REQUEST: Site Plan Level III Review: Waterway Use and Yard Modification for Seven Multi-Family Residential Units

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R17057</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>94-96 Hendricks Isle, LLC.</td>
</tr>
<tr>
<td>General Location</td>
<td>94 Hendricks Isle</td>
</tr>
<tr>
<td>Property Size</td>
<td>12,502 square feet / 0.29 acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>Residential Multifamily Mid Rise/ Medium High Density (RMM-25)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>2 one-story residential buildings</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Medium-High Residential</td>
</tr>
<tr>
<td>Applicable ULDR Sections</td>
<td>47-5.36, Table of Dimensional Requirements for RMM-25 District, 47-23.11, Modification of Required Yards, 47-23.8, Waterway Use, 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility Requirements</td>
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</table>

| Lot Density | 7 units (maximum) | 7 units |
| Lot Size | 5,000 square feet (minimum) | 12,502 square feet |
| Lot Width | 50 feet (minimum) | 100 feet |
| Building Height | 55 feet (maximum) | 54 feet 6 inches |
| Floor Area | 400 square feet (minimum per unit) | 6 units at 3,119 square feet, 1 unit at 6,237 square feet |
| Landscape Area | 35% | 36% |
| Parking | 15 spaces | 15 spaces |

<table>
<thead>
<tr>
<th>Setbacks/Yards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (W)</td>
<td>⅛ Height = 27 feet 6 inches</td>
<td>25 feet to building, 17 feet 1 inch to balconies</td>
</tr>
<tr>
<td>Side (N)</td>
<td>⅛ Height = 27 feet 6 inches</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side (S)</td>
<td>½ Height = 27 feet 6 inches</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear (W)</td>
<td>½ Height = 27 feet 6 inches</td>
<td>20 feet</td>
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</table>

| Notification Requirements | Sec. 47-27.6, Sign Notice 15 days prior to meeting, Sec. 47-27.4, Public Participation |
| Action Required | Approve, Approve with Conditions, or Deny |
| Project Planner | Florentina Hutt, AICP, Planner III |

PROJECT DESCRIPTION
The applicant, 94-96 Hendricks Isle, LLC., proposes a multifamily residential project along the Rio Grande Waterway located at 94 Hendricks Isle. The project consists of seven residential units in a five-story structure with four residential floors above ground floor lobby and parking, with project amenities located in the rear of the property. The applicant is requesting yard modifications to all yard setbacks for the building, and to allow for the pool and deck to be placed within the required 20 foot landscape area adjacent to the waterway.

PRIOR REVIEWS
The Development Review Committee reviewed the proposal on September 26, 2017. All comments have been addressed, and are available on file with the Department of Sustainable Development.
REVIEW CRITERIA

The following criteria apply to the proposed request:

ULDR Section 47-23.8, Waterway Use
ULDR Section 47-23.11, Modification of Required Yards
ULDR Section 47-25.2, Adequacy Requirements
ULDR Section 47-25.3 Neighborhood Compatibility Requirements

Waterway Use

Pursuant to the City’s Unified Land Development Regulations (ULDR) Section 47-23.8, Waterway Use, the project shall demonstrate compliance with criteria for waterway use, which state that buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special design provisions are required to realize these objectives, and at the same time permit a reasonable use of land based on site and building design, setbacks, landscaping provisions and their relation to the waterway, other uses within the existing context and the overall public realm.

The applicant is proposing a design that is sensitive to the surrounding area by allowing light and air to the adjacent properties and view corridors to the waterway as intended by this code section. The building is set back 20 feet from the waterway, while large windows and balconies that enhance the rear elevation, thus contributing to an attractive open space at the rear of the property. Views to the waterway are also preserved by providing 10 foot side yard setbacks, maximizing the views to the water.

In addition, the ULDR requires a 20-foot landscaped yard abutting the waterway, adjacent to the bulkhead line. The required 20-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the Planning and Zoning Board (PZB). The applicant is requesting a modification to the 20-foot landscaped yard requirement to allow for active outdoor amenity use in order to allow for the pool and deck to be placed within the required 20-foot landscape area adjacent to the waterway, as detailed in the yard modification analysis below.

Modification of Required Yards

Pursuant to ULDR Section 47-23.11.A.3, Criteria for Modification of Required Yards, the PZB may consider a request to modify the required yards provided that such adjustment to the required yards is based on continuity of architectural features with adjacent properties and encourages public pedestrian interaction between the proposed development and existing neighborhood.

The applicant is requesting to reduce the yard setbacks from 27 feet 6 inches (equal to half the height of the building) to 10 feet for side setbacks, 20 feet for rear setback, and a front yard setback of 25 feet at the ground level of the building and 17 feet, 1 inch for balconies located on levels two through five. The request is based on the scale, massing, and the architectural treatment of the building, which are consistent with the emerging development pattern of this neighborhood.

As proposed, the scale, massing and the architectural treatment of the building are consistent with the development pattern of this neighborhood. An improved pedestrian experience is achieved by a proposed sidewalk connection along the street, separated from vehicular traffic by a landscape buffer and on-street parking. A walkway leading to well-defined pedestrian entrance, highlighted by a wood frame awning, and improved landscaping in the front yard contribute to the quality of the public space and encourage pedestrian interaction with the building. In addition, the design of the building enhances the pedestrian experience through a mix of materials, façade articulation, and the use of large windows and balconies that provide...
transparency and movement. This facade treatment provides visual interest along the waterway as well as from the street view.

