



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)			
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			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Proposed Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
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 <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended Item
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
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	
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <i>(Provide Date)</i>	
Expiration Date <i>(Permit Submittal Deadline)</i>	Requested Deferral Date	60 Days from Meeting <i>(Provide Date)</i>	
Expiration Date <i>(Permit Issuance Deadline)</i>	Previous Deferrals Granted	Appeal Request	
Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing	
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>		De Novo Hearing Due to City Commission Call-Up	



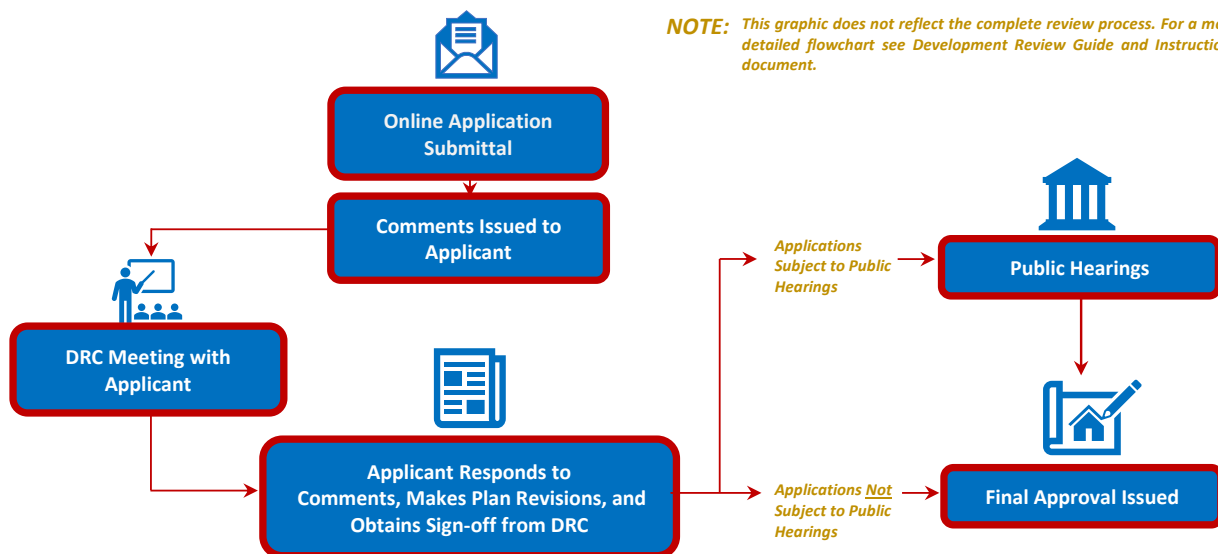
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

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

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

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.



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 4
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



Narrative

Site Plan Level I Amendment to DRC Case No.: PLN-SITE-19120002

Contents:

- Section 1: Description of Amendment
- Section 2: Amendment to Approved Site Plan ULDR Section 47-24.2.A.5.b
- Section 3: Adequacy Requirements ULDR Section 47-25.2

Section 1: Description of Amendment

550 NE 9th Owner LLC c/o AIMCO Investment Company, LLC, (the "Applicant") respectfully submits this administrative amendment application pursuant to the approved Case No.: PLN-SITE-19120002 (the "Project") in the City of Fort Lauderdale ("City"). As approved, the Project consists of 22 residential units; 192 hotel rooms; 1,290 square-foot café; and a 3,480 square-foot restaurant. This Site Plan Level I application seeks a use change to convert 192 hotel rooms to multi-family residential units while keeping the approved building; café and restaurant.

Section 2: Amendment to Approved Site Plan - ULDR Section 47-24.2.A.5.b

This Site Plan Level I application is submitted pursuant to ULDR Section 47-24.2.A.5.b.i which allows the Applicant to amend the previously approved site plan and pursuant to ULDR Section 47-13.20.D.7 which provides that a development application approved on or before November 5, 2020, may be amended and modified through the regulations in effect at the time the approved application was originally submitted.

The change of use application complies with the regulations in effect at the time of its original approval including streetscape design, tower form, and no minimum unit size.

Sec. 47-24.2. - Site plan development permit.

- A. Site plan level I, level II, level III and level IV.
- 5. Amendments to site plan.
 - a. If the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.
 - b. Administrative approval of amendments to site plan level III or IV.
 - i. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director without further review or approval by such body as follows:
 - a) Any modification to reduce floor area or height of a proposed or existing building.
 - b) Any modification to allow the alteration of the interior of an existing building which does not alter the external appearance of the building.
 - c) Any modification to allow minor cosmetic alteration of the external facade of an existing building, including new or renovated signage, awnings and architectural detailing, provided that the overall architectural character is not changed.
 - d) Any modification increasing yards, setbacks or both, provided that the zoning district does not have a "build to" requirement. If the removal of any portion of a structure results in an increase in yard or setback, the original architectural and site character must be maintained and the department may impose conditions of approval to ensure this requirement is met.

- ii. Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:
- a) Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.
 - b) Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.
- iii. More than one (1) modification of an approved development plan as described in i. or ii. above may be approved by the director without review and approval by the planning and zoning board or city commission, provided that the total modifications do not exceed the maximum permitted as provided therein.
- iv. Notice of application for modification as provided in subsection ii. shall be provided by the applicant to the presidents of homeowner associations and presidents of condominium associations, or both, representing property within three hundred (300) feet of the applicant's property. Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the city clerk.
- c. Other amendments. If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.

The Applicant is proposing an interior use change to the Project, with no changes to the approved building including floor area or height. Lifts were added in the garage to provide required parking. The Applicant is converting the approved 192 hotel rooms to 192 dwelling units within the same approved building.

Section 3: Adequacy Requirements – ULDR Section 47-25.2

- 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.

The Applicant understands this requirement. The adequacy requirements stated in ULDR Section 47-25.2 are applicable to the Project were evaluated for the demand 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.

The Applicant understands this requirement. As approved, the 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.

The Applicant understands this requirement. As approved, the stormwater management facilities implemented into the Project 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 (2¹/₂) 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.

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

The 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 Project is designed to ensure that fire protection service shall be adequate to protect occupants and property. Specifically, the approved plans provide for adequate water supply, fire hydrants, fire apparatus and facilities 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.*

The Applicant understands this requirement. The Project is within the RAC-CC District is exempt from open space requirements.

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 are adequate to protect people and property. The 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 were designed to meet the needs of the proposed 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.
- d. *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 has provided adequate sanitary sewer systems to meet the needs of the proposed 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.*

The Applicant shall satisfy this mitigation requirement.

- 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 has procured adequate solid waste collection facilities and services in connection with the Project and provided 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 has provided adequate stormwater facilities and systems 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.

M. *Transportation facilities.*

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

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

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

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

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.

An updated impact statement is submitted with this application.

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.*

As approved, the Project will provide sidewalks 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 Project is designed to line the primary 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.

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 standard.

The Applicant will provide adequate wastewater services for the needs of the 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.

- A. 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.

B. 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 Property 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.

- C. 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.

RK Center - Mixed-Use Residences (Parcel II)

FORT LAUDERDALE, FLORIDA

A NEW PROPOSED DEVELOPMENT BY RK CENTERS

DEVELOPER
RK CENTERS
17100 COLLINS AVENUE, SUITE 225
SUNNY ISLES BEACH, FLORIDA 33316
TELEPHONE: 305.949.4110

ARCHITECT
FSMY ARCHITECTS & PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.764.6575

