DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 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.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-326-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

☐ Innovative Development (ID) $12,760.00
☒ Site Plan Level IV $ 4,590.00
☐ Site Plan Level III $ 3,500.00
☐ Site Plan Level II $ 2,470.00
☐ Site Plan Level II in DRAC/SRAC-SA $ 4,290.00
(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)
☐ Change of Use $ 930.00
   Requiring DRC review
☒ Parking Reduction $ 970.00
   (In addition to above site plan fee)
☐ Request for Flexibility Units/ Acreage $ 60.00
   (In addition to above site plan fee)
**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**

**Date of complete submittal**

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

**Property Owner’s Name** Summit Hospitality 134 LLC

**Property Owner’s Signature** If a signed agent letter is provided, no signature is required on the application by the owner

**Address, City, State, Zip** 12600 HILL COUNTRY BLVD STE R100, AUSTIN, TX, 78738

**E-mail Address**

**Phone Number**

**Proof of Ownership** ☐ Warranty Deed or ☒ Tax Record

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

**Applicant / Agent’s Name** Stephanie Hothaker / Tripp Scott

**Applicant / Agent’s Signature**

**Address, City, State, Zip** 110 SE 6th Street, Suite 1500, Fort Lauderdale, FL 33301

**E-mail Address** st@TrippScott.com

**Letter of Consent Submitted** see attached

**Development / Project Name** Residence Inn - Fort Lauderdale Beach

**Development / Project Address** Existing: 425 and 409 Seabreeze Boulevard New: 425 Seabreeze Boulevard

**Legal Description** LAS OLAS BY THE SEA RE-AMEN PLAT 1-16 B LOT 3 & 4 LYING W OF SEABREEZE AVE LESS PT LOT 3 DESC AS PAR 5 CASE # 90-5913 BLK 2

**Tax ID Folio Numbers** 5042 12 01 0110 & 5042 12 01 0081

**Request / Description of Project** Proposed 150 room hotel within SBMHA

**Total Estimated Cost of Project** $ 60,000,000 (including land costs)

**Current Land Use Designation** Central Beach - Regional Activity Center

**Proposed Land Use Designation** Central Beach - Regional Activity Center

**Current Zoning Designation** SBMHA

**Proposed Zoning Designation** SBMHA

**Current Use of Property** Parking Lot

**Number of Residential Units** None

**Non-Residential SF (and Type)** 172,833 (hotel)

**Total Bldg. SF (inclusive on-site parking)** 172,833

**Site Adjacent to Waterway** ☒ Yes ☐ No

**Dimensional Requirements**

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<tr>
<td>Lot Size (SF / Acreage)</td>
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<td>36,460 SF / 0.837 Acres</td>
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<tr>
<td>Lot Density</td>
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<td>36,460 SF / 0.837 Acres</td>
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<td>Lot Width</td>
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<td>Parking Spaces</td>
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**Setbacks (distance from N.E.W.)**

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<td>Side (S.)</td>
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<tr>
<td>Rear (W.)</td>
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Updated: 3/20/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☑ Completed application (all pages filled out as applicable)
☑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☑ Property owners signature and/or agent letter signed by the property owner.
☑ Address verification letter (984-928-5233)
☑ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
☑ 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.

The following number of Plans:

☑ One (1) original set, signed and sealed at 24" x 36"
☑ Three (3) copy sets, with plans at 24" x 36"
☑ Five (5) copy sets, with plans at 11" x 17"
☑ One (1) electronic version of complete application and plans in PDF format

**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. 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:

☑ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.

☑ Cover sheet including project name and table of contents.

☑ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.

☑ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.

☑ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.

☑ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

☑ Plans "A" thru "H" with all elements as listed under Technical Specifications.

A. Site Plan  
B. Details*  
C. Floor Plans (typical floor plan may be submitted for like floors)  
D. Building Elevations*  
E. Additional Renderings*  
F. Landscape Plans*  
G. Photometric Diagram*  
H. Engineering Plans*  

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

**NOTES:**
- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

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**Applicant's Affidavit**

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

Print Name: [Signature]

Date

**Staff Intake Review**

For Urban Design & Planning Division use only:

Date

Received By

Tech. Specs

Reviewed By

Case No.

