



SITE PLAN APPLICATION

Rev: 3 | Revision Date: 10/01/2020 | I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC) SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Site Plan Level II	\$4,500.00
<input checked="" type="checkbox"/> Site Plan Level II in Regional Activity Center	\$5,600.00
<input type="checkbox"/> Site Plan Level III	\$6,200.00
<input type="checkbox"/> Site Plan Level III in Regional Activity Center	\$7,300.00
<input type="checkbox"/> Site Plan Level IV	\$6,000.00
<input type="checkbox"/> Site Plan Level IV in Regional Activity Center	\$7,500.00
<input type="checkbox"/> Planned Development District (PDD)	\$15,500.00
<input type="checkbox"/> Planned Unit Development (PUD)	\$15,500.00

In addition to the site plan fees listed above additional fees for the additional staff time it takes to perform those reviews

<input type="checkbox"/> Parking Reduction	\$1,150.00
<input type="checkbox"/> Flex Rezoning Site Plan	\$ 650.00

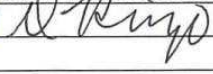
NOTES: Optional 15-minute time slots are available to applicants for scheduling signatures on completed Development Review Committee plans during Development Review Committee meetings. Appointments are subject to availability. To make an appointment, please call 954-828-6520 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's [Unified Land Development Regulations \(ULDR\)](#). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoningqgis>.


A. DEPARTMENT INFORMATION:

Case Number		Submittal Date		Intake By	
Civic Association				City Commission District	

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	The Benjamin Companies	Signature	
Address, City, State, Zip	377 Oak Street, Garden City, NY 11530		
Phone Number	(516) 745-0150	Email	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/>	Agent Authorization Consent	Submitted N/A

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

Agent's Name	FSMY Architect & Planners	Signature		Date: 2022.07.20 13:11:54-04'00"
Address, City, State, Zip	888 S. Andrews Avenue, Suite 300, Fort lauderdale, Florida 33316			
Phone Number	954.764.6575	Email	jbailey@fsmyearch.com	

D. DEVELOPMENT INFORMATION

Project Name	The Benjamin		
Project Address	777 SE 3rd Avenue, Fort lauderdale, Florida 33316		
Legal Description	"Lots 1 and 2...Lot 6, Block C...Lots 7 and 9, Block C...Lot 10, Block C..."See attached Survey and Site Plan for full text		
Tax ID Folio Numbers	504210280850, 504210280830, 504210280810, 504210280780, 504210280730, 504210280770, 504210280800, 504210280820, 504210280840		
Description of Project	542 multifamily residential units and 13,764 square feet of commercialuses in a 30-story building		
Total Estimated Cost of Project	\$ (Including land costs)	Site Adjacent to Waterway	No

E. PROPERTY USE INFORMATION

	Existing	Proposed
Land Use Designation	Downtown Regional Activity Center	Downtown Regional Activity Center
Zoning Designation	RAC-CC	RAC-CC
Use of Property	Commercial	Residential / Commercial
Number of Residential Units	0	542
Non-Residential Square Feet	34,322 SF	13,764 SF
Building Square Feet (include structured parking)	34,322 SF	1,170,112 SF

F. DIMENSIONAL REQUIREMENTS

	Required Per ULDR	Proposed
Lot Size (Square Feet / Acreage)	None / None	106,400 SF / 2.443
Lot Density (Units/Acres)	None	222
Lot Width	None	241'-10"
Building Height (Feet / Floors)	Feet nor / 30 Floors	Feet 341/ 30 Floors
Structure Length	300	346'-2"
Floor Area Ratio (F.A.R.)	None	10.45
Lot Coverage	None	71%
Vehicular Use Area	None	1727 SF
Parking Spaces	706 (1.2 Per dwelling unit)	801

Setbacks (indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front [South]	35' TO ROAD CENTERLINE	35' TO ROAD CENTERLINE
Side [West]	35' TO ROAD CENTERLINE	35' TO ROAD CENTERLINE
Side [East]	50' TO ROAD CENTERLINE	50' TO ROAD CENTERLINE
Rear [North]	35' TO ROAD CENTERLINE	35' TO ROAD CENTERLINE

Required Documentation / Submittal Checklist

Updated: 10/01/2020

One (1) copy of the following documents:

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

Additional documentation required for specific projects

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

The following number of Plans:

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

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

Plan sets should include the following:

- ☒ **PLANS** "A" thru "J" with all elements as listed under Technical Specifications.

