



## **PRELIMINARY DRC APPROVAL**

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### Downtown Regional Activity Center

**IMPORTANT:** Pursuant to ULDR Sec. 47-13.20.M.2, final approval of a preliminary DRC application shall not take effect, nor shall a building permit be issued, any sooner than 30 days after the approval date, and then only if no motion is adopted by the City Commission seeking to review the application during this period.

In order to comply with Sec. 47-26.A.2 of the Unified Land Development Regulations (ULDR), City Commission Request for Review, the City Commission must notify the Department of its intent to call the item up prior to the end of the 30-day period, which falls on February 28, 2018. A motion to set a hearing to review the decision by the lower body shall then be considered, which could take place on the following City Commission meeting dates: **February 6, 2018** or **February 20, 2018**.

If the City Commission would like to review the application, please provide a statement of intent via e-mail to Jeff Modarelli, City Clerk, and copy Anthony Greg Fajardo, Director, Department of Sustainable Development. If the City Commission does not intend to review the application, notification of such prior to the end of the 30-day period is requested so that applicant can proceed with the permitting process in a timely manner.

**Start of 30-day period:** February 1, 2018  
**Expiration of 30-day period:** March 2, 2018

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**Case Number:** R16011

**Project Name:** Aloft Hotel

**Applicant:** FEDEQ DV003 LLC

**Location:** 313 NE 2<sup>nd</sup> Street

**Zoning District:** Regional Activity Center – City Center (RAC-CC)

**Project Description:** 199 hotel rooms, 6,208 square feet of retail space

Lot Size: 27,624 square feet / 0.63 acres

Height: 12 levels / 142'

Parking: 160 parking spaces provided (includes 61 parking spaces for Nola Lofts per the declaration of easement agreement between the two parties)

**Determination:**

The project was reviewed by the Development Review Committee on June 14, 2016. All comments have been addressed and are on file with the Department of Sustainable Development.

The project is consistent with the Downtown Master Plans' intents. A few of the highlights are listed below:

- Streetscape design incorporates on-street parking, shade trees and minimum 7-foot wide sidewalks along NE 2<sup>nd</sup> Street and NE 3<sup>rd</sup> Street;
- The street level experience is activated with retail space and hotel lobby with 15 foot high first floor ground to ceiling clearance. An enhanced open space is provided along NE 3<sup>rd</sup> Street carved in front of the retail store to create a sense of place enhanced with outdoor seating, bicycle parking and shading devices;
- A building stepback of 15 feet is provided on all sides except the southern side of the building where the tower is setback 30 feet. The tower is proposed to come straight to the ground for a portion of the north façade, along NE 3<sup>rd</sup> Street to better emphasize the vertical elements of the narrow side of the structure;
- Glazing and aluminum canopies are provided along the active ground floor on NE 2<sup>nd</sup> Street and NE 3<sup>rd</sup> Street, and the higher floors of the parking garage are screened with decorative metal screening;
- Architecture has been enhanced with aluminum louvers, channel reveals, stained stucco with horizontal scoring, aluminum canopy, decorative metal screen, woven wire mesh railing, living green walls and decorative lighting. Overall, multi-layering of architectural elements animates the facades of the building and the tower has an expressive rooftop;
- Creative cladding with a mix of materials is also used on the unlined facades of the existing parking garage facing NE 2<sup>nd</sup> Street and NE 3<sup>rd</sup> Street;
- The pool deck is enhanced with landscaping and amenities, while the roof top is enhanced with an expressive roof; and
- The tower floor plate size is 13,457 square feet, which is significantly less than the maximum recommended size of 32,000 square feet.

**Staff Contact:** Florentina Hutt, 954-828-5072

**APPROVAL DATE:** February 1, 2018

Please see attached project renderings for reference. The full site plan set is available for review upon request. Thank You.