Updated: 3/29/2015
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed

8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, and finished floor elevation
   • Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW improvements (i.e., bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale 1/2" = 1' min.)
   • Ground floor elevation
   • Storefronts, awnings, entryway features, doors, windows
   • Fences/walls
   • Dumpster
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, landscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the massing outlines of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1" = 30' min, must be engineer’s scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA -- in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq. ft. per space)
   • Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   • VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   • VUA shade trees required/provided (3” caliper)
   • VUA shade trees required/provided (2-3” caliper)
   • VUA flowering trees required/provided
   • VUA palms required/provided
   • VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   • Buffet trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and groundcovers, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines
August 17, 2018

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Re: Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. and Gregory A. McAlloon, Esq. of Tripp Scott, P.A., to represent the interests of SUMMIT HOTEL PROPERTIES in connection with permitting issues in the City of Fort Lauderdale.

Sincerely,

[Signature]

Chris Eng

STATE OF TEXAS
COUNTY OF TRAVIS

Sworn to (or affirmed) and subscribed before me this 17th day of August, 2018, by Chris Eng.

[Signature of Notary]

Cynthia T. Sauers
My Notary ID # 4654613
Expires July 12, 2021.

Personally Known [✓] (OR) Produced Identification [ ]

Type of Identification Produced
Detail by Entity Name

Foreign Limited Liability Company
SUMMIT HOSPITALITY 134, LLC

Filing Information
Document Number          M17000004048
FEI/EIN Number           37-1790444
Date Filed               05/11/2017
State                    DE
Status                   ACTIVE

Principal Address
13215 Bee Cave Parkway
Suite B-300
AUSTIN, TX 78738

Changed: 01/31/2018

Mailing Address
13215 Bee Cave Parkway
Suite B-300
AUSTIN, TX 78738

Changed: 01/31/2018

Registered Agent Name & Address
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail
Name & Address

Title MBR
SUMMIT HOTEL TRS, INC.
13215 Bee Cave Parkway
Suite B-300
AUSTIN, TX 78738

Title P
HANSEN, DAN
13215 Bee Cave Parkway
Suite B-300
AUSTIN, TX 78738

Title S

ENG, CHRIS
13215 Bee Cave Parkway
Suite B-300
AUSTIN, TX 78738

Annual Reports

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Document Images

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Addendum: DRC Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

**AFFIDAVIT OF MAIL NOTIFICATION**

STATE OF FLORIDA
BROWARD COUNTY

RE: Summit Hospitality 134, LLC
CASE NO. R18054

APPLICANT: Summit Hospitality 134, LLC

PROPERTY: 409 and 425 Seabreeze Boulevard, Fort Lauderdale, FL 33316

PUBLIC HEARING DATE: August 28, 2018

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.

3. That the letter referenced in Paragraph two (2) above was mailed at least twenty (21) days prior to the date of the DRC meeting cited above.

4. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of DRC and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: DRC Public Participation Notification <<if applicable>>

[Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7th day of August 2018

(SEAL)

MINDY S. HERTZON
MY COMMISSION # 063954
EXPIRES: May 28, 2021

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
# RESIDENCE INN
FORT LAUDERDALE, FLORIDA

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**PROJECT TEAM**

<table>
<thead>
<tr>
<th>ARCHITECT</th>
<th>CIVIL ENGINEER</th>
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<tbody>
<tr>
<td>GARCIA STROMBERG</td>
<td>FLYNN ENGINEERING SERVICES, PA</td>
</tr>
<tr>
<td>2365 Vista Parkway, Ste 15</td>
<td>241 Commercial Blvd., LBTS, FL</td>
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<tr>
<td>West Palm Beach, FL</td>
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**DRAWING INDEX**

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| 2ND FLOOR - PARKING LEVEL |
| A2.01 - A2.13 |

| 3RD & 4TH FLOOR PLAN |
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| 5TH FLOOR PLAN |
| A4.01 - A4.13 |