A. Cover Sheet	F. Building Elevations
B. Survey	G. Additional Renderings
C. Site Plan	H. Landscape Plan
D. Details	I. Photometric Diagram
E. Floor Plans	J. Conceptual Civil Plan

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

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

The Benjamin ULDR Narrative

July 21, 2022

City of Fort Lauderdale
Urban Design and Planning
700 NW 19th Avenue
Fort Lauderdale, Florida 33311
954.828.6520

Contents:

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- Section 4: Sec. 47-13.10 Permitted uses**
- Section 5: Sec. 47-13.20 Downtown RAC Review Process and Special Requirements**
- Section 6: Sec. 47-13.21 Dimensional Regulations: RAC-CC District**
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- Section 8: Sec. 47-25.2 Adequacy Requirements**
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- Section 10: Sec. 47-25.3 Neighborhood Compatibility**

Section 1: Description

The Benjamin is a new proposed multi-family project located on the west side of SE 3rd Avenue between SE 7th Street and SE 8th Street. The 30 story building proposes 542 units consisting of studios, 1 bedroom, 2 bedroom, and 3 bedroom apartments as well as ground level commercial space. Parking is housed within the 6 level podium and is completely screened. Loading and trash is also internally placed within the ground level. High-headroom ground level covered parking is also provided which allows for convenient commercial parking, leasing office parking as well as temporary parking for ride share, deliveries and postal personnel.

The project sits within the RAC-CC Zoning district and is in the Near Downtown Character area just across the street to the south of the Downtown Core Character area. The design complies with all of the Downtown Masterplan Guidelines including but not limited to a Shoulder Height of 7 levels max, Tower Step backs of 15 feet, Tower Floorplates of just under 12,500 SF, Tower Height of 30 stories and Tower Separation of 30'. The Street Section complies with the Local Streets Guidelines and does not sit within a Transition Zone.

The project addresses the urban fabric through scale, façade articulation and skyline drama. Starting at the ground level, the commercial space has been placed at the sidewalk level at the corner with flood proofing to provide a better pedestrian connection. Shade trees and on street parking continue the pattern established by the newer projects to the north and west.

The scale and frontage of the podium has been designed to compliment the scale of the adjacent multi-family projects to the north, by matching their heights and by breaking down the scale of the lower façade. This has been accomplished through the use of glazing, accessible balconies and both vertical and horizontal elements. Careful incorporation of lighting at night will activate the face and provide a soft ambient atmosphere.

The 8th level amenities distinguishes the towers from the base and will consist of primarily glass to help visually separate the tower portion from the base, while design elements from the tower and base have been carefully choreographed to compliment each other and to tie the composition together.

The two towers have been heavily articulated with folding elements to draw your eye skyward while the faces of the towers have been modulated with either a fine textured field of open balconies on all the facades. The folding elements also honestly reflect the internal program by marking the corners with wrap around balconies. These serve to not only add interest to the massing but also to break down the tower's scale.

The rooftop mechanical screening has been completely integrated into the tower design and the alternating folded elements punctuates the sky with a dramatic internally lighted feature. All of these elements contribute to the successful integration of the project into its context.

Section 2: Comprehensive Plan Compliance

The Benjamin is consistent with the goals, permitted uses and development intensity set forth in the RAC land use designation which is indented to encourage quality development and give definition to the urban form.

Section 3: Sec. 47-13.2.1, Intent and Purpose of RAC-CC district

Sec. 47-13.2.1. Intent and purpose of each district.

- A. Downtown Regional Activity Center (RAC). This land use designation applies to the geographic area containing a mixture of large-scale business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources (airport, port, rail and bus terminal). The purpose is to foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the city. The various RAC districts are described below.
 1. RAC-CC City Center District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged. In order to ensure that development along the boundaries of the RAC-CC district will be compatible with adjacent zoning districts, properties abutting the edges of the RAC-CC district will be subject to regulations that provide a transition from the very intense and dense uses found within the central urban core.

The Benjamin has been designed to meet the intent and purpose of the RAC-CC zoning district. The Benjamin proposes a mix of residential units that will integrate into the surrounding residential neighborhood. Further, The Benjamin proposes ground floor

commercial use in a pedestrian friendly atmosphere with seamless interaction of the downtown urban environment.

Section 4: Sec. 47-13.10, Permitted uses in the RAC-CC District

Pursuant to Sec. 47-13.10 of the ULDR, residential uses are permitted. The ground level is a commercial shell space where future retail, office and restaurant uses are permitted uses.