Pursuant to ULDR Section 47-19.2.BB.2, the pool shall be subject to the minimum yard requirement of the zoning district in which the project is located when it is accessory to a multifamily dwelling. The applicant is requesting a yard modification for the outdoor pool amenity from the required setback of 27 feet 6 inches feet to 9 feet 10 inches, as measured from the rear property line. This yard modification also includes the 20-foot landscaped yard requirement for waterway uses. The yard modification request is consistent with the pattern of pool locations in the general area.

Adequacy and Neighborhood Compatibility
The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale. A capacity letter was issued by the City's Public Works Department which identified the plant facilities, pump station, and associated infrastructure servicing this project and the project's impact on capacity. The capacity letter is attached as Exhibit 2.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhood, the development shall include improvements or 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. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, and alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

The properties surrounding the site are zoned RMM-25, the same zoning district as the subject property. Mass and scale of buildings in the proximity to the proposed project vary from one to five stories, which are similar to the proposed project. The project's design achieves appropriate scale, light and ventilation through varied massing, building separation, and variation of fenestration, presence of large balconies and treatment of façades with quality materials. The lot will be enhanced by the proposed design of the building which incorporates large open balconies, glass windows, and doors along most of the facades and view corridors are provided to the waterway.

The applicant has submitted narratives outlining how the project complies with the applicable sections of the ULDR as described herein and are attached in Exhibit 1, with the site plan, to assist the Board in determining if the proposal meets these criteria.

Parking and Circulation:
As per ULDR Section 47-20, Parking Requirements, 15 parking spaces are required for the proposed residential project, as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-bedroom units</td>
<td>2.1 spaces / unit</td>
<td>12.6 space</td>
</tr>
<tr>
<td>5-bedroom units</td>
<td>2.2 spaces / unit</td>
<td>2.2 spaces</td>
</tr>
<tr>
<td>Total Required</td>
<td></td>
<td>15 space</td>
</tr>
<tr>
<td>Total Provided</td>
<td></td>
<td>15 space</td>
</tr>
</tbody>
</table>

The applicant is proposing to provide 15 parking spaces on-site. A new 5-foot sidewalk will be constructed along the front of the property and will connect directly to the building lobby.
COMPREHENSIVE PLAN CONSISTENCY
The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Housing Element. Goal 1, Objective 1.1, Preserve, enhance, and revitalize the City's existing neighborhoods, which encourages utilizing community design standards to enhance housing characteristics and neighborhood preservation. The project is also consistent with the Future Land Use Element, Goal 1, Objective 1.19, Neighborhood Compatibility, Policy 1.19.8, which provides that the scale and mass of new development should be consistent with existing neighborhoods.

The City's Future Land Use Map indicates that the proposed project is located in the Medium-High Residential 25 dwelling units per acre land use designation. The property density under the land use would allow for seven dwelling units and the applicant is proposing seven dwelling units, and therefore is consistent with the land use.

Public Participation
This application is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, a public participation meeting was held on August 22, 2018, in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project. The meeting notification was sent to the Navarro Isle Homeowners Association, Victoria Park Civic Association, and Nurmi Isles Homeowners Association. The public participation summary and affidavit are provided as Exhibit 3.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 2 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 4 contains the affidavit and pictures of the posted signs.

STAFF FINDINGS:
Staff recommends the Board approve this request, consistent with:
  - ULDR Section 47-5.36, Table of Dimensional Requirements for the RMM-25 District
  - ULDR Section 47-23.8, Waterway Use
  - ULDR Section 47-23.11, Modification of Required Yards
  - ULDR Section 47-25.2, Adequacy Requirements
  - ULDR Section 47-25.3, Neighborhood Compatibility Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:
If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III Review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III Permit.

EXHIBITS:
1. Project Narratives and Site Plan
2. Water/Sewer Capacity Letter
3. Public Participation Affidavit and Meeting Summary
4. Public Notice Signs and Sign Affidavit
The proposed development at 94 Hendricks Isle in Fort Lauderdale will be the creation of a new five story condominium building, replacing a single story residential use. The current and proposed zoning is RMM-25, on 0.29 acres, or approximately 12,630 square feet. An existing one story residential use is located on site, and will be demolished for the proposed development.

In keeping with the architectural style of newly completed and under construction projects in the surrounding area, this building will have contemporary style to both fit in with the existing context, but also to provide an upscale aesthetic.

The building will have four levels of residential use over a parking area and elevator lobby. Two units will be located on floors two through four, with one penthouse unit on level five. On the ground level, landscaped areas will include a sidewalk along Hendricks Isle, plantings and retention areas between the roadway and building, and an amenities area including pool at the rear of the site. A seawall walkway and docking area will also be created as part of the development.

The building uses glass and stucco to maintain a contemporary look, keeping in spirit with the new developments of Fort Lauderdale, with large balcony patios on both the street and water sides of the building, with translucent panels instead of glass in key locations on side walls to maintain privacy of both occupants and surrounding properties.

The parking on the ground floor will be screened with painted aluminum slats, which will provide a visual barrier to the parking area, while maintaining light and air movement. The garage will be closed from the public with two sliding gates, one for the entry and one for the exit, that fits the aesthetic of the building and screened walls. Protected entry points contain the parking area with a call box, as well as the pool and waterfront area in the rear of the property. Setback areas on either side of the building will be left as open visually, with appropriate landscape planting materials.

The rear yard will be enhanced with palm and Gumbo trees to add vertical definition and lush tropical interest along the waterway. Shrubs and groundcovers of varying color and texture are placed along the building foundation to compliment the screening of the ground level garage parking. Additional plantings are proposed under the balcony overhangs to extend the
green space in the rear yard area, as well as acting to open up the view from ground level through the parking area. Pool decking is proposed to be hard-wood planking to soften the hardscape around the pool, and to bring a high-end quality to the landscape architecture of the rear yard.