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| 9TH-12TH FLOOR PLAN |
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<tr>
<th>EROSION &amp; SEDIMENT CONTROL PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESC.01 - ESC.13</td>
</tr>
</tbody>
</table>
GRADING AND DRAINAGE NOTES:

CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN
VIA HAND DELIVERY
DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

Re: 409 and 425 Seabreeze Boulevard, Fort Lauderdale – Site Plan Level IV DRC Narrative

Dear Development Review Committee:

This firm represents SUMMIT HOSPITALITY 134, LLC (“Applicant”), owner of the real property located east of the Intracoastal Waterway along Seabreeze Boulevard between Las Olas Boulevard to the north and SE 5th Street to the south, within Fort Lauderdale’s Central Beach District, Folios 5042-12-01-0081 and 5042-12-01-0110 (the “Property”). Applicant hereby requests Site Plan Level IV approval to construct a luxury hotel in the South Beach Marina and Hotel Area District. Please see a detailed description of the request below.

I. Project Specifics

The Property is located east of the Intracoastal Waterway along Seabreeze Boulevard between Las Olas Boulevard to the north and SE 5th Street to the south. The Property is comprised of two parcels: Folio Nos. 5042-12-01-0110 and 5042-12-01-0081. The combined parcels are roughly .83 acres (36,266 square feet). The Property is zoned South Beach Marina and Hotel Area (“SBMHA”) District and has an underlying land use designation of Central Beach Regional Activity Center. The Property is currently occupied by the Courtyard Marriot valet and employee parking lot. There are no structures on the Property. The site is comprised entirely of asphalt parking and minor landscaping. Nearby establishments include Coconuts, International Swimming Hall of Fame, and the Courtyard Marriott.

The Property is located within the heart of the Fort Lauderdale’s Central Beach District, (“Central Beach”), and the Fort Lauderdale Beach Community Redevelopment District (“Beach CRA”). The Central Beach is the City of Fort Lauderdale’s economic engine and attracts a wide array of visitors. The nearby Las Olas Boulevard is within walking distance and home to well-known businesses and the proposed Las Olas Marina, which is currently under construction. The Property is located within walking distance to the main portions of Fort Lauderdale Beach, including the South Beach area.
Applicant proposes construction of a one-hundred-fifty (150) room hotel on the Property. The design incorporates a large amount of glazing with articulation in the balcony. The height of the building is concentrated to the east so as to preserve the view corridors of the Intracoastal and western neighbors. The height of the western portion of the building is sixty feet six inches (60' 6") and the eastern portion is one-hundred-twenty feet (120'). An amenity deck is provided on the western portion of the building to provide residents views of the waterway and downtown Fort Lauderdale.

Currently, the Property has a parking agreement with the Courtyard Marriott, located at 440 Seabreeze Boulevard, Fort Lauderdale, to accommodate one-hundred-twenty-three (123) parking spaces by way of a Shared Parking Agreement. Applicant designed the proposed hotel to accommodate the necessary amount of parking for both its own demand and the demand of the Courtyard Marriott. Applicant has provided one-hundred-eleven-five (185) parking spaces, one-hundred-one (101) spaces for the proposed hotel and eighty-four (84) parking spaces for the Courtyard Marriott. A detailed explanation is provided in below sections.

The proposed hotel is compatible with the area. The luxury building will provide additional accommodation to visitors of Fort Lauderdale's Central Beach. The location of the Property allows guests to easily walk throughout Fort Lauderdale Beach, reducing the need for private vehicles. The proposed structure and use meets the goals of the Beach CRA by improving circulation for pedestrians, creating and enhancing a positive visual image of the Central Beach, and providing for an active pedestrian environment through the Central Beach area, particularly between the Intracoastal Waterway and the Beach.

II. Unified Land Development Regulations Analysis

In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR:

1. Sec. 47-12 Central Beach Districts
2. Sec. 47-12.4 Central Beach District Requirements
3. Sec. 47-12.5.F SBMHA District Requirements and Limitations
4. Sec.47-12.6 Central Beach Development Permitting and Approval
5. Sec. 47-20 Parking and Loading Requirements
6. Sec. 47-21 Landscape and Tree Preservation
7. Sec.47-23.6 Beach Shadow Restrictions
8. Sec.47-25.2 Adequacy Requirements
9. Sec. 47-25.3 Neighborhood Compatibility Requirements

An analysis addressing each of the pertinent land use and zoning regulations is below.