Section 5: Sec. 47-13.20 – Downtown RAC

- A. Applicability: The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.

The proposed multifamily dwelling and retail uses are Permitted Uses in the RAC-CC District.

- B. Downtown Master Plan Standards. Development within the Downtown Regional Activity Center shall be required to meet the following minimum standards, as specified by the geographical boundaries of the character area in which the development or redevelopment proposal is located:

The Benjamin has been designed to meet the intent and purpose of the Downtown Master Plan Standards.

- C. Downtown Character Areas. In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium stepback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:
1. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. It is characterized by intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:

The Benjamin has been designed to meet the intent and purpose of the Near Downtown Character Area. The Benjamin proposes a mix of residential units that will integrate into the surrounding residential neighborhood. Further, The Benjamin proposes ground floor commercial use in a pedestrian friendly atmosphere with seamless interaction of the downtown urban environment.

- E. Open Space Regulations. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered

arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five percent (25%) of the required open space shall be in pervious landscape area. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for purposes of this requirement, may be provided through open planting beds, porous paving systems, sand-set pavers, or any combination thereof.

The total amount of open space required shall be calculated based on the size and density of the development, as follows:

The Benjamin has been designed to meet the required open space. See Site Plan

2. Open space general. For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC-CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way may be applied if approved by the agency with jurisdiction over the subject right-of-way. For development sites of 1.5 acres or less, up to seventy-five (75) percent credit may be applied towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way if approved by the agency with jurisdiction over the subject right-of-way.

- H. RAC Streetscape Design. All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.

Development shall meet the following streetscape design requirements:

The Benjamin has been designed to meet the intent and purpose of the RAC Streetscape Design. The proposed project has incorporated design elements that align with the adjacent developments to the north and west.

Section 6: Sec. 47-13.21, Dimensional Requirements RAC-CC District

See site Data Table in Site Plan. The Benjamin complies with the dimensional requirements of the RAC-CC zoning district and the Downtown Master Plan.

Section 7: Sec. 47-21.11, Landscape Requirements

The landscaping proposed meets the intent of the code by placing street trees within the right of way on all adjoining streets. All species used are the designated tree for that particular street. Along SE 3rd Ave., SE 2nd Ave., SE 7th St., and SE 8th St., we are proposing Live Oaks with Date Palms at the corners, the recommended street trees. Tree spacing meets the required maximum for trees.

Section 8: Sec. 47-25.2, Adequacy Requirements

- A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Applicant understands this requirement. The adequacy requirements stated in ULDR Section 47-25.2 are applicable to The Benjamin and will be subject to requirement based on the evaluation of the demand it will place on public services and facilities.

- B. Communications network. Buildings and developments 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.

Applicant understands this requirement. The proposed The Benjamin project will not adversely affect the City's communication network.

- C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Applicant understands this requirement. The storm water management facilities implemented into The Benjamin will meet the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface (whichever is greater).

- D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

c. Broward County Ordinance No. 84-60.

1. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

The Benjamin project is not located on environmentally sensitive lands.

- E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

The Benjamin project will be designed to ensure that fire protection service shall be adequate to protect occupants and property in the proposed The Benjamin project. Specifically, adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

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

Applicant understands this requirement. The proposed The Benjamin project meets the required open space criteria for the RAC-CC District.

- G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Police protection services will be adequate to protect people and property in the proposed The Benjamin project. The Benjamin project will include adequate CCTV and security controls and monitoring, and natural surveillance to protect the building's residents, employees and visitors.

- H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The

existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

The Property is platted. Adequate potable water service systems will be designed to meet the needs of the proposed The Benjamin project, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations.

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.

The Property is platted.

- 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.

The Property is platted.

- c. Where the county is the projected service provider, a similar written assurance will be required.

The Property is platted.

- I. Sanitary sewer.
 1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

The Property is platted. The Applicant will provide adequate sanitary sewer systems to meet the needs of the proposed The Benjamin project, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations. Septic tanks will not be utilized on the Property.

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.

The Property is platted.

3. Where the county is the projected service provider, a written assurance will be required.

The Property is platted.

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.

The Property is platted.

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

Applicant will obtain a student generation letter from the Broward County School Board.

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

The Applicant will procure adequate solid waste collection facilities and services in connection with the proposed The Benjamin project and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

- L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

The Applicant will provide adequate storm water facilities and systems so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm

water facilities and systems in accordance with the Florida Building Code, City engineering standards and other accepted applicable engineering standards.

