

CITY COMMISSION (CC)
General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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"/> Innovative Development (ID)	\$ 2,640.00
<input checked="" type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	R15013
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	OTO Development
Applicant / Agent's Name	Stephanie Toothaker, Tripp Scott
Development / Project Name	OTO Development / AC Mariotte
Development / Project Address	<u>Existing:</u> <u>New:</u>
Current Land Use Designation	C RAC
Proposed Land Use Designation	Same
Current Zoning Designation	ABA
Proposed Zoning Designation	Same
Specific Request	175 room 10-story hotel with yard modifications

The following number of Plans:

- ☒ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☒ Two (2) copy sets at 11" x 17"
- ☒ One (1) electronic version* of complete application and plans in PDF format to include only the following:

- ☐ Cover page
- ☐ Survey
- ☐ Site plan with data table
- ☐ Ground floor plan
- ☐ Parking garage plan
- ☐ Typical floor plan for multi-level structure
- ☐ Roof plan
- ☐ Building elevations
- ☐ Landscape plan
- ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
- ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. 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. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

D
C
B
A

SITE DATA TABLE:

PROJECT ADDRESS: 3029 ALHAMBRA STREET

LEGAL DESCRIPTION:

ALL OF LOTS 16 THROUGH 20, BLOCK 6, LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, ON PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; CONTAINING 31,250 SQUARE FEET MORE OR LESS.

EXISTING USE: RESIDENTIAL / MULTI-FAMILY
CURRENT LAND USE: RESIDENTIAL / MULTI-FAMILY
LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

ZONING DESIGNATION: ABA - A1A BEACHFRONT AREA

WATER/WASTEWATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE

UNIT TYPE: 175 HOTEL ROOMS

LINEAR FT. OF PROPOSED SIDEWALK: 350 L.F.

SITE AREA (NET): 31,250 S.F. (0.71 ACRES)
OPEN SPACE: 9,217 (29%)

GROSS FLOOR AREA: 123,990 S.F.
BUILDING FOOTPRINT: 11,015 S.F.
FLOOR AREA RATIO: 3.97
BUILDING HEIGHT: 107'-2" FEET (TOP OF ROOF) (10 STORIES)

STRUCTURE LENGTH
FIRST FLOOR: 153.7'
GARAGE LEVEL: 189.9'

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED	(BALCONY OVERHANG)
FRONT	20'	20'	13.8' (9TH FLOOR)
SIDE (EAST)	53'-7"	30'	25.6' (8TH FLOOR)
SIDE (WEST)	53'-7"	30'	25.9' (9TH FLOOR)
REAR	53'-7"	20'	18.1' (9TH FLOOR)

SITE AREA CALCULATIONS:

	SQUARE FEET	%
GROUND FLOOR FOOTPRINT	11,015	35%
UNCOVERED VUA	5,191	17%
SIDEWALK / CONCRETE	2,237	7%
LANDSCAPE / PERVIOUS	7,743	25%
COVERED AREA (PERVIOUS & IMPERVIOUS)	5,064	16%

TOTAL SITE AREA (NET): 31,250 100%

LANDSCAPE AREA CALCULATIONS:

VEHICLE USE AREA	5,191 S.F.	
VUA LANDSCAPE AREA	REQUIRED 1,038 S.F.	PROVIDED 2,287 S.F.
INTERIOR LANDSCAPE AREA	60 S.F.	255 S.F.

PARKING CALCULATIONS:

HOTEL
175 ROOMS @ 0.67 PER ROOM 117.25 SPACES

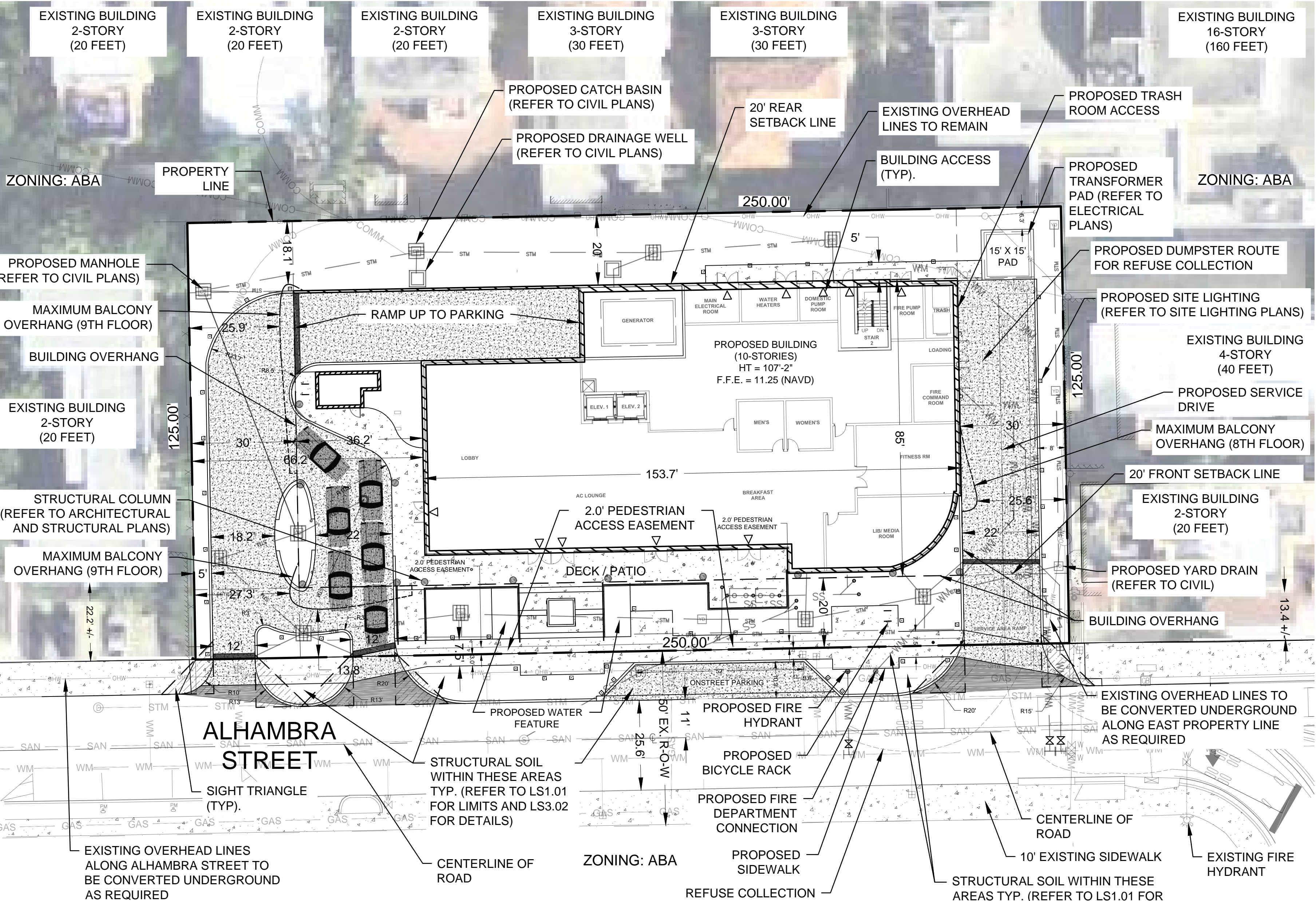
TOTAL NET PARKING REQUIRED 117.25 SPACES

TOTAL PARKING PROVIDED - VALET 117 SPACES

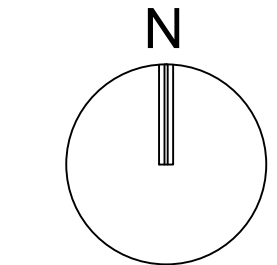
BIKE PARKING
8 TOTAL SPACES PROVIDED
4 COVERED SPACES
4 UNCOVERED SPACES

PLAN PURPOSE:

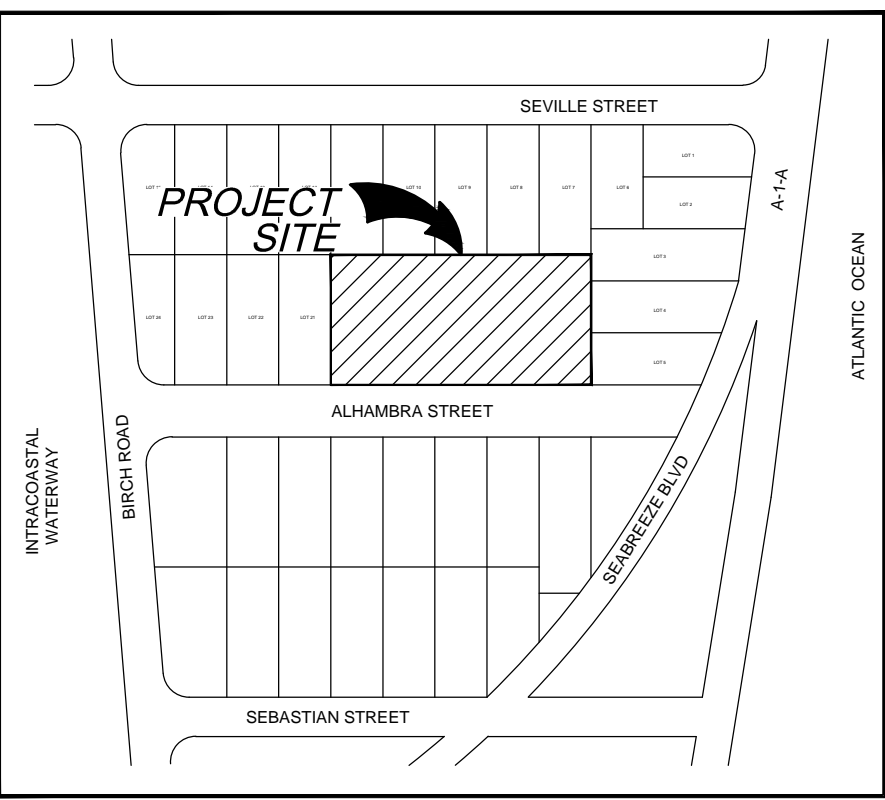
THE PROPOSED PROJECT INCLUDES THE REDEVELOPMENT OF THREE EXISTING PARCELS FOR A 123,990 S.F. HOTEL FACILITY. THE HOTEL WILL FEATURE 175 ROOMS AND ENCOMPASS 10 STORIES, TWO OF WHICH WILL BE A PARKING GARAGE.



PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



GRAPHIC SCALE
0 20 40
SCALE: 1"=20'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL.
VERIFY SCALE USING BAR SCALE ABOVE.



VICINITY MAP
(NOT TO SCALE)

DATE: JANUARY 29, 2016
SCALE: N.T.S.
DRAWN BY: J.G.
DESIGN BY: F.S.
CHECKED BY: J.T.

REVISION	DATE

JAMES A. THIEL, P.E.
FLORIDA REG. NO. 33256
(FOR THE FIRM)

KELTH ASSOCIATES INC.
CONSULTING ENGINEERS
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400 FAX (954) 788-3500
State of Florida Certificate of
Authorization Number - 7928

AC MARRIOTT
3029 ALHAMBRA STREET
SITE PLAN

CITY OF FORT LAUDERDALE BROWARD COUNTY

SHEET IDENTIFICATION
SP-1
SHEET

PROJECT NO. 09008.00

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Revision Schedule					
Rev	Date	By	Description		

SEAL

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Fort Lauderdale, FL 33311
TEL: 561.648.3000