A. Central Beach Districts (Sec.47-12)

The Property has an underlying land use designation of Central Beach Regional Activity Center and is zoned South Beach Marina and Hotel Area District ("SBMHA"). The SBMHA District promotes high quality destination resort uses that reflect the character and quality of the Fort Lauderdale Beach, the Intracoastal Waterway and the marinas that have been developed near the area. The district is intended as a means of providing incentives for quality development and redevelopment along the Intracoastal Waterway and to preserve, protect and enhance the existing character, design and scale of the area along A-1-A. Sec. 47-12.2.6, ULDR.
a. Central Beach District Requirements (Sec. 47-12.4)

The ULDR provides additional requirements for developments within the Central Beach District. The proposed development is located in the SBMHA district which permits hotel uses. The Property is located along Seabreeze Boulevard. Applicant is proposing a seven-foot (7') wide pedestrian walkway to enhance the curb appeal of the Property at the ground level and accommodate pedestrian traffic. Moreover, Applicant is not requesting a modification of yards.

b. Proposed Use (Sec.47-12.5.F)

Applicant proposes a luxury one-hundred-fifty (150) room Marriott Residence Inn development on the Property. Hotel developments are permitted in the SBMHA district with Site Plan Level IV approval. The proposed structure is designed to reinforce the Central Beach fabric while maximizing the Intracoastal and beachfront views.

c. SBMHA District Requirements and Limitations (Sec.47-12.5.F)

i. Setbacks

Please see the table below indicating the required setbacks within the SBMHA district as well as the proposed setbacks. As shown below, the Proposed Development meets the setback requirements for the SBMHA district under the ULDR.

<table>
<thead>
<tr>
<th>Setback</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Front – East</td>
<td>20'-0” min</td>
<td>20'-0”</td>
</tr>
<tr>
<td>Side – North</td>
<td>10'-0” min</td>
<td>25'-0”</td>
</tr>
<tr>
<td>Side – South</td>
<td>10'-0” min</td>
<td>25'-0”</td>
</tr>
<tr>
<td>Rear – West</td>
<td>20'-0” min</td>
<td>20'-0”</td>
</tr>
</tbody>
</table>

ii. Height

The maximum height permitted in the SBMHA district is one hundred twenty feet (120'). The proposed height of the development is one hundred twenty feet (120'). Therefore, the proposed height of the building meets the requirement under Sec. 47-12.5, ULDR.

iii. Floor Area Ratio

Sec. 47-12.5.F, ULDR, permits a maximum floor area ratio (“FAR”) of 5.0 in the SBMHA District. The proposed development has a FAR of 4.74. Therefore, the proposed development meets the requirement under Sec. 47-12.5.F, ULDR.

iv. Maximum Density

The maximum residential density permitted in the SBMHA District is forty-eight (48) dwelling units per acre, Sec. 47-12.5.F, ULDR. Applicant is proposing hotel units, and therefore, the maximum dwelling unit analysis is not applicable. The ULDR does not describe the density for hotel rooms per acre and is only restricted by the FAR.
v. Length and Width

The maximum length and width of a structure in the SBMHA District is two hundred (200) feet. Applicant proposes a building width and length of one-hundred-seventy-five feet by one-hundred-twenty-five feet (175' x 125'), thereby meeting the applicable requirement under the ULDR.

As discussed above, the proposed project satisfies the SBMHA District Requirements and Limitations of the ULDR.

B. Central Beach Development Permitting and Approval (Sec. 47-12.6)

The Property is located within the SBMHA zoning district and is under the purview of the Central Beach Master Plan. The Central Beach Masterplan provides that the intent of the South Beach Marina character area is to promote high quality destination resort uses while reflecting the significance of the Intracoastal Waterway, marinas and beach activities. The project’s proposed use and architectural design are compatible with the character of the overall plan of development contemplated by the Central Beach Master Plan. Specifically, these objectives include:

- Enhancing the resort image of Fort Lauderdale Beach;
- Enhancing existing attractions and better connecting South Beach to the other districts in Central Beach;
- Adding planting along widened sidewalks to help buffer traffic and also shade pedestrian routes to hotels, restaurants, and other destinations at Central Beach.