M. Transportation facilities.

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

This Property is platted. The Applicant will mitigate The Benjamin project's transportation impacts through payment of its Transit Oriented Concurrency assessment fee. The funds, in combination with those from other planned developments and other Broward County funds, will be used to implement the County's 5-year County Transit Program.

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

This Property is platted.

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.

Applicant understands this requirement. The local streets providing access to The Benjamin have adequate capacity and provide safe and efficient access to The Benjamin.

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 trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Traftech Engineering (Joaquin Vargas) has been retained to provide the traffic analysis. A methodology meeting will be scheduled with the City.

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

So noted.

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.

The Benjamin will provide sidewalks, pedestrian crossings and other pedestrian-friendly facilities, to encourage safe and adequate pedestrian movement on-site and along roadway frontages.

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

So noted. The Benjamin is not located on a primary arterial street.

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.

So noted.

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 developments 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.

Trees have been provided in accordance with the above requirement. See the landscape plans included in the application documents.

N. Wastewater.

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

Applicant understands this requirement. The Applicant will provide adequate wastewater services for the needs of the proposed The Benjamin project, including 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.

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

The Applicant will ensure that all trash collection is appropriately provided for.

P. Historic and archaeological resources.

1. If a development 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.

The site has not been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do the same.

- Q. Hurricane evacuation. If a development or site is located east of the River, 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.

Not applicable, the Property is not located east of the Intracoastal waterway.

Section 9: Sec. 47-13.20.B.4.b.3 Downtown Master Plan Design Guideline Compliance

See site plan

Section 10: Sec. 47-27.3 Neighborhood Compatibility

2. SMOKE, ODOR, EMISSIONS OF PARTICULATE MATTER AND NOISE

The Applicant will obtain all necessary documentation from either the Broward County Environmental Protection Department, or a certified engineer licensed to do business in the State of Florida, which demonstrates that The Benjamin 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 an environmental permit for such facility is not required.

3. DESIGN AND PERFORMANCE STANDARDS

a. Lighting

No lighting will be directed in a manner so as to illuminate abutting properties.

Any glare produced by The Benjamin project will be conducted so that direct or indirect illumination of light will not cause illumination in excess of one (1) foot-candle on any adjacent properties.

The site plan does not present any adverse effects from automobile headlights. All garage levels will be enclosed with a solid wall and screened with a decorative metal mesh.

Any and all landscape lighting provided to be low voltage lighting (See landscape plans).

Lighting will comply with all code requirements including lighting in the garage.

b. Control of appearance.

i. Architectural features.

1. The Benjamin includes significant architectural design elements including:

- a. Glazed wall and windows.**
- b. Color and material banding**
- c. Decorative wood cladding**
- d. Uniform cornice height**
- e. Awnings**

2. The architectural design of the building includes building mass and color changes, projection and recession, multiple roof lines, and architectural featured elements that are continuous around the building.

ii. Loading facilities.

Loading and service facilities of The Benjamin project are located on SE 8th Street.

iii. Screening of rooftop mechanical equipment.

All rooftop mechanical equipment is screened and designed as a component of the overall architectural design.

c. Setback regulations.

The Benjamin complies with the setback regulations for the Property.

d. Buffer yard requirements.

The Benjamin meets buffer yard requirements of the Zoning District.

e. Neighborhood Compatibility and Preservation.

i. **The proposed mix of uses are permitted uses for the Regional Activity Center – City Center (RAC-CC) District.**

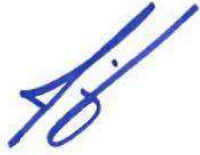
In keeping with the Neighborhood Compatibility Requirements, the design of The Benjamin will be compatible with, enhance and reinforce the character and integrity of the existing and adjacent neighborhood, by mitigating adverse impacts such as noise, odors, shadow, scale, visual nuisances, and other similar adverse effects to adjacent properties.

The Benjamin is designed, and the building is oriented to minimize traffic and other related impacts on the surrounding properties. The proposed building is consistent with the zoning regulations and Downtown Master Plan.

The parking garage is designed to be an integral part of the proposed building architecture, minimizing its impact on adjacent properties, and is wrapped with decorative architectural treatment that creates an artistic statement during the day and night.

All setbacks and proposed building height on the property will conform to the requirements in the ULDR for RAC-CC District as discussed herein.

Cordially yours,



Josh Bailey NCARB, RA, LEED GA
Partner/Director of Operations