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adam@gsastudios.com

GS4studios
experimentation in architecture

CLIENT

OTO DEVELOPMENT
100 Dunbar Street,
Suite 402
Spartanburg, SC
29306

PROJECT

AC HOTEL MARRIOTT FORT LAUDERDALE
3029 ALHAMBRA ST.
FORT LAUDERDALE, FL 33340

DRAWING NAME

**ARRIVAL PLAN-
LEVEL 01**

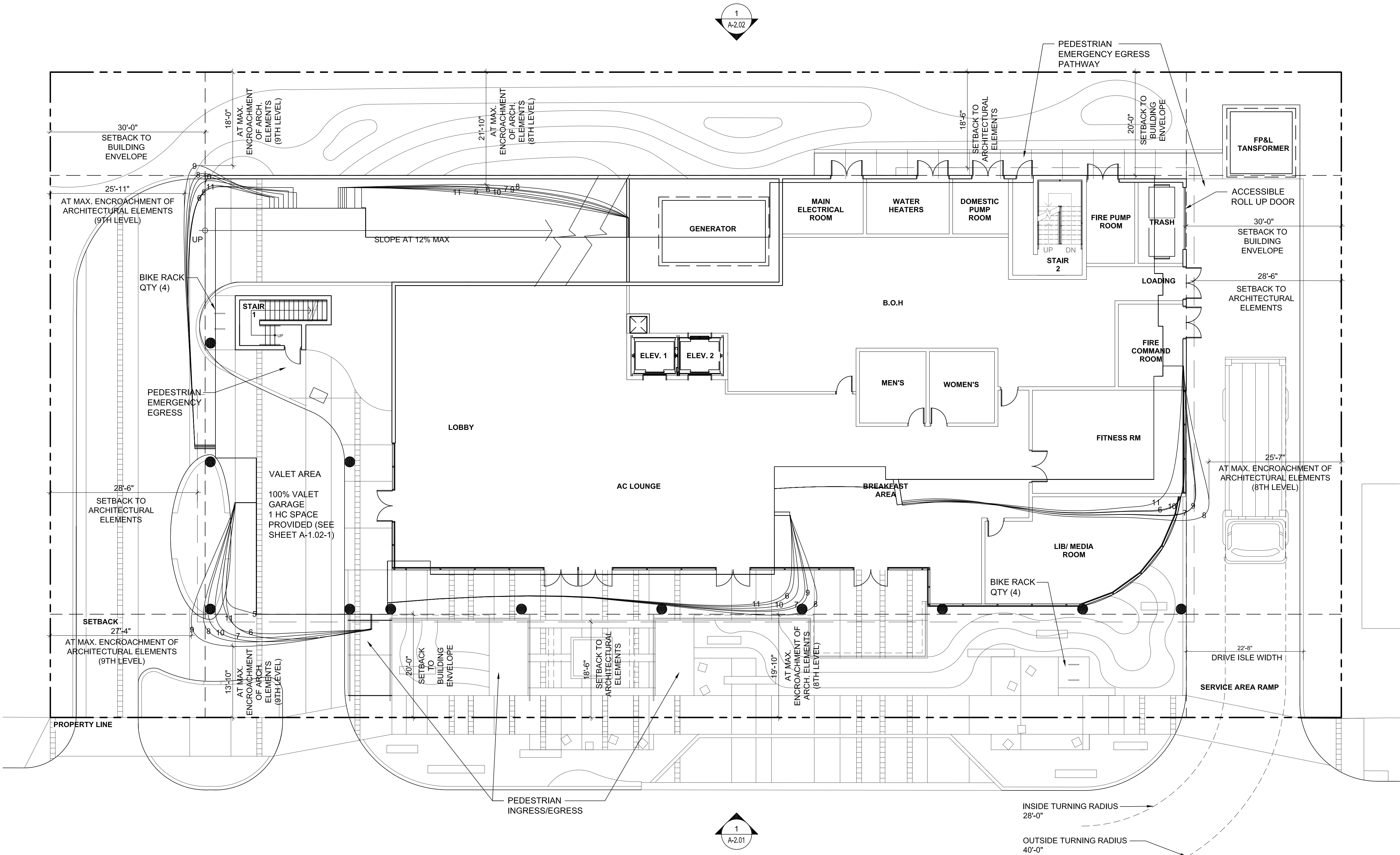
PROJECT NUMBER: 14090

SHEET NUMBER:

A-1.01-2

PRINT DATE:
09/01/2015 10:06:45 AM

DRC SUBMISSION UPDATE 09.01.2015



BUILDING DATA

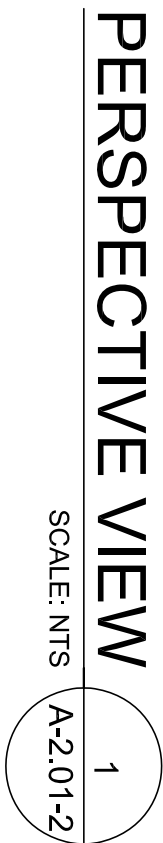
TYPE OF CONSTRUCTION	TYPE 1B
TYPE OF OCCUPANCY GROUP	R-1 HOTEL (TRANSIENT)
EXPOSURE CATEGORY	C
RISK CATEGORY	II
ULTIMATE DESIGN WIND SPEED	170 MPH
BUILDING DESIGN LOADS	ASCE 7-10

PARKING

P1 PARKING	38 SPACES
P2 PARKING	79 SPACES
TOTAL	117 SPACES

GROUND FLOOR DATA

PARKING SPACES	100 % VALET PARKING
FLOOR GROSS AREA	11,015 SF



PROJECT NUMBER: 14080

SHEET NUMBER:

A-2.01

PRINT DATE:
8/6/2015 10:45:45 AM

PROJECT

**AC HOTEL MARRIOTT FORT
LAUDERDALE**

3029 ALHAMBRA ST.
FORT LAUDERDALE, FL 33340

CLIENT

**OTO
DEVELOPMENT**

100 Dunbar Street,
Suite 402
Spartanburg, SC
29306

2365 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL 561.866.6178

Peter T. Stromberg , RA, NCARB
AR0015893

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PERSPECTIVE VIEWS 4
SCALE: NTS A-2.02