The proposed development meets the objectives contained within the Central Beach Masterplan. The architectural design of the structure includes a glazing window system so as to preserve the visual connections to the Intracoastal Waterway and related activities. Balconies are woven into the design, breaking up the massing of the buildings and allowing for articulation. The building features a white smooth stucco finish and decorative tile veneer that further enhances the resort image of the beach.

The proposed development also accommodates a seven foot (7'-0'') wide, 1,590 square foot sidewalk along Seabreeze Boulevard. The proposed pedestrian walkway supports an active pedestrian environment through the Central Beach area, particularly between the Intracoastal Waterway and the Beach. The proposed additional planting and street trees along this pedestrian walkway provide ample shade to enhance the pedestrian experience. Moreover, the diversified planting palette will contribute greatly to the character of the street by providing additional color and interest. Overall, the proposed development does not compromise the character of the SBMHA district but enhances the beach experience for residents and tourists of Fort Lauderdale Beach.

C. Parking and Loading Requirements (Sec. 47-20)

Currently, the Property has a parking agreement with the Courtyard Marriott located at 440 Seabreeze Boulevard, Fort Lauderdale, to accommodate one-hundred-twenty-three (123) parking spaces by way of a Shared Parking Agreement. Applicant designed the proposed hotel to accommodate the necessary amount of parking for both its own demand and the demand of the Courtyard Marriott. Applicant has provided one-hundred-eighty-five (185) parking spaces: one-hundred-one (101) spaces for
the proposed hotel and eighty-four (84) parking spaces for the Courtyard Marriott. Please see the table below which provides the applicable parking and loading information as it pertains to the proposed development.

<table>
<thead>
<tr>
<th>Parking Data</th>
<th>Units</th>
<th>Ratio</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>150 Standing Room</td>
<td>101</td>
<td>1.67/Room</td>
<td>84</td>
<td>185</td>
</tr>
<tr>
<td>Existing Parking for Adjacent Building</td>
<td>79</td>
<td>N/A</td>
<td>84</td>
<td>84</td>
</tr>
<tr>
<td>Spaces provided with lifts</td>
<td>N/A</td>
<td>N/A</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Spaces provided without lifts</td>
<td>N/A</td>
<td>N/A</td>
<td>95</td>
<td>95</td>
</tr>
<tr>
<td>Total Parking</td>
<td>180</td>
<td></td>
<td>185</td>
<td></td>
</tr>
<tr>
<td>Total ADA Parking</td>
<td>6</td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Loading Zone</td>
<td>N/A</td>
<td></td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

As discussed above, the proposed project satisfies all of the parking and loading requirements of the ULDR.

D. Landscape and Tree Preservation (Sec. 47-21)

The Proposed Development complies with the landscape requirements under the ULDR. Please refer to the site plan submission materials for details as to landscape.

E. Adequacy Requirements (Sec. 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.

Plans are in accordance with requirements.

B. Communications network. Buildings and structures 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.

Provisions for conduit to accommodate future BDA system if needed will be provided within the building.

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.

Application shall be made to Broward County DERD and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.
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.

The site is currently developed and the proposed re-development will not impact environmentally sensitive lands.

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

The development will not impact 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.

All fire protection services will be provided as required by current regulations. Existing water mains are present to provide for adequate connections to provide service to the proposed development.

F. Parks and open space.

This requirement is not applicable for a hotel use.

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.

The developer will take into account all the recommended CPTED principles and incorporate the appropriate improvements into the design.

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.

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

Existing potable water facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation. The total proposed demand service demand will be 21,285 GPD or 70.95 ERCs. The project is subject to the City Water and Wastewater Capital Expansion fee. The Capital Expansion fee for the proposed project is $77,915.

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.
   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.
   3. Where the county is the projected service provider, a written assurance will be required.
   4. Where septic tanks will be utilized, the applicant shall secure & submit to the city a certificate from the Broward County Health Unit that certifies that the site is/can be made suitable for an on-site sewage disposal system for the proposed use.

