

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R14033
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	920 Intracoastal, Inc.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner. <i>Donald Gm</i>
Address, City, State, Zip	920 Intracoastal Drive Fort Lauderdale, FL 33304
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Stephen K. Tilbrook, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	401 E. Las Olas Blvd., Suite 1000, Fort Lauderdale, FL 33301
E-mail Address	Stephen.tilbrook@gray-robinson.com
Phone Number	(954) 713-7845
Letter of Consent Submitted	

Development / Project Name	AQUABLU Fort Lauderdale	
Development / Project Address	Existing: 920 Intracoastal Dr.	New: 920 Intracoastal Dr.
Legal Description	SEE ATTACHED	
Tax ID Folio Numbers (For all parcels in development)	504201PZ0010 - 504201PZ20160	
Request / Description of Project	Site Plan Level III. PBZ Approval.	
Applicable ULDR Sections	N/A	
Total Estimated Cost of Project	\$ 38,000,000 (Including land costs)	

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 121,075	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Same	
Proposed Land Use Designation	Same	
Current Zoning Designation	RMH-60	
Proposed Zoning Designation	Same	
Current Use of Property	Multi-family Residential	
Residential SF (and Type)	16 existing / 45 proposed	
Number of Residential Units	45	
Non-Residential SF (and Type)	N/A 70, 763 SF (Lobby, Amenities, Parking garage)	
Total Bldg. SF (include structured parking)	240,653 SF	
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	34,635 SF/0.79 Acres	
Lot Density	27,708 SF (80%)	15,029 SF (43.39%)
Lot Width	200	
Building Height (Feet / Levels)	150 Feet	227 FT/20 Stories
Structure Length		160 FT
Floor Area Ratio		6.6
Lot Coverage	80% (27,708 SF)	43.39% (15,029 SF)
Open Space		44.15% (15,292 SF)
Landscape Area		37.9% (13,157 SF)
Parking Spaces	2.1 per dwelling/4ADA	95 spaces/4 ADA

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front []	1/2 HEIGHT OF BLDG (113.5 ft.)	Landscape benches 6.6 FT / Podium Min 25 FT / Tower 39 FT
Side []	1/2 HEIGHT OF BLDG (113.5 ft.)	20 FT/37'-3" Tower
Side []	1/2 HEIGHT OF BLDG (113.5 ft.)	20 FT/39' Tower
Rear []	1/2 HEIGHT OF BLDG (113.5 ft.)	20 FT/33' Tower

Exhibit 4

14-1318

PZB_SitePlanApp

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Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name Donald Andrews

Signature Donald Andrews

Date 8/1/14

Staff Intake Review

For Urban Design & Planning staff use only:

Date _____

Received By _____

Tech. Specs Reviewed By _____

Case No. _____