CIVIL ENGINEER
KEITH
2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

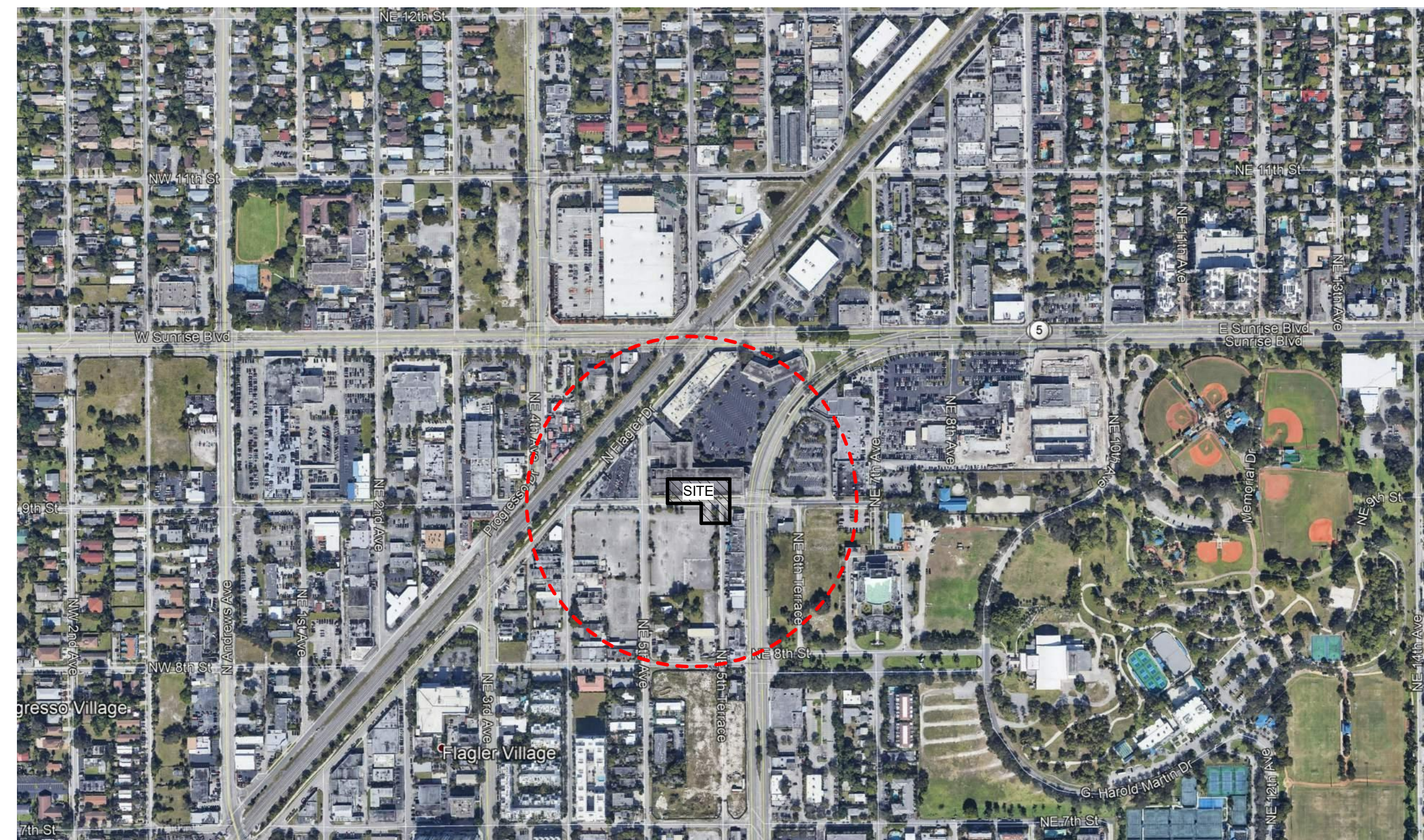
LANDSCAPE ARCHITECT
KEITH
2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

LAND USE ATTORNEY
CRUSH LAW, P.A.
400 SOUTH EAST 12TH STREET, BUILDING C
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.522.2010

TRAFFIC ENGINEER
KEITH
2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400



DESIGNED JY	DRAWN JY/LH	CHECKED JY
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AERIAL CIRCLE DENOTES 700 FOOT RADIUS

PARCEL 2

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
AS-000	COVER SHEET
AS-000.1	SURVEY
AS-000.2	LAND USE/ ZONING MAPS
AS-000.3	PLAT
AS-000.4	PLAT
AS-101	SITE PLAN
AS-101.2	CONTEXT PLAN
AS-102.1	3D VIEWS
AS-102.2	3D VIEWS
AS-102.3	3D VIEWS
AS-102.4	3D VIEWS
AS-102.5	PERSPECTIVE VIEW
AS-111	GROUND FLOOR PLAN
AS-112	LEVEL-02 - GARAGE
AS-113	LEVELS 03-04 - GARAGE
AS-114	LEVEL 05 - GARAGE
AS-114.1	Level 05.5 - GARAGE
AS-115	LEVEL-06 - AMENITY DECK
AS-116	LEVELS 07-14 TYP RESIDENTIAL LEVEL
AS-116.1	LEVELS 15-16 TYP RESIDENTIAL LEVEL
AS-117	ROOF PLAN
AS-201	EXTERIOR ELEVATION
AS-202	EXTERIOR ELEVATION
AS-203	EXTERIOR ELEVATION
AS-204	EXTERIOR ELEVATION
AS-205	MATERIAL REFERENCE IMAGES
AS-206	DETAILS
AS-301	GROUND FLOOR PHOTOMETRICS
AS-302	SECOND FLOOR PHOTOMETRICS
AS-303	TYPICAL FLOOR PHOTOMETRICS
AS-910	EXISTING SITE PHOTOS

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
LC-100	ILLUSTRATIVE SITE PLAN
LC-101	ILLUSTRATIVE ROOF PLAN
LC-102	PERSPECTIVE VIEW
LD-201	TREE DISPOSITION PLAN
LH-201	HARDSCAPE PLAN
LL-201	LANDSCAPE LIGHTING PLAN
LP-001	LANDSCAPE NOTES
LP-201	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
LI-501	IRRIGATION NOTES & DETAILS
GI-001	LEGEND
GI-002	CONSTRUCTIVE SPECIFICATIONS
GI-003	GENERAL NOTES
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CD-101	DEMOLITION PLAN
CP-101	PAVING, GRADING & DRAINAGE PLAN
CP-301	PAVING, GRADING & DRAINAGE SECTIONS
CP-501 TO 503	PAVING, GRADING & DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501 TO 502	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKINGS & SIGNAGE PLAN
CM-501 TO 502	PAVEMENT MARKINGS & SIGNAGE DETAILS

4	Admin Review 1	08.01.22
1	Revision 1	Date 1

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER
RESIDENCES
(PARCEL II)**

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304

DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING
DEVELOPMENT REVIEW COMMITTEE SITE PLAN-ADMIN REVIEW

COVER SHEET

SITE PLAN APPROVAL

AS-000

3/23/2023 3:18:04 PM

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Lots 45, 46, 47 and 48, in Block 253 of PROGRESSO, a subdivision according to the plat thereof recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, said lands lying and being in Broward County, Florida.

SITE PLAN DATA

A. LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-UV
C. SITE AREA	40,515 S.F. (.93 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. HOTEL DEVELOPMENT	0 TOTAL HOTEL ROOMS
F. RESIDENTIAL DEVELOPMENT DWELLING UNIT BREAK DOWN AND TYPE	6 UNITS 2 BEDROOMS 1 BEDROOM 208 UNITS
TOTAL	214 RESIDENTIAL UNITS
G. NON-RESIDENTIAL FLOOR AREA	3,480 S.F. - RESTAURANT/OUTDOOR DINING - CAFE/OUTDOOR SEATING 1,290 S.F.

H. PARKING DATA REQUIRED	
RESTAURANT/OUTDOOR DINING:	34.8 PARKING SPACES
CAFE/OUTDOOR SEATING:	12.9 PARKING SPACES
RESIDENTIAL UNITS:	256.8 PARKING SPACES
TOTAL PARKING REQUIRED	305 PARKING SPACES REQUIRED

PROVIDED	
LEVEL 01	0 PARKING SPACES
LEVEL 02	49 PARKING SPACES
LEVEL 03	79 PARKING SPACES
LEVEL 04	80 PARKING SPACES
LEVEL 05	87 PARKING SPACES
LEVEL 05.5	25 PARKING SPACES
TOTAL PARKING PROVIDED	320 PARKING SPACES PROVIDED (INCLUDES 2 HANDICAPPED SPACES)

LONG-TERM BICYCLE STORAGE	
208 RESIDENTIAL 1-BED UNITS X 0.5 =	104 BICYCLES
6 RESIDENTIAL 2-BED UNITS X 1.0 =	6 BICYCLES
RESTAURANT/CAFE (4,770 SF) =	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
RESIDENTIAL OFFICE (<10,000SF) =	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
TOTAL	114 BICYCLES

SHORT-TERM BICYCLE STORAGE: SEE LANDSCAPE DRAWINGS

I. BUILDING FOOTPRINT COVERAGE:	
ALLOWED: 90% OF 40,515 S.F.	PROVIDED: 33,615 S.F. / 83%

J. BUILDING HEIGHT	168'-6"
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K. TOWER FLOORPLATE	PREFERRED	PROVIDED
	12,500 S.F.	12,500 S.F.