PERSPECTIVE VIEW 3
SCALE: NTS A-2.02

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Revision Schedule					
Rev	Date	By	Description		

SEAL
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100 Dunbar Street,
Suite 402
Spartanburg, SC
29306

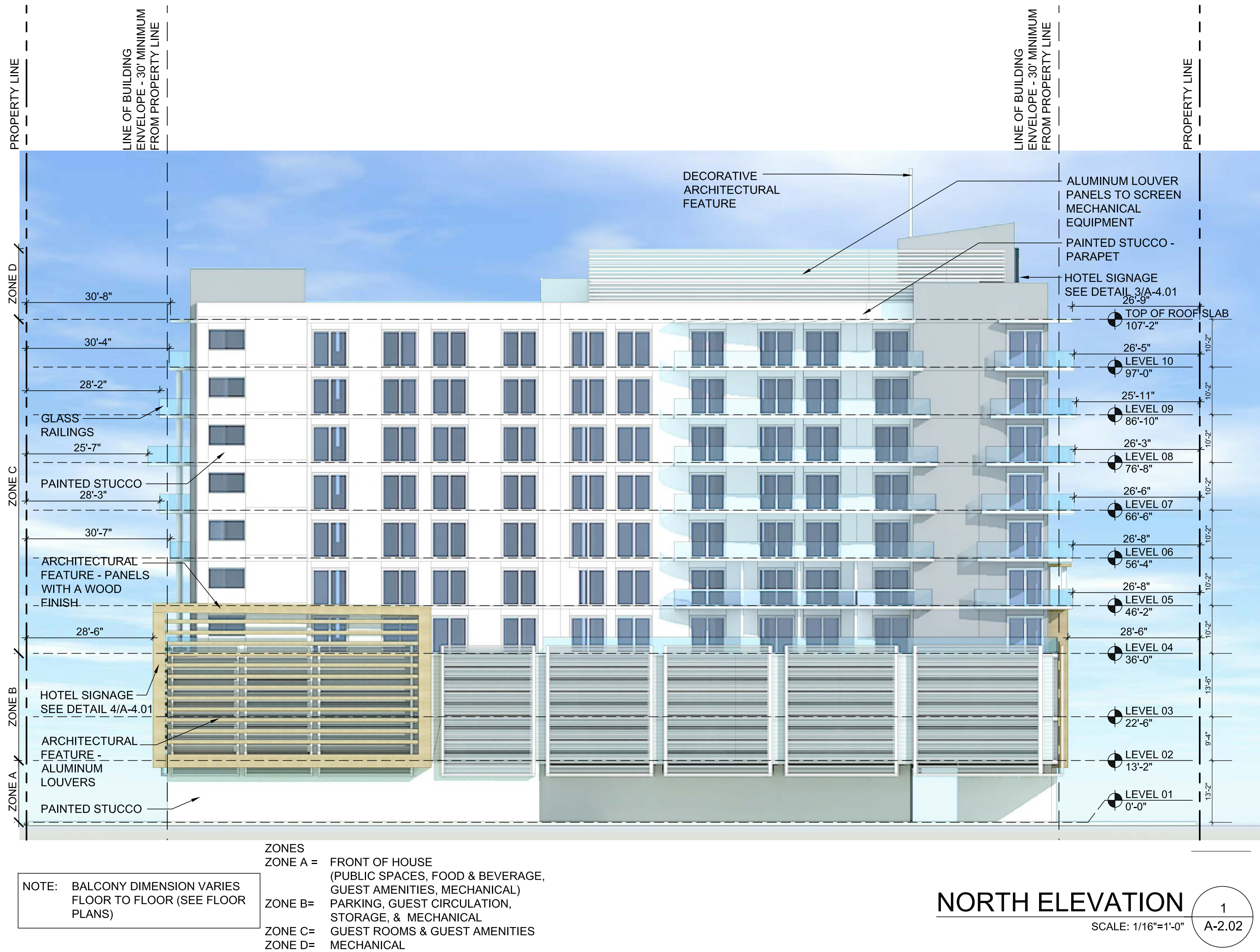
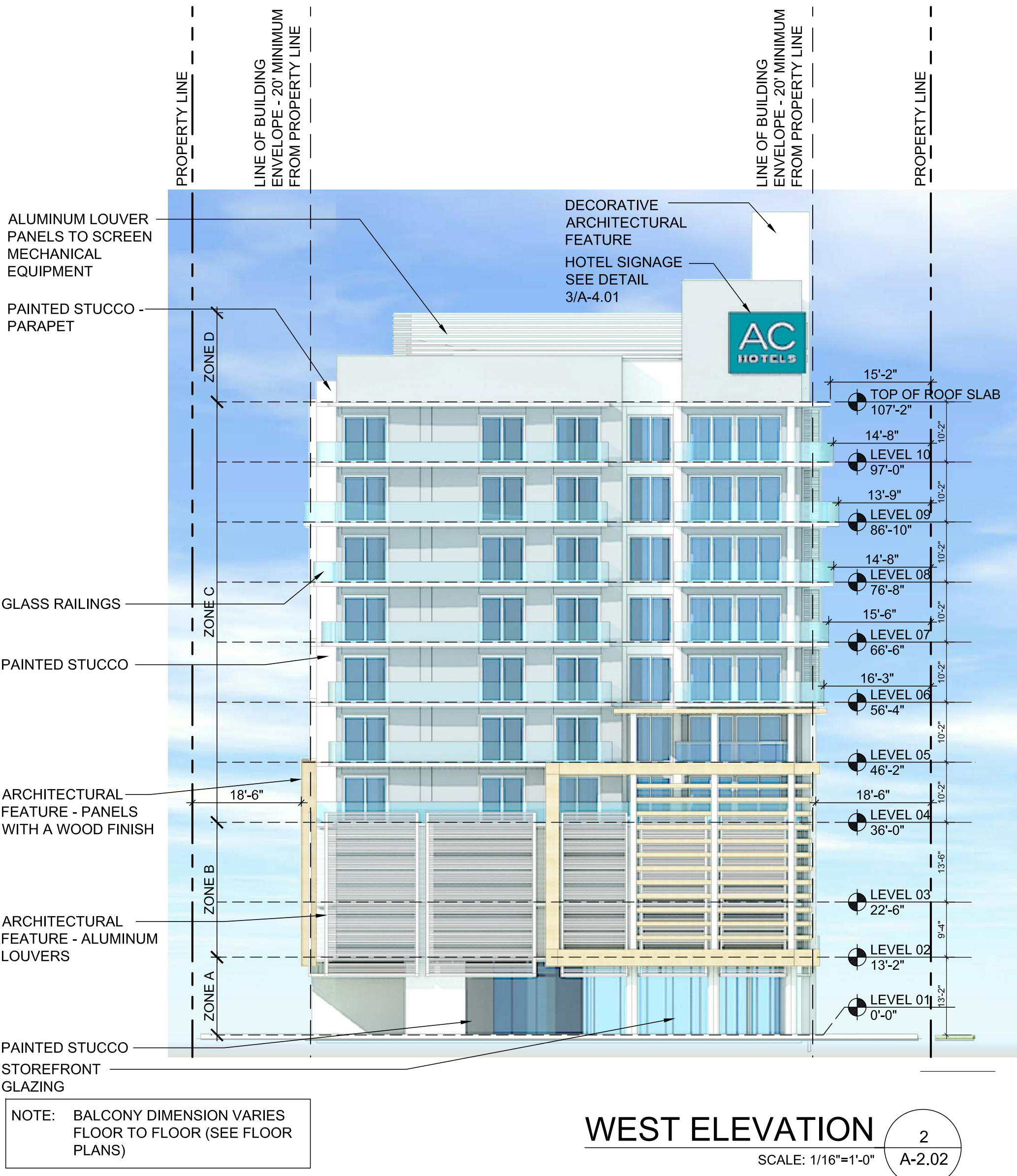
PROJECT
AC HOTEL MARRIOTT FORT
LAUDERDALE
3029 ALHAMBRA ST.
FORT LAUDERDALE, FL 33340