Trash pickup will be done from trash receptacles placed on the driveway, outside of the gated parking area, and will be similar to the trash and loading for adjacent properties.

The intent with this development is to meet the aesthetic precedence of the newer residential developments in Fort Lauderdale, while maintaining an upscale identity for residents.

If you have any questions or concerns, please feel free to contact me.

Mark McLean

Mark McLean
LEED-AP / AIBD
Naples Studio Director
Direct: (239) 241-2012
Cell: (239) 250-9915
94 Hendricks Isle Project Compliance per ULDC

Sec. 47-23.8. - Waterway use.
A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

This development uses the established precedent of building types and forms from the adjacent neighborhood in its form, massing, and design, in order to be consistent with the neighborhood.

B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

1. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.

   The rear setback is 20 feet to the building, but we request permission to reduce the setback requirement to the edge of the pool to 4'-0", which is consistent with the pool setbacks on similar projects on both Hendricks Isle and Isle of Venice. This modification will allow this development to maintain continuity with the existing adjacent uses and setbacks.

2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

   The overall building bulk, scale and mass is consistent with existing and under-construction buildings and developments in the area per Neighborhood Compatibility Requirements.
C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts.

This does not apply to this project.

Sec. 47-23.11 - Modification of required yards.
A. Criteria for modification of required yards. The planning and zoning board shall upon written application for site plan level III approval, as provided in Section 47-24.2, Development Permits and Procedures, consider a request to modify the required yards as specified in the Table of Dimensional Regulations within the RMM-25, RMH-25 and RMH-60 residential zoning districts, and may change such minimum yard requirements, provided, however, that the following additional criteria for such approval are met:

1. By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically prove that a superior site development as relating to shadows will result from such adjustment; or

2. By adjusting the location of the structure on the site when the site abuts the Intracoastal Waterway or other permanent public open space, land or water and it is found that allowing a reduction is compatible with adjacent properties, as defined in this section; or

3. By adjustment of yards it is found that:
   a. There is continuity of yards between the proposed development and adjacent properties; and

   (a) A separate request for modifying the setbacks has been issued, to allow this project to have setbacks consistent with other adjacent projects of similar size and scale.

   The placement and massing of the building on the site creates consistency with the existing and under-construction developments in the adjacent neighborhood. The yards maintain this continuity of setback, waterway-side use, and front, rear, and side setbacks. The position of the proposed building on the site is also consistent with that of nearby buildings; the placement encourages pedestrian activity not only on the new sidewalk in front of the building, but leading to and engaging the building. Similarly, the building massing is such that the ground floor intended to be as transparent as possible, using horizontal slats for fencing and gate, so that pedestrians will have a view through as much of the first floor as possible to the rear yard, and the water beyond.

   The existing buildings in the neighborhood primarily have yards that are consistent with those proposed for this project. The side yards of new developments are typically around 10 feet, and the older buildings have side yards of 5 to 10 feet. The proposed setback for this project is 10 feet along the north and south sides of the site and are consistent with the area.

   The proposed rear yard of 20'-0" is consistent with the setback and pool setback that have been granted and exist in the neighborhood; some are 10 feet for older buildings, while newer development appear to have setbacks smaller than the unmodified setback requirement. We are requesting a
modification of the rear yard to allow the pool to be built a minimum of 4'-0" from the sea wall, consistent with developments at 60 Hendricks Isle, 45 Hendricks Isle, 40 Hendricks Isle, and 25 Hendricks Isle. The pool in this location is also a consistent architectural feature, per 47-23.11.a.3.b

The front setback of existing buildings varies in the neighborhood. This project will establish a strong pedestrian element, with a sidewalk running through the site north-south, pedestrian friendly elements to engage and activate the front yard with landscape space, and views through the ground floor to the water. Upper floors have a smaller setback, but the balconies on these floors engages pedestrians, and is preferable to parking spaces in the setback. We are requesting a minimum 17'-0" overall building setback, which will allow upper floors to engage the street while the ground floor steps back, increasing pedestrian and landscape space

b. There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of subsections A.3.a and b, it is found that;

(b) The building will have a variation of rooflines, cantilevered areas, balconies, color and material banding, building mass changes, in order to be consistent in design intent with the neighborhood. This design will encourage pedestrian interaction through landscaped areas, pathways, and water views.

c. There is continuity of architectural features with adjacent properties. Architectural features include but are not limited to those listed in subsection A.3.e; and

(c and d, below) The urban scale of this project is consistent with the newer developments in the neighborhood, with a continuity of architectural features. These buildings are typically 5 stories high, with a 55'-0" height maximum, though some have rooftop amenity decks that exceed the maximum height. The projects of similar size and scale are located at 60 Hendricks Isle, 45 Hendricks Isle, 40 Hendricks Isle, and 25 Hendricks Isle, as well as several new and under-construction projects on Isle of Venice.

d. There is continuity of urban scale with adjacent properties. Urban scale includes height, proximity to street front and relationship of building size to the lot size;

see response above

e. In addition to the reduction in minimum yards meeting subsections A.3.a and b or subsections A.3.c and d, the development includes a minimum of four (4) of the following architectural features: Terracing; variation in rooflines; cantilevering; angling; balconies; arcades; uniform cornice heights; color and material banding; building mass changes; courtyards; plazas and landscaped areas which encourage pedestrian interaction between the development site and a public street.

The project contains the following architectural features:

\[\text{architecture features list}\]
1. Variation of rooflines - multiple vertical rooflines, as well as cantilevered roof elements, coupled with different materials, are present.

2. Cantilevering - balconies cantilever from the building, preventing it from being a solid block mass, opening up the corners of the building volume.

3. Balconies - Corner balconies open up the mass of the building

4. Color and Material Banding - use of color and material to create horizontal elements is incorporated in the design of the building.