L. STRUCTURE LENGTH	240'-1"
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M. NUMBER OF STORIES	ALLOWED	PROVIDED
	30 STORIES	16.5 STORIES

N. SETBACKS FROM STREET CENTERLINE (MASTERPLAN DESIGN GUIDELINES)	REQUIRED	PROVIDED
NORTH (NE 9TH ST)	15'-0"	15'-0"
EAST (NE 5TH AVE)	15'-0"	15'-0"
SOUTH	0'-0"	0'-0"
WEST (NE 5TH AVE)	15'-0"	15'-0"

O. OPEN SPACE	
LEVEL 01 (GRADE)	6,900 SF
LEVEL 06 (AMENITY LEVEL)	18,510 SF
TOTAL	25,410 S.F.

P. VEHICULAR USE AREA	SEE LANDSCAPE DRAWINGS
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Q. LANDSCAPE AREA	SEE LANDSCAPE DRAWINGS
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R. LOADING DATA REQUIRED	
RESTAURANT <4000 SF:	N/A
MULTIFAMILY RESIDENTIAL:	N/A
PROVIDED	
TYPE I LOADING ZONE	1

POLICE

ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED. ENTRY DOORS SHALL BE SOLID, IMPACT-RESISTANT, OR METAL.

RESIDENTIAL UNIT ENTRY DOORS SHALL BE EQUIPPED WITH A QUALITY SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE 180-DEGREE PEEP HOLE OR VIEWPORT FOR SECURITY.

GARAGE DOORS SHALL BE IMPACT RESISTANT.

GLAZING SHALL BE IMPACT RESISTANT.

RESIDENTIAL UNITS SHALL BE PRE-WIRED FOR AN ALARM SYSTEM.

SLIDING GLASS DOORS SHALL BE EQUIPPED WITH BURGLARY DETERRENT FEATURES SUCH AS TRACK BLOCKS, DOOR PINS, OR DEADBOLTS. THE DOORS SHALL ALSO PROVIDE FEATURES TO PREVENT THE DOORS FROM BEING LIFTED OFF THE TRACK.

THERE SHALL BE CHILD PROOF SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN ACCESS TO THE POOL.

THERE SHALL BE EASILY IDENTIFIABLE EMERGENCY COMMUNICATION DEVICES AVAILABLE AT THE POOL AREAS, COMMON AREAS, AND GARAGE.

ALL PROPERTY-ENCLOSING FENCES SHALL BE ACCESS CONTROLLED.

LIGHTING AND LANDSCAPING SHALL FOLLOW C.P.T.E.D. GUIDELINES.

STAIRWELLS EGRESS ONLY ON FIRST LEVEL

ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

ELEVATORS WILL BE ACCESS CONTROLLED.

5	Admin Review	02.08.23
	Engineering	
	Comments	
4	Admin Review 1	08.01.22
3	DRC Comments	03.29.2021
1	Revision 1	Date 1

REVISIONS

DATE:	12.13.19	COMM:	19023
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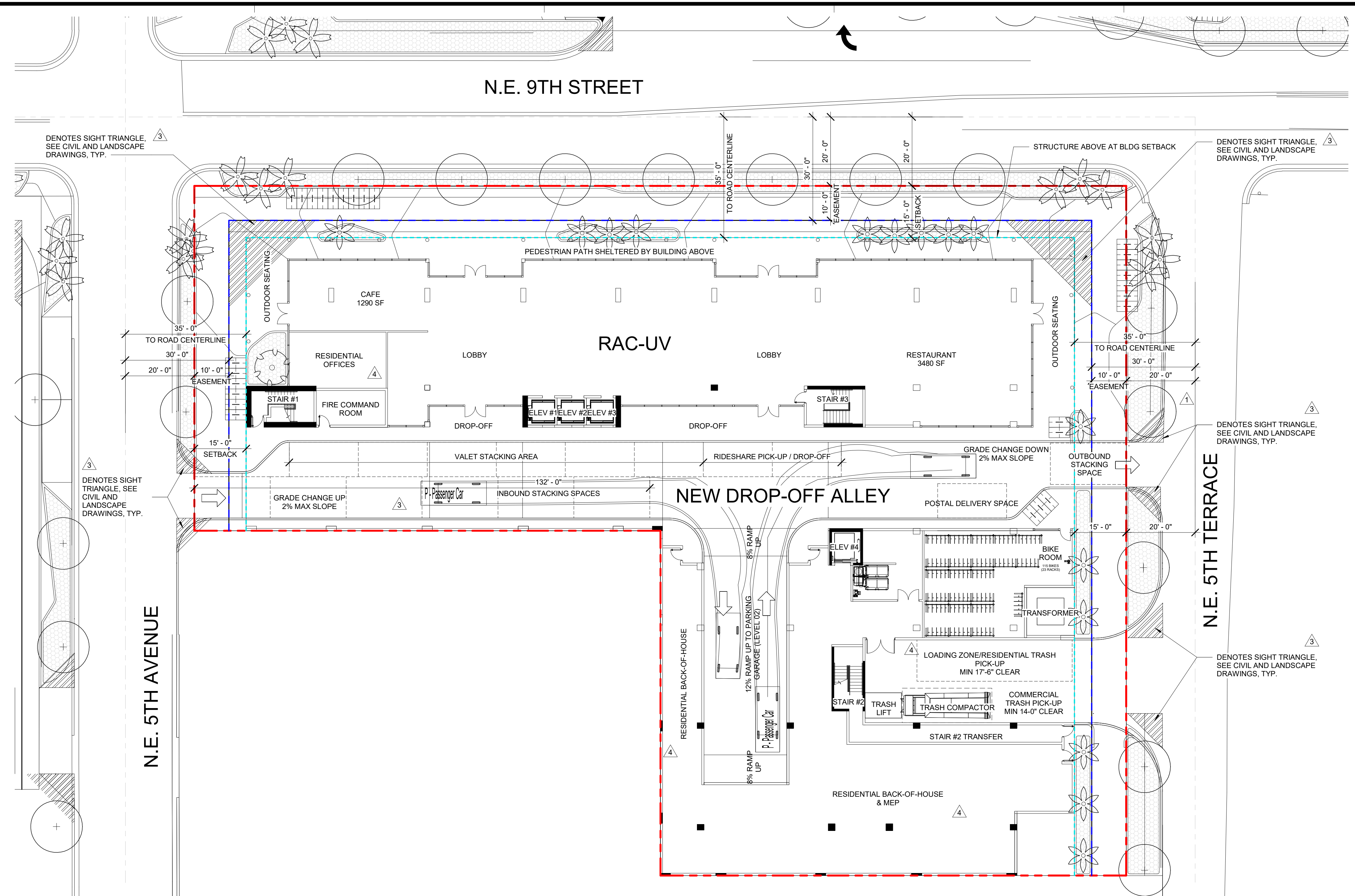
RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304