DRAWING NAME
ELEVATIONS

PROJECT NUMBER: 14090
SHEET NUMBER:
A-2.02

PRINT DATE:
08/26/2015 10:46:45 AM

PRE COMMITTEE DESIGN REVIEW 08.26.2015

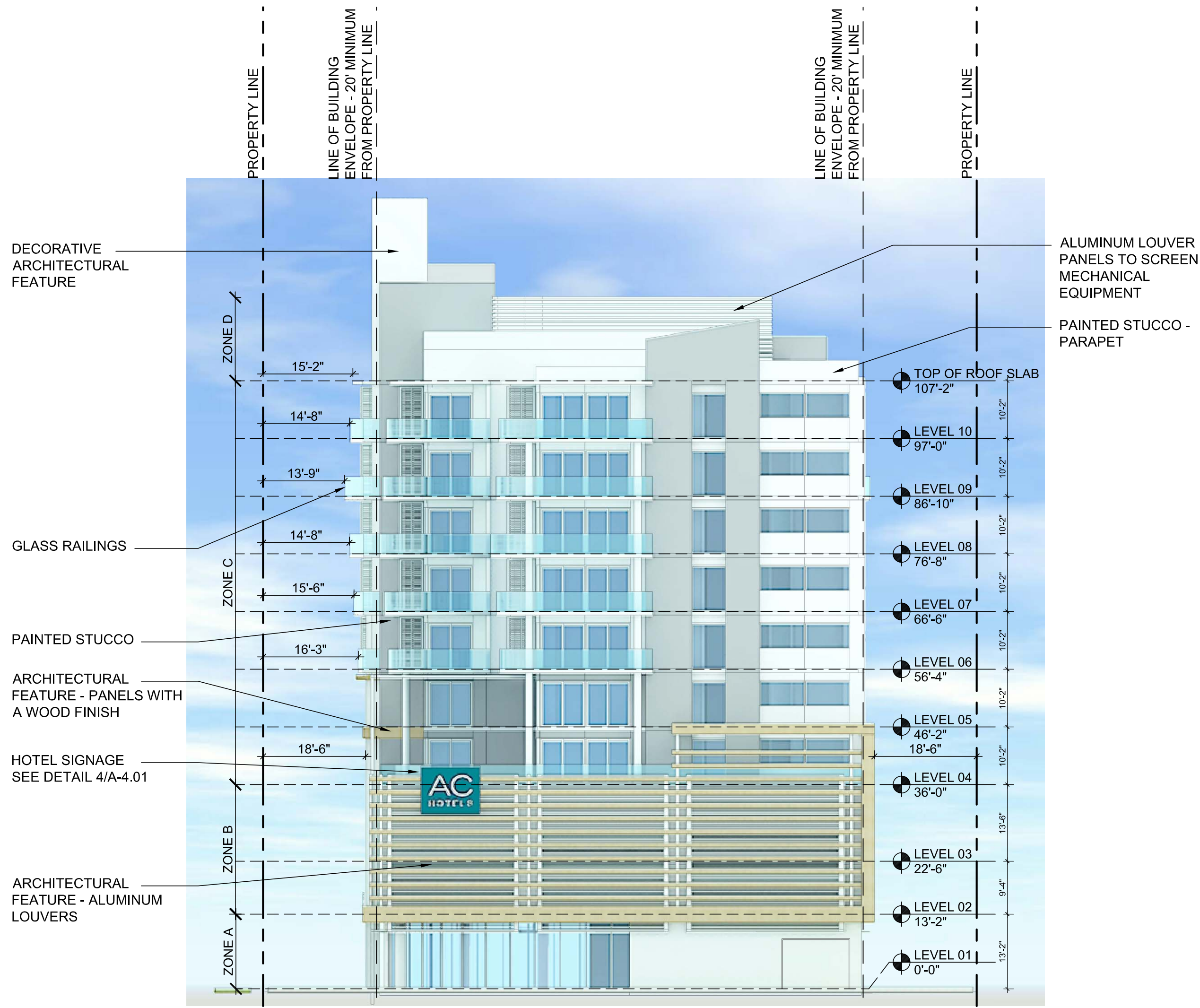




PERSPECTIVE VIEW
SCALE: NTS
4
A-2.01

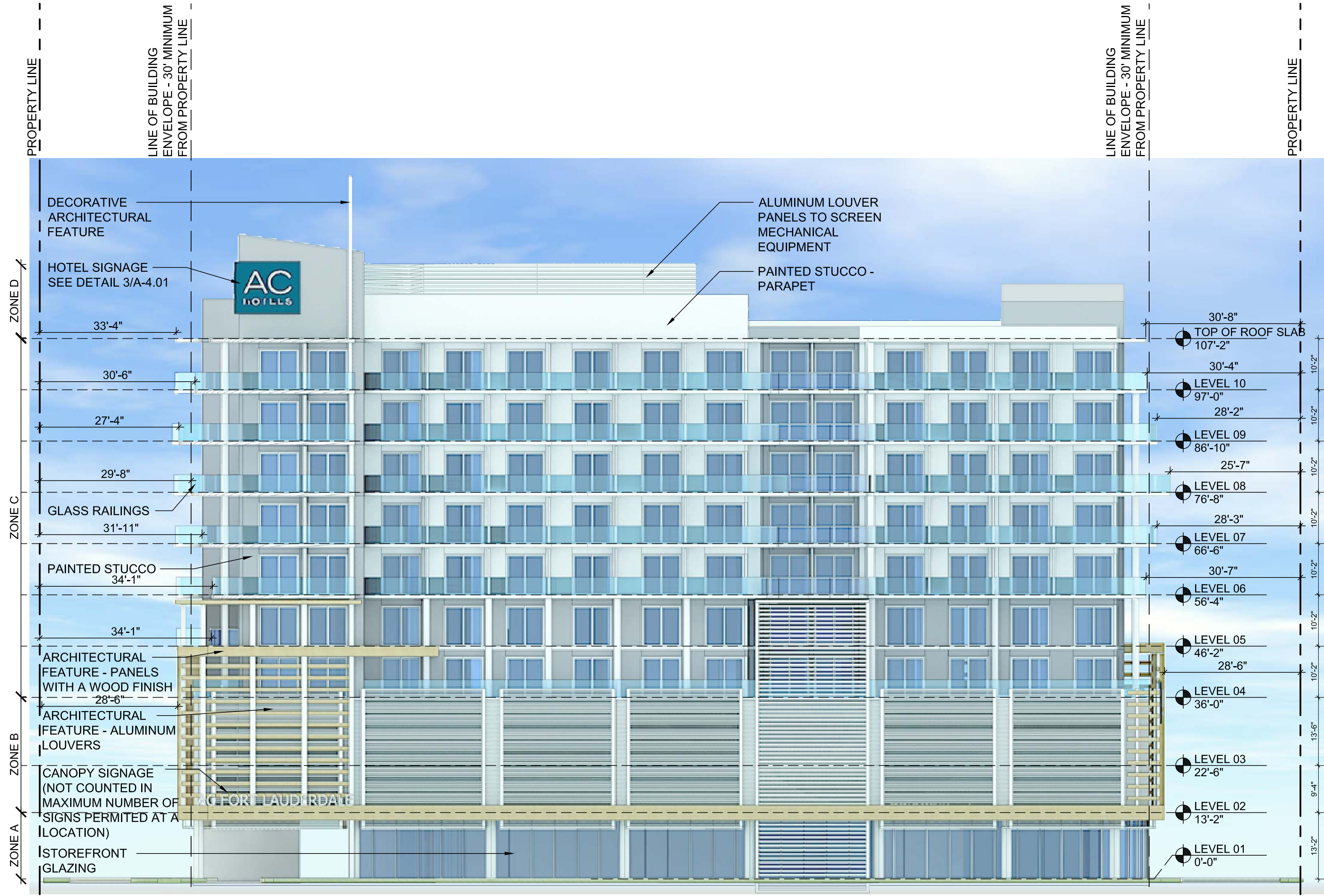


PERSPECTIVE VIEW
SCALE: NTS
3
A-2.01



NOTE: BALCONY DIMENSION VARIES FLOOR TO FLOOR (SEE FLOOR PLANS)

EAST ELEVATION
SCALE: 1/16"=1'-0"
2
A-2.01



ZONES
ZONE A = FRONT OF HOUSE (PUBLIC SPACES, FOOD & BEVERAGE, GUEST AMENITIES, MECHANICAL)
ZONE B = PARKING, GUEST CIRCULATION, STORAGE & MECHANICAL
ZONE C = GUEST ROOMS & GUEST AMENITIES
ZONE D = MECHANICAL

NOTE: BALCONY DIMENSION VARIES FLOOR TO FLOOR (SEE FLOOR PLANS)

SOUTH ELEVATION
SCALE: 1/16"=1'-0"
1
A-2.01

PRE COMMITTEE DESIGN REVIEW 08.26.2015

PROJECT
AC HOTEL MARRIOTT FORT LAUDERDALE
3029 ALHAMBRA ST.
FORT LAUDERDALE, FL 33340

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OTO DEVELOPMENT
100 Dunbar Street,
Suite 402
Spartanburg, SC 29306

DRAWING NAME
ELEVATIONS

PROJECT NUMBER: 14090
SHEET NUMBER:
A-2.01
PRINT DATE:
08/26/2015 10:06:45 AM

Revision Schedule
Rev Date By Description

2365 Vista Parkway, Suite 16
Fort Lauderdale, FL 33311
TEL: 561.648.3000

Page 1: Schematic - 04.16.2014
Page 2: Schematic - 04.16.2014
Page 3: Schematic - 04.16.2014
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