5. Building Mass Changes - the building has been designed to prevent a block volume on site, creating multiple masses to break up large areas, with cantilevered balconies and dynamic massing. The use of glass and other materials breaks up solid building forms.

6. Landscaped Areas which encourage pedestrian interaction - the site has been designed to create pedestrian friendly movement, as well as easy bike storage areas. The ground floor is set back further than the upper floors of the building to create more space but also, to encourage interaction between upper balconies and the ground plane. The horizontal slat fence and gate on the ground floor allows for a transparency of the building at that level to allow pedestrians to see the water beyond, as do the open side yards.

4. In addition to subsection A.1, 2, or 3 the following shall be met:
   a. The applicable minimums pertaining to all other zoning requirements applicable to the development are met.

   The building will maintain applicable setback requirements per Sec 47-5.36, Table of Dimensional Requirements for the RMM-25 district:
   - Density is 24.17 DUA where 25 are permitted
   - Lot size is 12,502 sf where minimum 5,000 is required
   - Height is 55' where 55' is permitted
   - Length is 86'-6" where 200' is permitted
   - Lot width is 100' where minimum 50' is required
   - Minimum Floor Area is 400 sf for each dwelling where each unit is minimum 2000sf +
   - Front yard is minimum 17'-0" for which we are seeking a reduction from 25'
   - Minimum side yard is 10', where 10' is minimum
   - Rear yard is 20' (if modification is allowed)

   b. A structure with a required yard proposed to be modified that is located on a development site abutting or separated only by a right-of-way from the Intracoastal Waterway or other permanent public open space, land or water shall not cast a shadow that exceeds fifty percent (50%) of such public water or land area at any time between the hours of 9:00 a.m. and 5:00 p.m. on March 21 (vernal equinox).
   For sites along the Atlantic Ocean, the public area subject to review shall be the sandy beach westward of the mean high water line as defined in Section 47-2, Measurements. The public open space, land or water as described in this section shall be measured by extending a line from the points where the property lines intersect at the corners of the development site abutting the public area or separated from the area by a right-of-way, and extending those lines across the public area perpendicular to the development site.

   The shadow created by this building will be consistent with that of similar buildings in the area, which meet the requirement.
c. That the intent and spirit of the dimensional regulations, of the applicable district concerning yards as relating to air, light and shadow is maintained.

5. Definitions. For the purpose of this subsection
   a. Adjacent properties. Shall mean buildings located on the same side of and fronting the same right-of-way as the proposed development and within a six hundred-foot distance on one (1) side or three hundred-foot distance on both sides of the proposed development.
   b. Continuity. Shall mean that the same setback or feature exists on adjacent properties to an extent which furthers a sense of order and harmony along the street front.

Sec. 47-25.2. - Adequacy requirements.

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

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.

This new project will not create any interference.

C. Drainage facilities. Adequacy of storm water 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 ½) inches of runoff from the impervious surface whichever is greater.

Project will develop site in compliance with South Florida Water Management District as well as Broward county and City of Fort Lauderdale minimum water quality and quantity standards. A Surface Water permit will be obtained through the county process on behalf of SFWMD, whose criteria includes the referenced "retention of the first inch of runoff from the entire site or two and one-half (2 ½) 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.
According to Broward County maps, this site is not in a contamination area, protected natural land, safe park and land preservation bond program site, borrow pit site, nor brownfield site.

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.

This project will provide fire protection as required to meet FBC criteria as well as City criteria. We plan on providing a fire service to the building with a fire dept connection within 100' of a fire hydrant. The Fire Dept will also be reviewing the plans as part of the DRC and Building Dept process where we will address any concerns they may have.

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.

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.

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.
Potable water service to this site is provided by the City of Fort Lauderdale. There will be a proposed domestic, fire and irrigation service connections. A Letter of Service Availability will be applied for during the DRC process and we will work with city engineering as well as city Public Works to ensure we address any comments. A Broward County Health Dept permit will not be required as the services will be individual connections but we will forward plans to them to obtain a letter of no permit acknowledgement.

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 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.

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.

Sanitary Sewer service to this site is provided by the City of Fort Lauderdale. There will be a single service connection. A Letter of Service Availability will be applied for during the DRC process and we will work with city engineering as well as city Public Works to ensure we address any comments. A Broward County Sanitary Sewer Extension permit will not be required as the service will be individual and less than 8”.

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. 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.

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.

Stormwater will be retained on-site per county, city and SFWMD standards. A surface water license will be obtained and provided to the city.
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.

**Requirement noted**

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.

**Requirement noted**

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.

**Requirement noted**

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 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.

Requirement noted. We do not expect that this project will trigger a requirement for a traffic study, as Staff has previously informed us.

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.

Requirement noted. The Trafficways map has been reviewed and we do not expect any dedication of additional right-of-way will be required.

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 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.

Requirement noted. Pedestrian facilities will be designed to meet ADA standards and will be reviewed by the City as part of the DRC and Building Department process.

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.

Requirement noted.
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.

**Requirement 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 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.

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

**Sanitary Sewer / wastewater service to this site is provided by the City of Fort Lauderdale. There will be a single service connection. A Letter of Service Availability will be applied for during the DRC process and we will work with city engineering as well as city Public Works to ensure we address any comments. A Broward County Sanitary Sewer Extension permit will not be required as the service will be individual and less than 8".**

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.

**Requirement noted**

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.

**Requirement noted**

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.