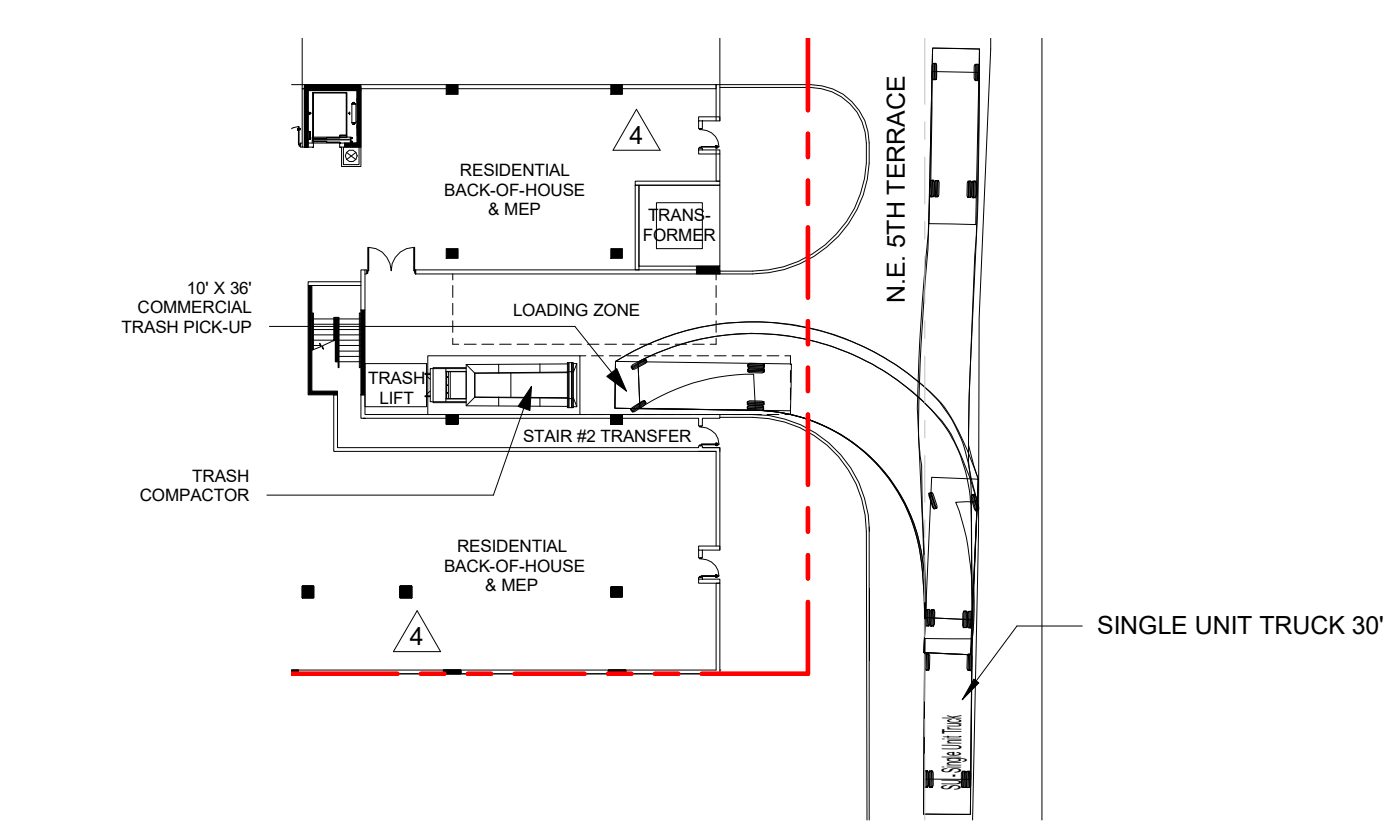
SITE PLAN

SITE PLAN APPROVAL

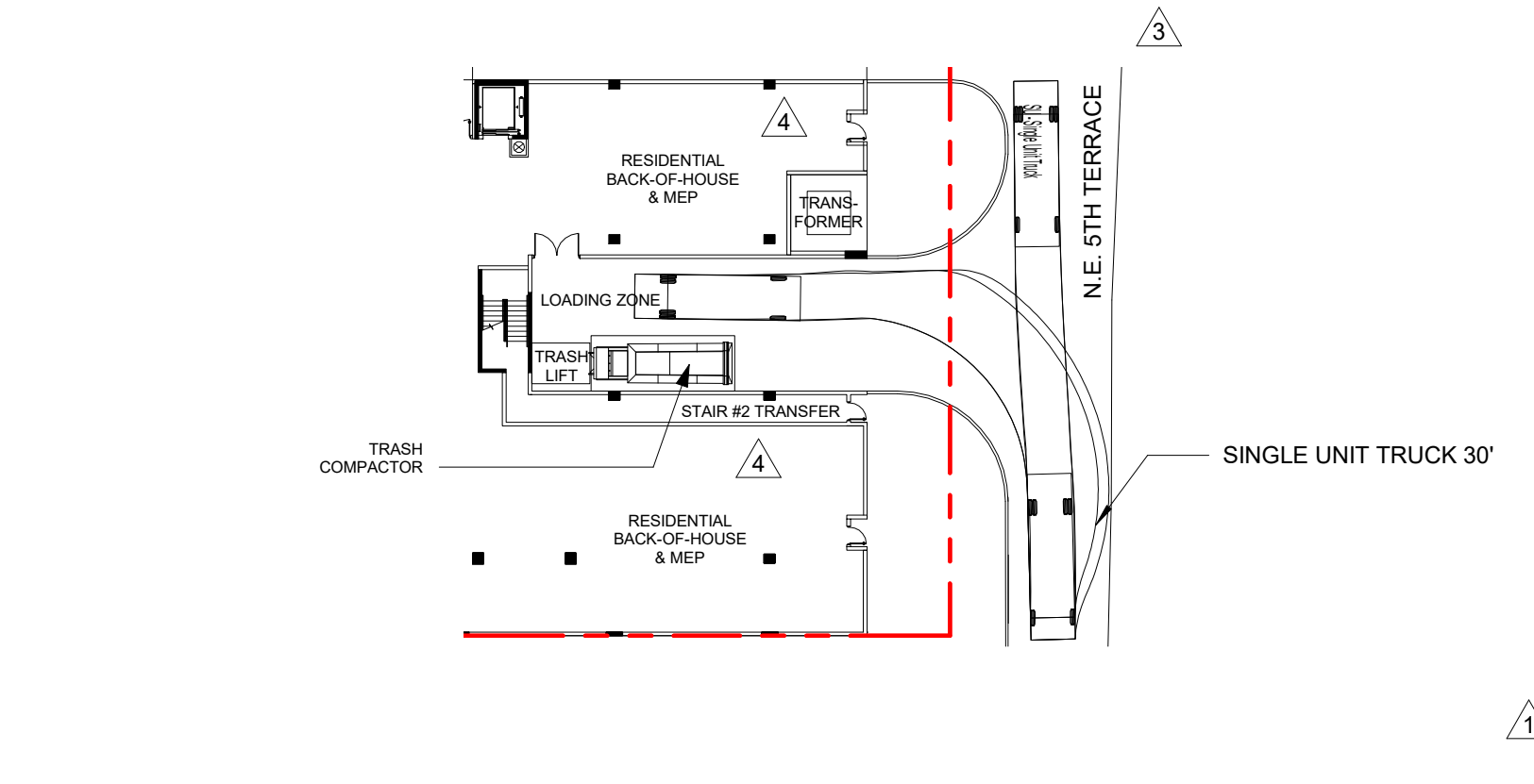
AS-101



1 SITE PLAN
AS-101
1/16" = 1'-0"



2 TRASH MANEUVERING CLEARANCE
AS-101
1/32" = 1'-0"



3 LOADING MANEUVERING CLEARANCE
AS-101
1/32" = 1'-0"

NOISE CONTROL

PROJECT SHALL COMPLY WITH CHAPTER 17 - NOISE CONTROL ORDINANCES OF THE CITY OF FORT LAUDERDALE, WITH SPECIFIC REGARD TO MECHANICAL NOISE BAFFLING.