Existing potable Sanitary Sewer facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation. The total proposed demand service demand will be 21,285 GPD or 70.95 ERCs. The project is subject to the City Water and Wastewater Capital Expansion fee. The Capital Expansion fee for the proposed project is $77,915.
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 will provide any required mitigation necessary as determined by 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.

Solid waste collection will be handled by a private licensed provider per current applicable codes.

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.

Civil drawings will be prepared by a licensed civil engineer for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.

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.
The proposed project is estimated to produce a total of 170 inbound trips and 169 outbound for a total of 339 daily trips.

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 proposed project is estimated to produce a total of 170 inbound trips and 169 outbound for a total of 339 daily trips.

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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffieways 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 traffieways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffieways, 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.

The project is classified under the ITE Trip Generation at Hotel LUC 330.

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.

A 22.5’ ROW dedication is proposed along Seabreeze Boulevard.

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.

A pedestrian walkway will be designed along the front of the proposed building along Seabreeze Boulevard.

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.

The project has no driveway connections to any arterial streets.

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.

Acknowledged. The project will have one main drive as well as a service drive along Seabreeze Boulevard.

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 structures 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.

Landscape drawings will be prepared by a licensed landscape architect and will be in compliance with current regulations.

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 & accepted applicable engineering standards.

Existing potable sanitary sewer facilities are available for connection to service the property. A letter from City of Fort Lauderdale Public Works Department will be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation. The total proposed demand service demand will be 21,285 GPD or 70.95 ERCs. Capital expansion fee is estimated at $77,915.00.

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.

A trash management plan will be provided that includes the trash storage areas, trash chute and bin specifications as well as collection schedule by licensed private waste and recycle contractor.

P. Historic and archaeological resources.
1. If a structure 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 designated historic and does not appear on the City of Fort Lauderdale Historic Resources Map, which delineates historically and archaeologically significant lands at the local and national levels.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, 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.

Letter has been requested from Broward County Emergency Management Division and will be provided at time of DRC sign off.

As discussed above, the proposed project satisfies all of the adequacy requirements of the ULDR.

F. Neighborhood Compatibility (Sec. 47-25.3)

The neighborhood compatibility criteria includes performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods...include modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods.” Sec. 47-25.3.A.3.e.i.a; ULDR.

The proposed structure and use will be compatible with and preserve the character and integrity of the adjacent neighborhoods. The properties to the north and south are zoned SBMHA. The properties to the east are zoned A-1-A Beachfront Area (“ABA”). Nearby establishments include Coconuts, International Swimming Hall of Fame, and Courtyard Marriott. The proposed development seamlessly integrates into the landscape of the surrounding beachfront uses. The contemporary façade of the proposed project preserves the Fort Lauderdale Beach resort image and is consistent with the architecture in the surrounding area. The design incorporates a large amount of glazing with articulation in the balcony design.

Applicant proposes providing landscaping and seven-foot (7’) wide sidewalks on Seabreeze Boulevard to enhance the curb appeal of the Property at the ground level. The improved sidewalks will support a more pedestrian friendly walkway and enhance pedestrian connectivity in the Central Beach area. The location of the Property allows guests to easily walk throughout Fort Lauderdale Beach, reducing the need for private vehicles. The development will mitigate adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances or other similar adverse effects to adjacent neighborhoods. The height of the structure is concentrated to the east so as to preserve the view corridors of the Intracoastal. Moreover, to make the most of beach views, while still maintaining the guests’ privacy, the building’s façade employs aluminum privacy louver screens. The louver screens also mitigate ambient light and visual impact. The mechanical area and service area will be screened so as to not be visible from neighboring residential and commercial uses. The proposed hotel site is
currently an unimproved parking lot. The proposed development is designed to reinforce the Central Beach fabric and character while maximizing the Intracoastal and beachfront views for residents and visitors.

As discussed above, the proposed project satisfies all of the neighborhood compatibility requirements of the ULDR.