**This project is located west of the Intracoastal Waterway.**

**Sec. 47-25.3. - Neighborhood compatibility requirements.**

A. The neighborhood compatibility requirements are as follows:

1. Adequacy requirements. See **Sec. 47-25.2**.

2. Smoke, odor, emissions of particulate matter and noise.
   
a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   
b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   
c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

**Not applicable**

3. Design and performance standards.
   
a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this **Sec. 47-25.3** in a manner which illuminates a butting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
Lighting will comply, photometric plans will be submitted.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

Lighting will be oriented downwards or will be fitted with shields and will not impact residential properties. Photometric plan will support this.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

 Proposed landscaping and low walls will screen abutting properties from adverse lighting.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Site lighting will be designed to comply.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
   a) Fenestration such as windows, doors and openings in the building wall; and
   b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
      1. Detail and embellishments:
         a. Balconies,
         b. Color and material banding,
         c. Decorative metal grates over windows,
         d. Uniform cornice heights,
         e. Awnings.
The design provides several balconies, and color and material banding.

2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.

   The building mass changes, avoiding a large solid mass, with balconies, openings, overhangs, and a variable roofline because of parapets, stairs, and elevator.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

The proposed development will meet these requirements, see responses for Sec. 47-23.11 above

iii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

   Trash and recycling areas are located on the interior of the parking garage, screened from neighbors, to be taken out at pickup times, as is standard in the neighborhood.

iv. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

   Parapets will provide adequate screening of rooftop equipment, and elevator and stairwells are design massing elements.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

   i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall
be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

**We are requesting a modification of required yards, per Sec 47-23.11, above.**

d. Bufferyard requirements. Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

**Landscape strips down the side yards of the building will be provided.**

ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

**With the requested setback regulation, we request that parking be permitted to be 10 feet from the side property lines, as is consistent with similar developments in the neighborhood.**

iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

**The dumpster and recycling will be contained in the parking area, except for scheduled pickup.**

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5.

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Not applicable

v. Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;

b) Reduction of required parking spaces;

c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;

d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;

e) Access to the land would be substantially impaired;

f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;

g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and
the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

**Requirement noted**

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or 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. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or 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. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.
The Community Compatibility Criteria that are required to be met are as follows:

b) Bulk Controls:
   Density:
   
   Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

   Floor Area Ratio:
   
   Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

   Maximum Height:
   
   Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

   Yards:
   
   Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

   The proposed development will be City requirements for density, FAR, height and yards (after requested reduction)

c) Massing Guidelines:

   Overall Height:
Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

**The proposed design varies rooftop massing heights**

**Vertical Plane Moderation:**

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

**Balconies, building projections, cantilevers, etc will be used in the design of this building.**

**Facade Treatment:**

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include comice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

**The pedestrian environment, interaction, and activation is important to the design of this building,**

e) **Other Guidelines:**

**Energy Conservation:**

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiency. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

**Requirement noted**

**Building Separation:**
Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

**Requirement noted**

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

**Requirement noted**

f) Vehicular Circulation:

Ingress/Egress:

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

**Not applicable**

Arrival/Drop-off Areas:

Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrivals/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and
commercial structures should be located the maximum possible distance from loading and service areas.

**Front yard area designed to create pedestrian friendly areas and maintaining view corridors to waterway.**

Other:

Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

g) Pedestrian Circulation:

**Urban Open Spaces/Plazas:**

Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

**Requirement noted**

Pedestrian Corridors:
Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

**Requirement noted**

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

**Requirement noted. Parallel parking on the street will be provided, and parking area will be as transparent as possible to water view.**
h) Perimeter Treatments:

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc., should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

Trash and equipment areas will be screened, and parking area will be partially screened by horizontal slat fence that also provides air movement and visual continuity to waterway.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should
be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

**Requirement noted**

**Landscape:**

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the Intracoastal Waterway should
have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

**Requirement noted. See Landscape drawings for details**

i) Site Furnishings:

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

**Requirement noted. See Landscape drawings for details**

j) Signage:

Private sector signage should be consistent with the proposed use, adjacent development, and as required under **Section 47-12**. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining
parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

**Building signage will be limited to the front of the building, below the second floor elevation.**

k) Lighting:

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard’s appearance.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

**Requirement noted.**

l) Utilities:

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.
New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

Requirement noted.

m) Site Plan Objectives:
The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

Requirement noted.

n) Usable Outdoor Spaces:
Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

Pedestrian Accessible Spaces:
Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate
pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.

Requirement noted.

o) Defensible Space:

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

In addition to the above requirements, the following may be required based on the site specifics of each project:

Provide plant material in the adjacent right-of-way.

Provide foundation/entry plantings to the development.

All sites should exhibit lush tropical landscaping.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.

Requirement noted.
October 5, 2018

Nathan Lewis
Botek Thurlow Engineering, Inc.
3409 NW 9th Avenue, Suite 1102
Fort Lauderdale, Florida 33309

Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER UPDATE
94 Hendricks Isle – DRC Case No. #17057
94 Hendricks Isle, Fort Lauderdale, FL 33301

Dear Mr. Lewis,

According to the site plan information submitted, this project consists of construction of a multifamily residence with seven units, a six unit building is to be demolished. Water and sanitary connections to City of Fort Lauderdale (City) utilities are proposed along Isle of Hendricks Drive. According to the calculations submitted, such redevelopment will cause a net increase in water and sewer demand of 300 gallons per day or 0.000 million gallons per day (MGD). The Department of Sustainable Development (DSD) will review and approve such flow calculations. Furthermore, if DSD staff issues comments on the proposed flow calculations after the issuance of this capacity availability letter, the consultant shall request a revised letter with the correct approved flow calculation.

The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered “committed” for this project until a permit has been issued and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-5850.