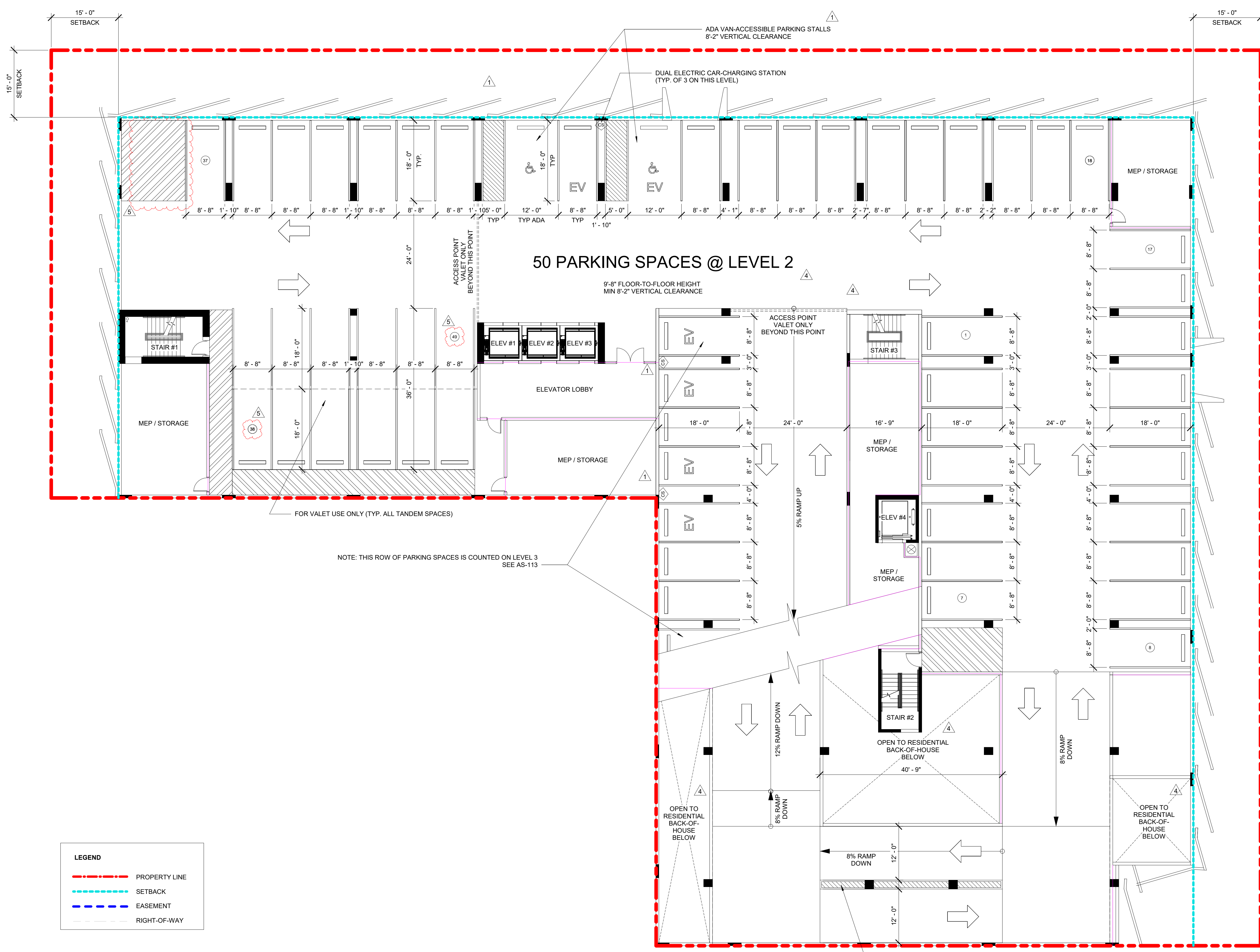
FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE

PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.

FIRE COMMAND CENTER SHALL BE DIRECTLY ACCESSIBLE FROM THE PUBLIC RIGHT-OF-WAY (NOT FROM AN INTERNAL ALLEY OR FROM UNDER OR WITHIN THE BUILDING). ROOM SHALL MEET MINIMUM REQUIRED DIMENSIONS AS STATED IN NFPA AND THE FLORIDA BUILDING CODE.

