is greater.*

Response: Application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

- C. *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: There are no environmentally sensitive lands on the Property.

D. *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: Applicant will work with the City's Public Works Department to confirm that adequate fire protection is available.

E. *Parks and open space.*

1. *The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.*
2. *No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.*

Response: Understood.

F. *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: 900 Intracoastal is designed to consider all the recommended CPTED principles and incorporate the appropriate improvements into the design.

G. *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 service provider, a similar written assurance will be required.*

Response: Watermains exist adjacent to the site. The Applicant received a capacity letter.

H. *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 900 Intracoastal ed service provider, a written assurance will be required.*
- 4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.*

Response: Sanitary Sewer mains exist adjacent to the development site. The Applicant requested the capacity letter and will provide once received from the City.

- I. 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: 900 Intracoastal is a residential development and will provide the School Capacity Determination as soon as it is received from the Broward County School Board.

J. *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: A private waste hauler will be contracted for 900 Intracoastal as is necessary.

- K. *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: 900 Intracoastal is designed with on-site storm water facilities. An application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

L. *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 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: See the traffic statement.

5. *Dedications 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: It is not anticipated that any additional right-of-way is required.

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: 900 Intracoastal provides sidewalks along the street frontage connecting with the building to the north.

7. *Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways 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: Acknowledged.

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: 900 Intracoastal is designed with lush and tropical landscaping including necessary flowering, palm, and street trees.

M. 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: Sanitary Sewer service will be provided by the City of Ft. Lauderdale. The Applicant requested the capacity letter and will provide once received from the City.

N. *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: A trash management plan will be provided.

O. *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: Neither the property nor the existing structures have been designated historic.

Q. *Hurricane evacuation. If a restaurant 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: 900 Intracoastal is not located east of the Intracoastal Waterway.