Sincerely,

Daniel Fisher, P.E.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis
cc: Nancy Gassman, Ph.D., Interim Deputy Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Dennis Girisgen, P.E., City Engineer
File: Water and Sewer Capacity Letters
PROJECT AND DESCRIPTION
Construction of a 7 unit residential complex, 6 units are to be demolished.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by an 8-inch and 6-inch water main along NE 5th Avenue and NE 5th Terrace which connect to 12-inch mains along North Federal Highway and NE 6th Street. See Figure 1.

Wastewater: The site is currently served by an 8-inch gravity sewer and to Pumping Station D-11 (PS D-11). See Figure 2.

Pumping Station: The site is served by Pumping Station D-11 which is located at 217 Hendricks Isle.

SUMMARY OF ANALYSIS AND REQUIRED ACTION
Existing water and sewer infrastructure have sufficient capacity to serve the project with no improvements required.
Graphical Summary of Analysis

Pumping Station D-11 is currently being rehabilitated, see Wastewater Capacity Analysis for additional information.
Figure 1 – City Water Atlas
Figure 2 – City Sewer Atlas
WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information the estimated potable net water demand is 300 per day (GPD), which equates to 0.000 million gallons per day (MGD). Water use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”.

Evaluation of impact on existing distribution pipe (flow & capacity): According to the site plan the applicant is proposing to utilize the 6-inch water main on Hendrick Isle. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 6-inch water. The existing water main has capacity to serve the project.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve month production at the two plants is 38.66 MGD. The previously committed demand from the development projects in the permitting or the construction stage is 3.137 MGD. Combining these figures with the demand from the proposed project of 0.000 MGD, the required production would be 41.80 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project.

Recommended Water Infrastructure Improvements: No improvements required.
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information the estimated additional net potable water demand is 300 GPD, which equates to 0.000 MGD (although wastewater is usually 80% of the potable water, a higher, conservative figure has been used for calculations). Sewer use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”. The total gross capacity of 2,100 gallons per day will be used to evaluate the gravity sewers.

Evaluation of impact on existing collection pipe (gravity system capacity): The existing site and adjacent buildings are served by 8-inch gravity sewer mains.

Manual of Practice (MOP) 60, published by American Society of Civil Engineers (ASCE) for the gravity sewer design and used by the City staff, recommends that pipe diameters 15-inch or less be designed to flow half full during peak flows. Based on the tools and information available to the City staff, it has been calculated the 8-inch diameter pipe will flow 4% full, which less than ASCE is recommended 50%. The City has used a peak hourly flow factor of 3.0, which is higher than 2.2 as noted in the Reiss Report. Therefore, the 8-inch pipes are adequate to serve the project.

Evaluation of impact on pumping station: PS D-11 has a capacity of 170 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 20 hours per day which is greater than the Miami-Dade County’s recommended daily average (NAPOT) of 10 hours per day. The pumping station and gravity sewers are currently being rehabilitated under City Project 12202; the pumping station will operate at approximately 350 gallons per minute and infiltration and inflow is being addressed through lining of the sewers and lateral replacement, further reducing pump run times. The project is expected to be completed in December of 2018. Therefore the pumping station will have adequate capacity to serve the project.

Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County’s Environmental Protection and Growth Management Department’s (EPGMD) Environmental Licensing & Building Permitting Division’s licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). The annual average daily flow (AADF) to the plant is 39.957. Combining the committed flows for previously approved projects of 3.137 MGD, plus the 0.000 MGD net contribution from the project, provides a total projected flow of 43.09 MGD. This is less than the permitted treatment plant capacity of 48 MGD. Therefore, the treatment plant has sufficient capacity to serve this project.

Recommended Wastewater Infrastructure Improvements: No improvements required.
RE: Public Participation Meeting – 94 Hendricks Isle

Location: 1410 East Las Olas Blvd.
Fort Lauderdale, FL 33301

Date / Time: August 22, 2018 / 1:00 PM

Number of Participants: 0

Presentation Materials: Planning and Zoning Submissions Set

To whom it may concern,

Summary of Comments:
A notice was sent to Navarro Isle Homeowners Association, Victoria Park Civic Association, and Numi Isles Homeowners Association announcing a public participation meeting. The meeting was called to order at 1:05 PM. There were zero participants present.
As our presentation materials MHK planned to present a full set of PZB plans with the full project narrative.
We stayed at the location for one full hour before ending the meeting.

Respectfully,

Mark McLean
LEED-AP / AIBD
Naples Studio Director
Phone: (239) 250-9915
Naples – Palm Beach - Greenville
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: [X] DEVELOPMENT REVIEW COMMITTEE

APPLICANT: 94-96 Hendricks Isle, LLC

PROPERTY: 94 Hendricks Isle

PUBLIC HEARING DATE: August 22, 2018

BEFORE ME, the undersigned authority, personally appeared [MARK ALCLEAN], 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>>

MARK MCLEAN
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24th day of
AUGUST 2012

(SEAL)

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.31 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)
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the sign.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign 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 POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

BEFORE ME, the undersigned authority, personally appeared ______________________________, 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 Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. 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 therefore.

______________________________________________
Affiant

______________________________________________
Notary Public

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)
COMING SOON
94 Hendricks Isle
6 - three bedroom
2,200 sf units
1 - five bedroom
4,700 sf penthouse

6 large floor plans with high ceilings
close to water, dock, pool, and
fireplace. Living spaces with
open concept layout

For information call John at 305-373-7940.

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING
Date: Monday, June 10, 2013
Time: 3:00 PM
Location: City Hall

Meeting Agenda:
1. Approval of Zoning Case Z-13-001
2. Consideration of Partial Zoning Case Z-13-002
3. Consideration of Administrative Review Case A-13-001
4. Consideration of Development Appeal Case D-13-001
5. Consideration of Conditional Use Permit Case CUP-13-001
6. Consideration of Site Plan Application Case S-13-001

For more information, visit the City of Miami website or contact City Planning at 305-375-5000.
PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB 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.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or 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 954-828-6531 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.