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY



5	Admin Review Engineering Comments	02.08.23
4	Admin Review 1	08.01.22
1	Revision 1	Date 1

REVISIONS

DATE:	COMM:
12.13.19	19023

**RK CENTER
RESIDENCES
(PARCEL II)**

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304

LEVEL-02 - GARAGE

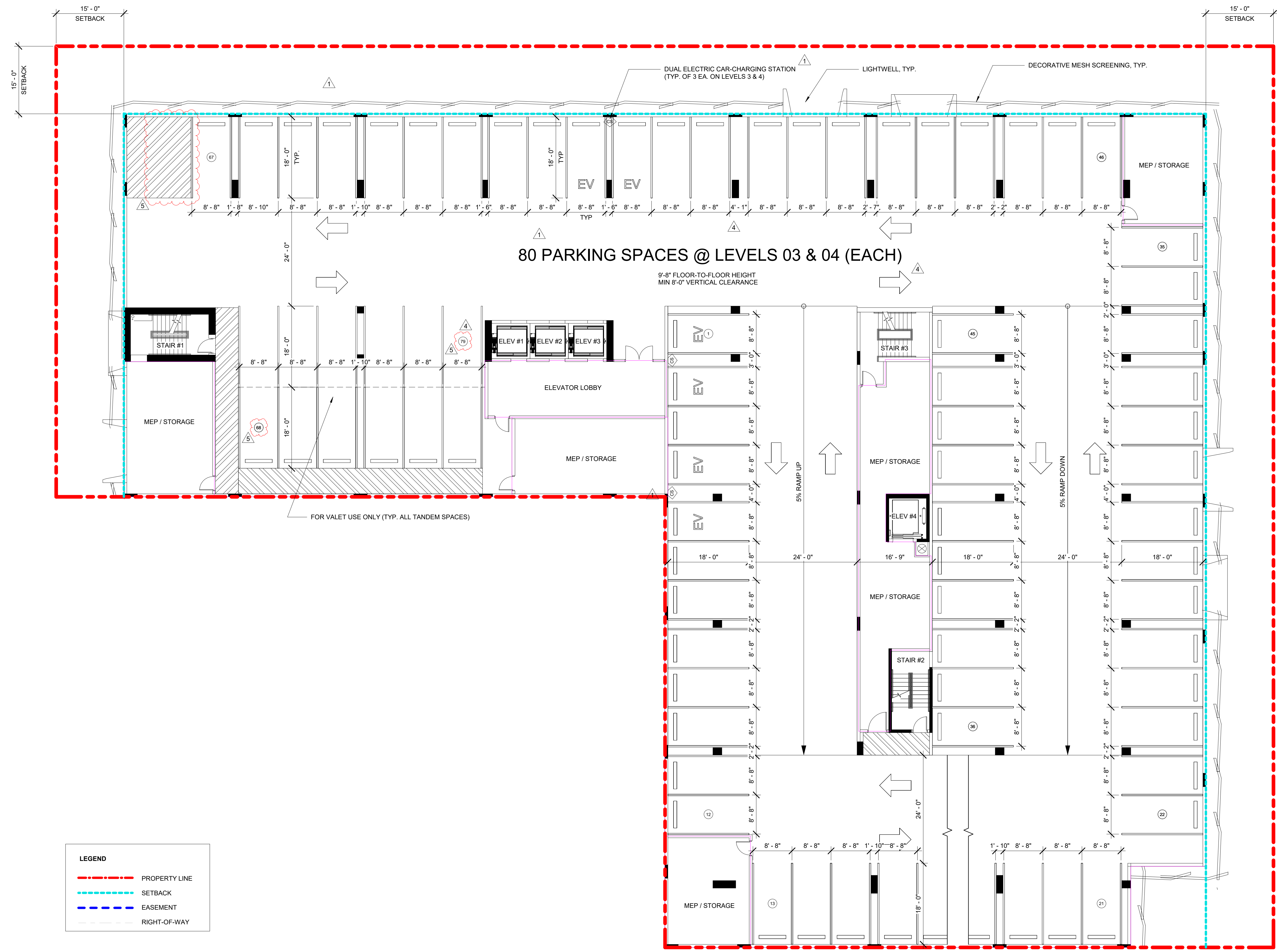
SITE PLAN APPROVAL

AS-112

1 Level 2
AS-112 3/32" = 1'-0"

2/6/2023 2:50:50 PM

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY



80 PARKING SPACES @ LEVELS 03 & 04 (EACH)

9'-8" FLOOR-TO-FLOOR HEIGHT
MIN 8'-0" VERTICAL CLEARANCE

LEGEND

- - - - -	PROPERTY LINE
- - - - -	SETBACK
- - - - -	EASEMENT
- - - - -	RIGHT-OF-WAY

1
AS-113
Level 3 & 4
3/32" = 1'-0"

5	Admin Review	02.08.23
	Engineering	
	Comments	
4	Admin Review 1	08.01.22
1	Revision 1	Date 1

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DATE:	COMM:
12.13.19	19023

**RK CENTER
RESIDENCES
(PARCEL II)**

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304

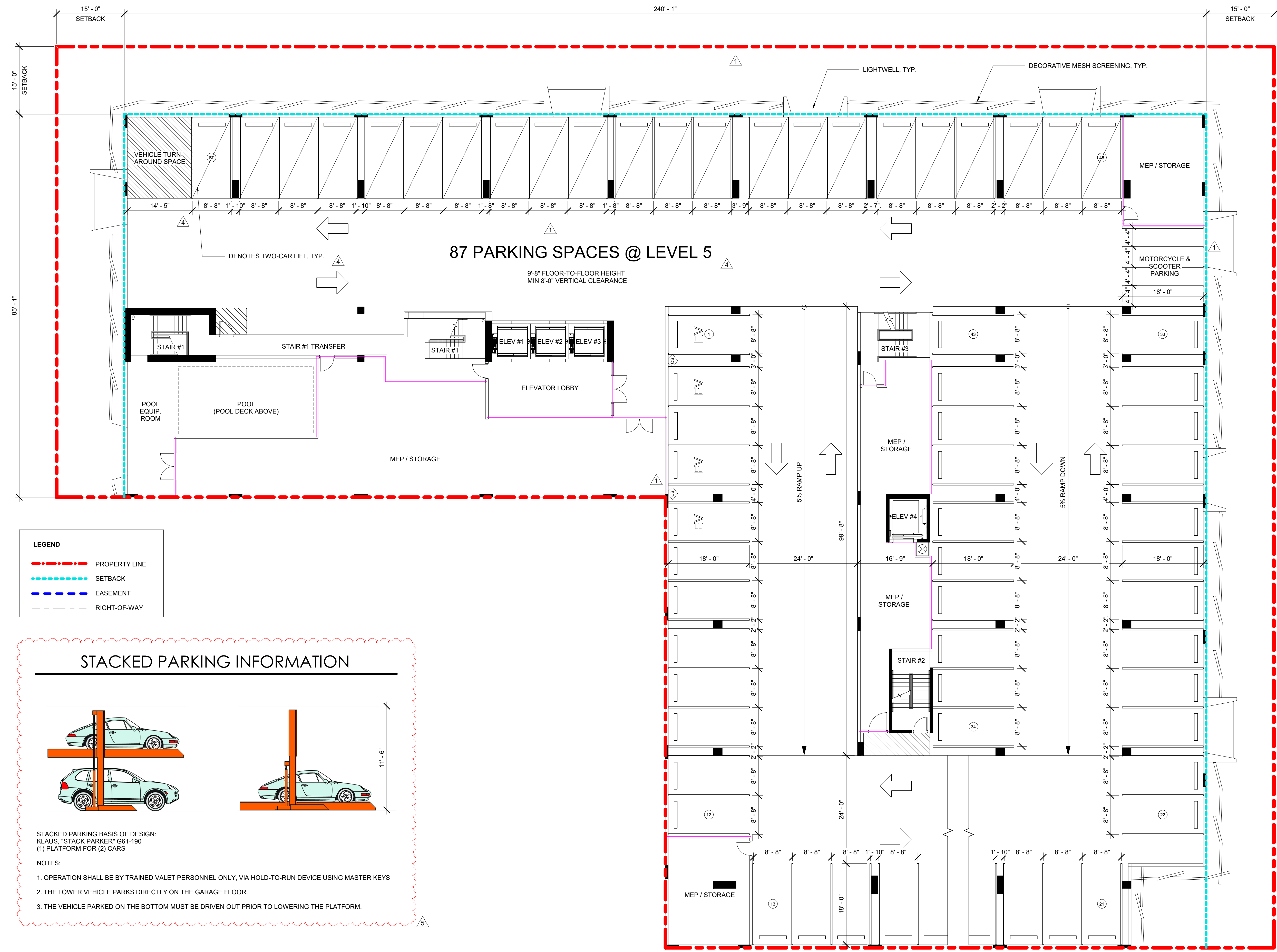
LEVELS 03-04 - GARAGE

SITE PLAN APPROVAL

AS-113

2/6/2023 2:52:19 PM

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY



LEGEND

	PROPERTY LINE
	SETBACK
	EASEMENT
	RIGHT-OF-WAY

STACKED PARKING INFORMATION

STACKED PARKING BASIS OF DESIGN:
KLAUS, "STACK PARKER" G61-190
(1) PLATFORM FOR (2) CARS

NOTES:

1. OPERATION SHALL BE BY TRAINED VALET PERSONNEL ONLY, VIA HOLD-TO-RUN DEVICE USING MASTER KEYS
2. THE LOWER VEHICLE PARKS DIRECTLY ON THE GARAGE FLOOR.
3. THE VEHICLE PARKED ON THE BOTTOM MUST BE DRIVEN OUT PRIOR TO LOWERING THE PLATFORM.

5	Admin Review Engineering Comments	02.08.23
4	Admin Review 1	08.01.22
1	Revision 1	Date 1

REVISIONS

DATE:	COMM:
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**RK CENTER
RESIDENCES
(PARCEL II)**

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304

LEVEL 05 - GARAGE

SITE PLAN APPROVAL

AS-114

1 AS-114 Level 5
3/32" = 1'-0"

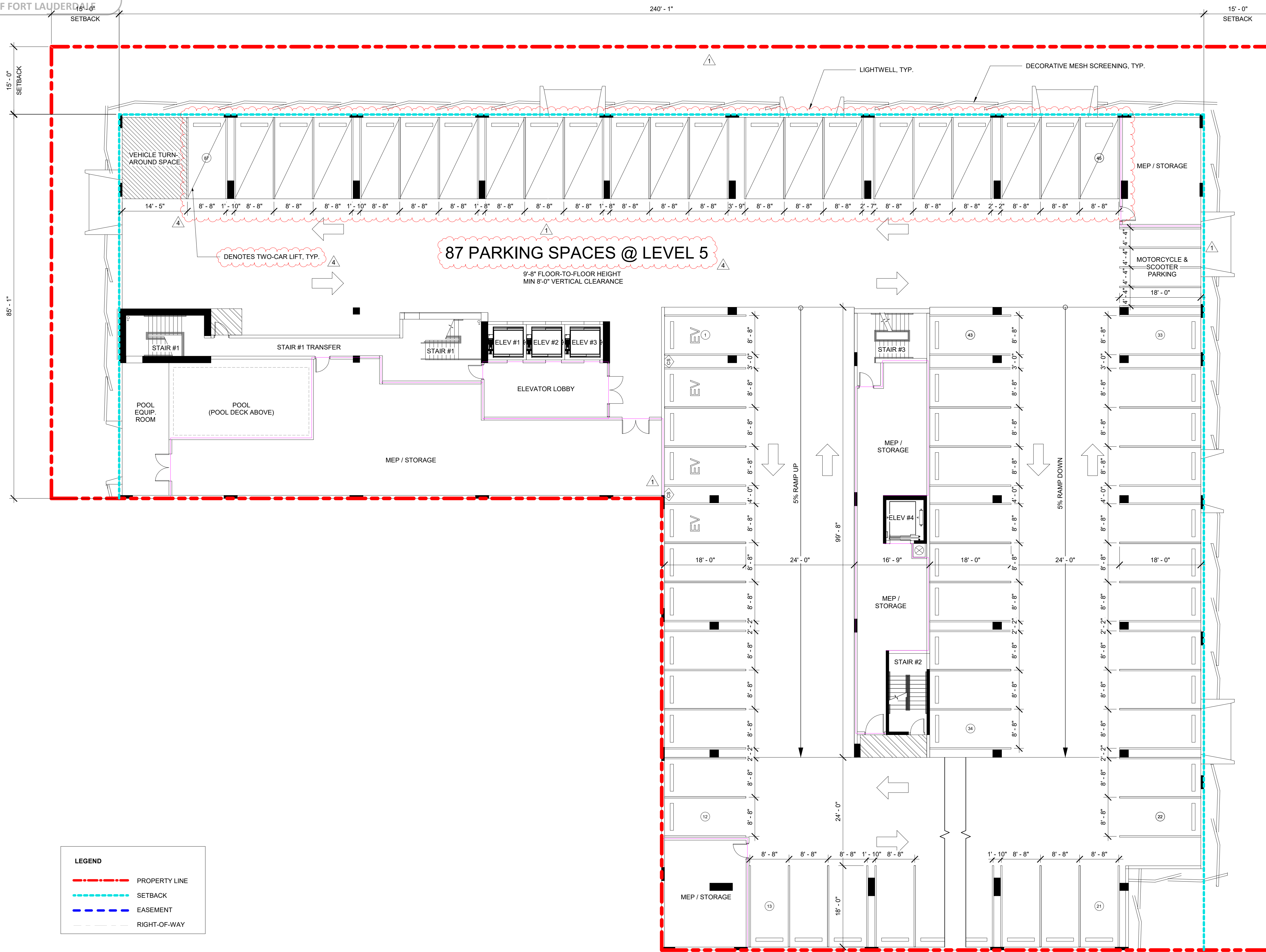
Changes: 1. Access gates added at ramp. 2. Mechanical car lifts added. 3. Parking count modified.