III. Conclusion

The proposed development is consistent with the applicable land use and zoning regulations. Accordingly, we respectfully request your recommendation to the Planning and Zoning Board that the Proposed Development and use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV development.

If I can provide any additional information, or if you have any comments or questions, please do not hesitate to contact me.

Respectfully submitted,

[Signature]

STEPHANIE J. TOOTHAKER
For The Firm
Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: DRC Project 18054 – 425 Seabreeze (Residence Inn)
Received by CAHR 8/3/18
Folio #: 504212010081, 504212010110, 504212000093
(Parts of lots 2, 3, 4 of Block 2 of the Las Olas By The Sea subdivision)

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale, I have reviewed the referenced project in accordance with Section 47-25.5P, Fort Lauderdale U.L.D.R for possible effects to historic properties listed or eligible for listing on the National Register of Historic Places (NRHP) and/or designated or eligible for designation as City historical landmarks or sites, or of other historical, architectural, and/or archaeological value.

The subject property includes part of lots 2, 3, and 4 of Block 2 of the Las Olas By The Sea subdivision comprising roughly .85 (+/-) acres. The subject property contains paved parking lot with no existing structures. The subject property is located on the coastal barrier island in an area identified as the Fort Lauderdale Beach Archaeological Zone and includes portions of previously recorded archaeological site 8BD4405 (Mooney’s Cove). Mooney’s cove is a naturally occurring cove and was first documented on 18th century Spanish maps of the New River. The cove exists in its natural configuration and though it has been modified with modern seawalls, the remained largely unmolested during the construction of the Intracoastal Canal. The cove was a locus of Seminole and pioneer activity prior to its use by the U.S. Government during the Second Seminole War in support of the 3rd Fort Lauderdale (8BD101). It is speculated that the cove was utilized by the Tequesta (500 BC to AD 1700) though this has not been documented.

The Fort Lauderdale Beach Archaeological Zone has previously yielded significant prehistoric and historic archaeological deposits including site 8BD101 (3rd Fort Lauderdale) located 1000 feet south of the subject property. Intact prehistoric and historic archaeological features (site 8BD101) were discovered beneath the remains of the South Beach Parking Lot during the parking lot redevelopment, however, the full extent of the site is not known. Similarly, the discovery of the Alhambra site (8BD5880) during post-demolition archaeological survey in the Fort Lauderdale Beach Archaeological Zone demonstrates that prehistoric archaeological features may remain preserved beneath existing twentieth century development. The following sites occur in the Ft. Lauderdale Beach Archaeological Zone and are located within 1 mile of the subject property:

- 8BD5880 (Alhambra) Prehistoric midden
- 8BD1 (Ft. Lauderdale Beach) Historic/Prehistoric
- 8BD4405 (Mooney’s Cove) Historic remnants

Wednesday, August 15, 2018
Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data it is my opinion that there is a moderate to high probability for the occurrence of potentially significant archaeological deposits within the subject property. Surface evidence of archaeology deposits are likely to have been scattered or destroyed by prior development, however, intact and disturbed subsurface archaeological deposits are likely to occur within the subject property and may be encountered during construction.

Therefore, in accordance with Section 47-25.5P, *Fort Lauderdale U.L.D.R.*, I recommend that a Cultural Resource Assessment Survey (also known as a Phase I Archaeological Survey) of the property is conducted prior to the approval of any site and development plan or ground disturbance activities. The survey should consist of systematic subsurface shovel test pits (STP) and limited use of mechanical equipment may be utilized to strip surface asphalt to facilitate archaeological shovel testing. The applicant is encouraged to contact the Historic Preservation Planner and City Archaeological Consultant to determine the final survey methodology prior to commencing archaeological work.

A final archaeological survey report should be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. The report should document study methodology, findings, and recommendations.

All work shall conform to the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and follow procedures outlined in the Florida Division of Historical Resource Cultural Resource Standards and Operations Manual Module Three as it pertains to conducting archaeological field investigations, laboratory analysis, and study reporting. All work shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended).

In the event that archaeological materials are discovered, then the archaeologist shall alert the City’s’ preservation staff - Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.

Please contact me if you have any questions about this letter, my determination, or recommendations.

 Regards,

Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.