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<tr>
<th>Description</th>
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<tr>
<td>Innovative Development (ID)</td>
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<td>Site Plan Level IV</td>
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<tr>
<td>Site Plan Level III</td>
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<tr>
<td>Change of Use</td>
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<td>Parking Reduction</td>
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<td>Site Plan Deferral</td>
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<td>Appeal of DRC Review</td>
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**Page 1: PZB Site Plan - Applicant Information Sheet**

**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 it does not apply.

**NOTE:** To be filled out by Department

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<thead>
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<th>Date of complete submittal</th>
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**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>John A. Brown</th>
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</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>3033 Rum Row Naples, FL 34102</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:jab746@gmail.com">jab746@gmail.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(239) 272-2940</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>[X] Warranty Deed or [ ] Tax Record</td>
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**NOTE:** If AGENT is to represent OWNER, notarized letter of content is required

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<thead>
<tr>
<th>Applicant / Agent's Name</th>
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<td>Applicant / Agent's Signature</td>
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<tr>
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<td>E-mail Address</td>
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<td>Phone Number</td>
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<td>Letter of Consent Submitted</td>
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<tr>
<th>Development / Project Name</th>
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<tr>
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<td>Existing: 94 &amp; 96 Hendricks Isle, 33301 New: 94 Hendricks Isle, 33301</td>
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<td>Legal Description</td>
<td>LOT 3, BLOCK 4, OF &quot;VICTORIA ISLES&quot;, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BR</td>
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<td>Tax ID / Parcel Numbers</td>
<td>For all parcels in development: 5042 02 19 0580</td>
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<td>Request / Description of Project</td>
<td>Proposed multi-family residential building with associated infrastructure.</td>
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<tr>
<td>Applicable ULDR Sections</td>
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| Total Estimated Cost of Project | $4,420,000.00 (including land costs) |

**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

| Estimated Park Impact Fee | $19,750.00 Fee Calculator: http://lot.flaudit.ftl.us/building_services/park_impact_fee_calc.htm |
| Future Land Use Designation | Residential |
| Proposed Land Use Designation | Medium High |
| Current Zoning Designation | RMM-25 |
| Proposed Zoning Designation | RMM-25 |
| Current Use of Property | RESIDENTIAL |
| Residential SF (and Type) | 24,948 RENTAL |
| Number of Residential Units | 7 |
| Non-Residential SF (and Type) | 5,517 SF LOBBY & PARKING |
| Total Built SF (include structural parking) | 30,465 SF |

| X | Yes | No |

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<tr>
<th>Dimensional Requirements</th>
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<td>Lot Size (SF / Acreage)</td>
<td>N/A</td>
<td>12,602 SF (0.29 AC)</td>
</tr>
<tr>
<td>Lot Density</td>
<td>25</td>
<td>24.13</td>
</tr>
<tr>
<td>Lot Width</td>
<td>N/A</td>
<td>100'-0&quot;</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>55'</td>
<td>55'-0&quot; (5 STORIES)</td>
</tr>
<tr>
<td>Structure Length</td>
<td>200'</td>
<td>85'-0&quot;</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.44</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>49.9%</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Landscape Area</td>
<td>4,376 SF</td>
<td>4,378 SF</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>

**NOTE:** State north, south, east or west for each yard.

<table>
<thead>
<tr>
<th>Setbacks/Yards*</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (W)</td>
<td>25</td>
<td>17.5</td>
</tr>
<tr>
<td>Side (N)</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Side (S)</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear (E)</td>
<td>20</td>
<td>15</td>
</tr>
</tbody>
</table>

**Last edited:** 3/20/2015

PZB Site Plan App
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative describing project specifics, to include but not be limited to architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- 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.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Plans “A” thru “H”. Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.

  A. Site Plan
  B. Details
  C. Floor Plans
  D. Building Elevations
  E. Additional Renderings
  F. Landscape Plans
  G. Photometric Diagram
  H. Engineering Plans

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8½” x 11”. All non-plan documents should be 8½” x 11” and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

Applicant’s Affidavit

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

Print Name: John A. Brown

Signature:

Date: July 23, 2018

Staff Intake Review
For Urban Design & Planning staff use only:

Date

Received By

Tech. Specs

Reviewed By

Case No.
FIRST Floor (top of slab)  
0'-0" (4.6' NAVD)

OUTDOOR LIVING (TOP OF SLAB)  
-(0'-6") (4' NAVD)

AVERAGE CROWN OF ROAD  
-(3.77') (3.23' NAVD)

SECOND Floor (top of slab)  
11'-2" (15.7' NAVD)

THIRD Floor (top of slab)  
22'-0" (24.6' NAVD)

FOURTH Floor (top of slab)  
32'-10" (37.4' NAVD)

FIFTH Floor (top of slab)  
43'-8" (48.3' NAVD)

roof deck (top of slab)  
54'-6" (59.1' NAVD)

edge of pavement  
-(2'-1") 2.51' NAVD
CONTRACTOR REFER TO TREE DISPOSITION PLAN FOR ANY LANDSCAPING DEMOLITION. CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS FOR DEMOLITION OF THE SITE PRIOR TO MOBILIZATION.

ALL SERVICES TO ADJACENT PROPERTIES NOT SCHEDULED FOR DEMOLITION ARE TO REMAIN IN PLACE. REFER TO BUILDING DEMOLITION PLANS FOR BUILDING DEMOLITION INFORMATION.