DESIGN AND PLANNING

WED 4/26/2023

CITY OF FORT LAUDERDALE

DESIGNED: JY
DRAWN: JY/LH
CHECKED: JY



87 PARKING SPACES @ LEVEL 5

LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- RIGHT-OF-WAY

1 AS-114
Level 5
3/32" = 1'-0"

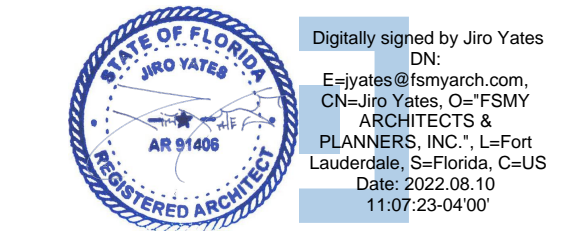
4 Admin Review 1 08.01.22
1 Revision 1 Date 1

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DATE: 12.13.19 COMM: 19023

RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304



LEVEL 05 - GARAGE

SITE PLAN APPROVAL

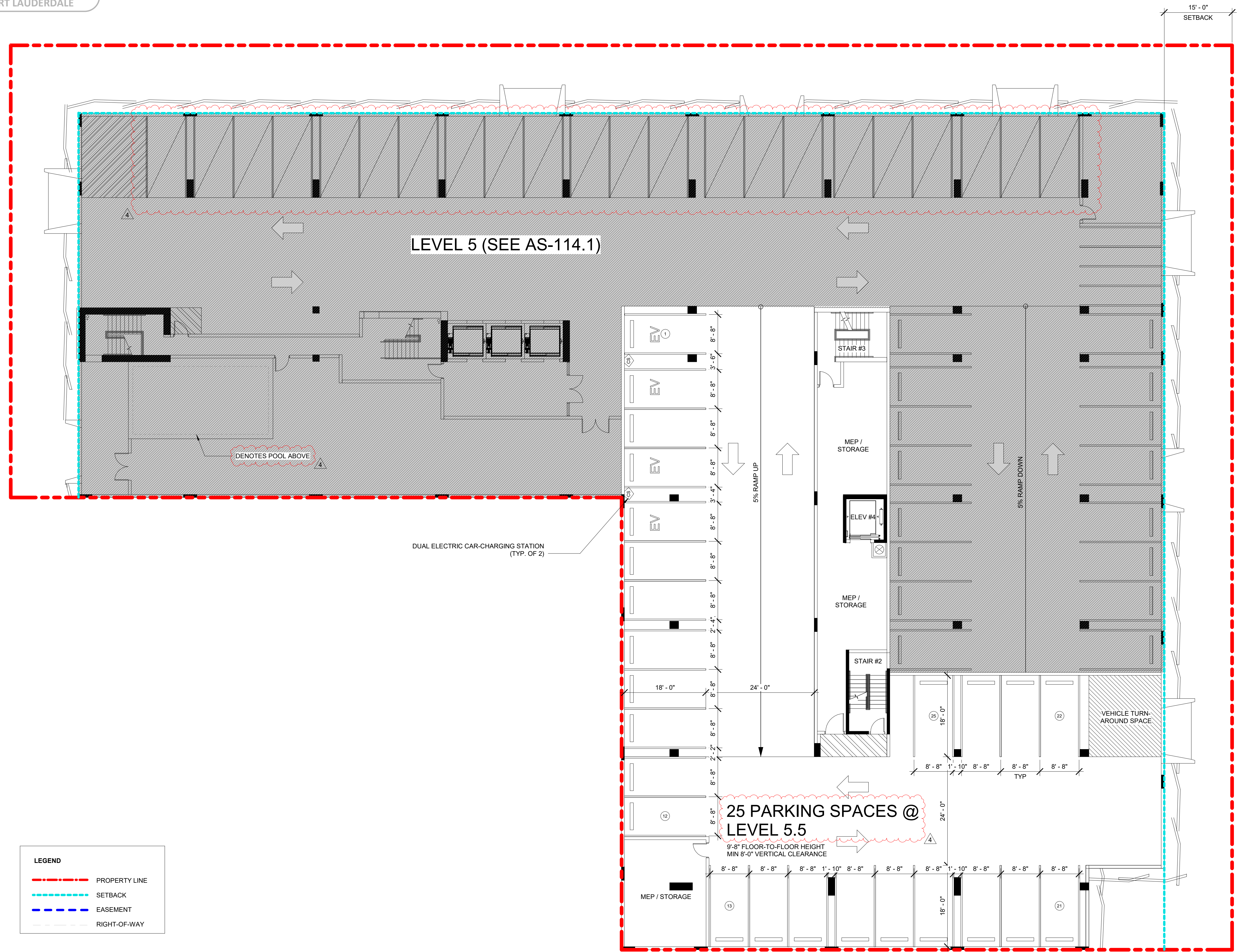
AS-114

8/2/2022 2:52:42 PM

Changes:1. Access gates added at ramp2.
Mechanical car lifts added to level below3.
Parking count modified

SUSTAINABLE DEVELOPMENT
LAND PLANNING
4/26/2023
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Resubmittal Set
CITY OF FORT LAUDERDALE

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker



LEGEND
 - - - - - PROPERTY LINE
 - - - - - SETBACK
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY

1 AS-114.1
3/32" = 1'-0"

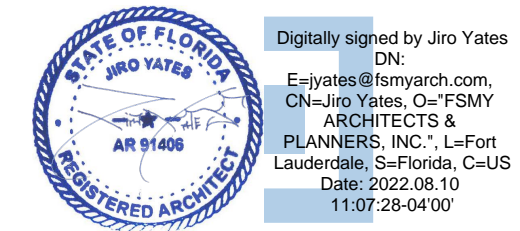
4 Admin Review 1 08.01.22
1 Revision 1 Date 1

REVISIONS

DATE:	COMM:
12.13.19	19023

RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304



Digitally signed by Jiro Yates
DN:
E:jyates@fsmyarch.com,
OU:Jiro Yates, O:FSMY
ARCHITECTS &
PLANNERS, INC., L=Fort
Lauderdale, S=Florida, C=US
Date: 2022.08.10
11:07:29-0400'