THIS SITE DEMOLITION PLAN INDICATES THAT EXISTING UTILITY POLES, DOCKS, CATCH BASINS, VERTICAL GUTTERS, PLANTER BORDERS, SIDEWALKS, STEPS, HARDSCAPE WALLS, FENCES, RAMPS AND CURBS ON SITE TO BE REMOVED (TYP.). ALL EXISTING ASPHALT, PAVERS, AND ROCK TO BE REMOVED AND DISPOSED OF PROPERLY.

EXISTING WATER METERS, UNLESS NOTED DISCONTINUED (FPL, BELL, SOUTHERN, BELLSouth, COMCAST, FRANCHISED), ARE TO REMAIN IN PLACE. WATER SERVICE ACCOUNT TO BE CLOSED AND SERVICE PLUGGED AT EXISTING WATER METERS. UNLESS NOTED EXISTING WATER METERS ARE TO BE REMOVED/CAPPED BY CITY.

EXISTING UTILITY POLE / OVERHEAD UTILITY POLE / CATCH BASIN ARE TO REMAIN IN PLACE. EXISTING VALLEY GUTTER TO BE REMOVED AS SHOWN ON SITE PLAN. EXISTING 2' SEAWALL TO REMAIN IN PLACE.

EXISTING DOCK TO REMAIN IN PLACE (SEE REFERENCE DOCK PLANS). EXISTING OUTFALL TO REMAIN IN PLACE. EXISTING STORM PIPE TO REMAIN IN PLACE.  BUILDING REMOVAL OF SMOKE DETECTORS, GAS VALVES, METER BOXES AND VERTICAL EROSION WALLS ARE TO BE REMOVED AND DISPOSED OF PROPERLY. THIS INCLUDES ALL BUILT IN APPLIANCES AND ALL EXISTING WALLS, CEILINGS, AND FLOORING.

RUBBLE SHALL BE WATERED CONTINUOUSLY TO CONTROL DUST AND FLYING DEBRIS. METHODS PRIOR TO BEGINNING DEMOLITION OPERATION. KEEP ENTRANCES TO PERMITTED WITHIN THE CITY (AND DEPARTMENT OF FORT LAUDERDALE STANDARDS). DEMOLITION WORK TO BE COMPLETED PRIOR TO BEGINNING DEMOLITION OPERATION. RESPONSIBLE CONTRACTORS ARE TO HAVE A LICENSED ENGINEER (SEE LICENSES ATTACHED) AND THE CITY (SEE LICENSES ATTACHED) VERIFY THE acompaña FOR SITE. REFER TO DOCK PLANS FOR DOCK IMPROVEMENTS.

ALL EXISTING SERVICES, WATER, SMOKE DETECTORS, GAS VALVES, METER BOXES AND VERTICAL EROSION WALLS ARE TO BE REMOVED AND DISPOSED OF PROPERLY. THIS INCLUDES ALL BUILT IN APPLIANCES AND ALL EXISTING WALLS, CEILINGS, AND FLOORING. OBTAINING RESPONSIBLE ENGINEERING SERVICES AND/OR ABANDONMENT INFORMATION AND DETAILS ARE NOT INCLUDED IN THIS SCOPE OF WORK. THIS SCOPE OF WORK IS NOT ENOUGH TO OBTAIN PERMITS, PAY FOR EXISTING ENGINEERING SERVICES AND/OR ABANDONMENT INFORMATION AND DETAILS.

GENERAL NOTES:

1. CONTRACTORS SHALL OBTAIN PERMITS PRIOR TO BEGINNING DEMOLITION OPERATION. DEMOLITION WORK TO BE COMPLETED PRIOR TO BEGINNING DEMOLITION OPERATION. RESPONSIBLE CONTRACTORS ARE TO HAVE A LICENSED ENGINEER (SEE LICENSES ATTACHED) AND THE CITY (SEE LICENSES ATTACHED) VERIFY THE ACCOMPA. FOR SITE. REFER TO DOCK PLANS FOR DOCK IMPROVEMENTS.

2. GENERAL NOTES:

3. ALL EXISTING SERVICES, WATER, SMOKE DETECTORS, GAS VALVES, METER BOXES AND VERTICAL EROSION WALLS ARE TO BE REMOVED AND DISPOSED OF PROPERLY. THIS INCLUDES ALL BUILT IN APPLIANCES AND ALL EXISTING WALLS, CEILINGS, AND FLOORING. OBTAINING RESPONSIBLE ENGINEERING SERVICES AND/OR ABANDONMENT INFORMATION AND DETAILS ARE NOT INCLUDED IN THIS SCOPE OF WORK. THIS SCOPE OF WORK IS NOT ENOUGH TO OBTAIN PERMITS, PAY FOR EXISTING ENGINEERING SERVICES AND/OR ABANDONMENT INFORMATION AND DETAILS.
A trench shall be excavated approximately 4 inches (10 cm) wide and 4 inches deep along the line of posts and upslope from the barrier. The wire shall extend into the trench a minimum of 2 inches (5 cm) and shall not be less than 6 ft. (1.8 m) long. The wire shall be securely attached to the posts with wire ties every 12 inches (30 cm). The area disturbed during construction shall be stabilized within a reasonable period of time.

If debris is found in the city's stormwater system prior to construction, the general contractor shall remove it immediately. If de-watering is required, the contractor will be responsible for providing de-watering plans and equipment necessary to prevent stormwater flow from entering the city's stormwater system.

Actions taken by the contractor for all incidents of non-compliance with permit(s) shall be documented and filed with the city.

Pollution prevention notes:

1. Pollutants and/or sediment shall be contained to the work area.
2. Sediment traps shall be installed at the entrance and exit of the site to prevent pollution of stormwater systems.
3. Temporary sediment basins shall be installed to collect sediment from runoff.
4. The contractor shall clean the sediment traps after every storm.