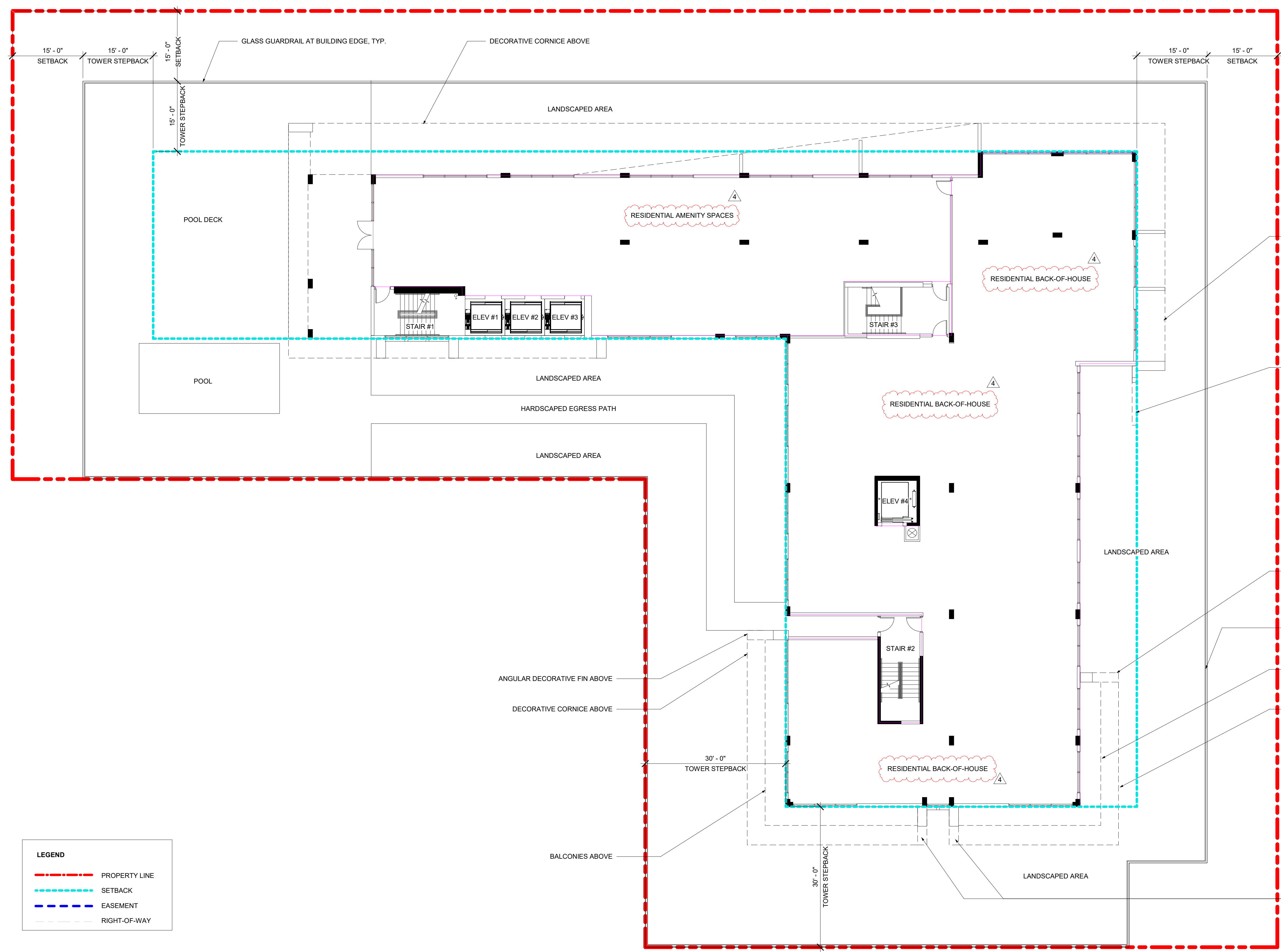
Level 05.5 - GARAGE

SITE PLAN APPROVAL

AS-114.1
NEW SHEET

8/27/2022 2:52:43 PM

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY



LEGEND

	PROPERTY LINE
	SETBACK
	EASEMENT
	RIGHT-OF-WAY

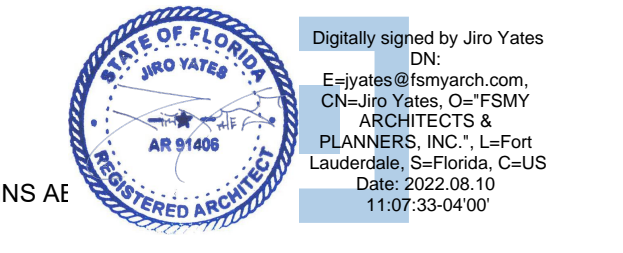
4 Admin Review 1 08.01.22

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DATE:	COMM:
12.13.19	19023

RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304



1 Level 6
AS-115 3/32" = 1'-0"

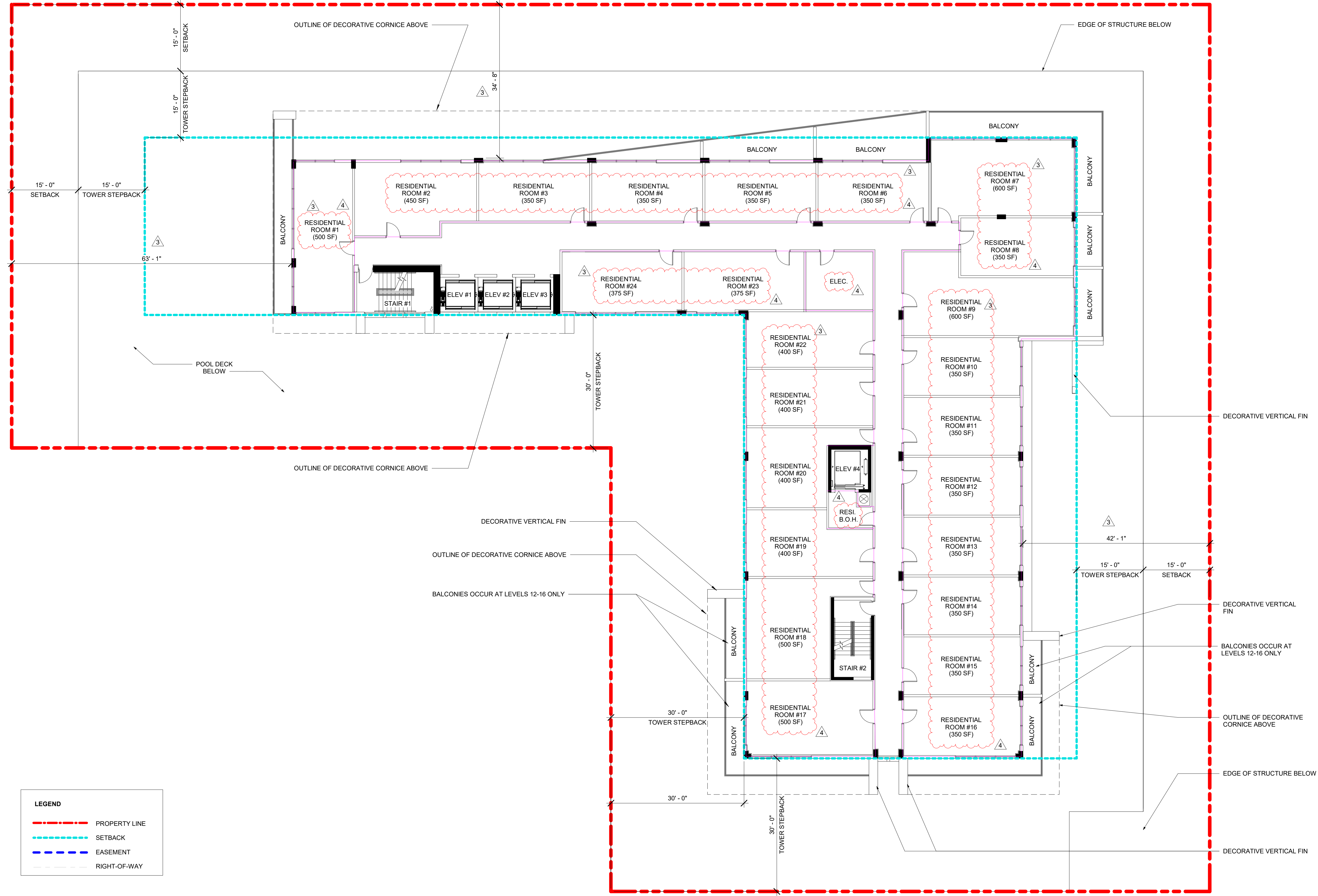
LEVEL-06 - AMENITY DECK
SITE PLAN APPROVAL

AS-115

Changes: 1. Hotel rooms converted to residential units. 2. Hotel BOH converted to residential BOH
 DEVELOPMENT PLANNING
 5/2023
 FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
 Resubmittal Set
 CITY OF FORT LAUDERDALE

FSM
 ARCHITECTS + PLANNERS
 888 SOUTH ANDREWS AVE., SUITE 300
 FORT LAUDERDALE, FLORIDA 33316
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 CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY



LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- RIGHT-OF-WAY

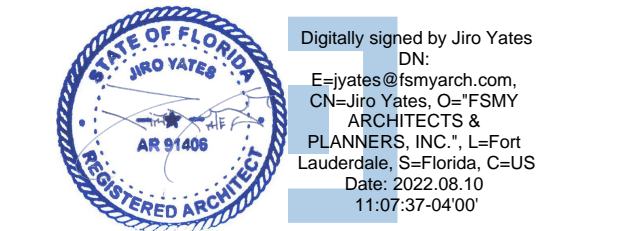
4	Admin Review 1	08.01.22
3	DRC Comments	03.29.2021

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DATE:	COMM:
12.13.19	19023

RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
 FORT LAUDERDALE, FL 33304



1 Levels 7-14
 AS-116 3/32" = 1'-0"

LEVELS 07-14 TYP RESIDENTIAL LEVEL
 SITE PLAN APPROVAL

AS-116