DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

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

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-241(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

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

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 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.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/DRAC-SA $4,290.00
  (DRAC - Includes all requests for residential units and/or new construction only.
  SRAC-SA - Includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use Requiring DRC review $930.00
- Parking Reduction (in addition to above site plan fee) $976.00
- Request for Flexibility Units/Acreage (in addition to above site plan fee) $60.00
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 NA if does not apply.

NOTE: To be filled out by Department

Case Number: R19016
Date of complete submittal: February 8, 2019

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

Property Owner’s Name: FTL PROPERTY, LLC
Address, City, State, Zip: 34 East Pine Street, Orlando, FL 32801
E-mail Address: ppartlow@esciencesinc.com
Phone Number:
Proof of Ownership: ☒ Warranty Deed or ☐ Tax Record

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

Applicant / Agent’s Name: Hope V. Calhoun, Esq., Dunay, Miskel & Backman, LLP
Address, City, State, Zip: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
E-mail Address: hcalhoun@dmblaw.com

Letter of Consent Submitted: Yes. Please see attached.

Development / Project Name: SKYLOFTS ON 3RD
Development / Project Address: Residences: 224 SE 9TH Street	New: 224 SE 9th Street
Legal Description: TARPON RIVER PARK 15-44 B LOT 6,7 LESS ST, 8 LESS ST BLK 4
Tax ID Folio Numbers: 5042 10 73 0510

Request / Description of Project: Residential 8-Story Tower with 54 Units, Amenities and Structured Parking Over Street Level Retail

Total Estimated Cost of Project: $10,500,000. (Including land costs)

Current Land Use Designation: Downtown Regional Activity Center
Proposed Land Use Designation: Downtown Regional Activity Center
Current Zoning Designation: RAC-RPO
Proposed Zoning Designation: RAC-RPO
Current Use of Property: Commercial
Number of Residential Units: 54
Non-Residential SF (and Type): 39,856 (Retail, Parking, Amenities, Corridors, Stairs, and Lobbies)

Total Bldg. SF: (include structured parking) 85,271

Site Adjacent to Waterway: ☐ Yes ☒ No

Dimensional Requirements

Required Proposed
Lot Size (SF / Acreage): 5,000 SF (Sec. 47-13.21) 17,504.19 SF (0.4018 ACRE)
Lot Density: 60 DU/ACRE (Sec. 47-5.38) 135 UNITS PER ACRE
Lot Width: 50’ (Section 47.5.38) 94’-8 5’
Building Height (feet / levels): 150’ (Sec. 47.5.38) 93’-8.5’ (*Highest Point) 8 LEVELS
Structure Length: 200’ (Sec. 47.5.38) 171’-5’
Floor Area Ratio: NONE (Sec. 47-13.21) 3.02
Lot Coverage: 85% (Sec. 47-13.21) 12,654 SF (0.29 ACRE) = 72.29%
Open Space: 0,100 SF (Sec. 47-13.20) 4,696 + 3,067 (Elevated) = 7,763
Landscape Area: 4,050 SF (Sec. 47-13.20) 1,402 Ground + 402 Deck (Elevated)=1,804
Parking Spaces: 76 (Section 47-20.2) 81

Setbacks (Indicate direction N, S, E, W)

Required Proposed
Front: (N) 12’ (SE 9th St. Master Plan Guidelines) 10’
Side (W): 0’ (Section 47-13.21) 3’
Side (E): 10’ (SE 3rd Ave. Master Plan Guidelines) 10’
Rear: (S) 12’ (SE 10th St. Master Plan Guidelines) 10’
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☐ Completed application (all pages filled out as applicable)
☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☐ Property owners signature and/or agent letter signed by the property owner.
☐ Address verification letter (954-828-5233)
☐ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep for methodology)
☐ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

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

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

☐ Narrative describing project specifications, to include architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
☐ Cover sheet including project name and table of contents.
☐ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
☐ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
☐ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
☐ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
☐ Plans "A" thru "H" with all elements as listed under Technical Specifications.

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

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

NOTES:

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

Applicant's Affidavit

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

Print Name

Hope W. Calhoun, Esq.

Signature

Date 2/8/2019

Staff Intake Review

For Urban Design & Planning Division use only:

Date 2/8/2019

Received By

Maria Roque

Tech. Specs Reviewed By

Randall Robinson

Case No.

R19016

Updated: 3/26/2016

D/P_SitePlanApp
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outlines of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building length and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as landscaped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), "project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale ½" = 1' min.)
   - Ground floor elevation
   - Storefront, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, landscape ground cover material

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

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

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47.25.3 Neighborhood Compatibility, and/or new buildings 50' or five stories or more in height, the following are required:
   - Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   - Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   - Context site plan indicating proposed development and outlines of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min., must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   - Parameter landscape area (including buffers adjacent to ROW)
   - Interior landscape area (30 sq ft per space)
   - Total trees required/provided (1 per 1,000 sq ft net lot area)
   - VUA trees required/provided (1 per 1,000 sq ft. VUA)
   - Shade trees required/provided (3" caliper)
   - Shade trees required/provided (2.5" caliper)
   - Flowering trees required/provided
   - Palm trees required/provided
   - Shrubs required/provided (6 per 1,000 sq ft. VUA)
   - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   - Property lines
   - Easements (as applicable)
   - Landscape areas with dimensions
   - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   - Plant list (note species, sizes, quantities and any appropriate specifications)
   - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   - Grading (slopes, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines

Updated: 3/20/2015
|   | Common_Name | Species       | ID   | Common_NameSpeciesDBH (INCH) | Location | Condition | Condition_1 | Condition_2 | Condition_3 | Spread (FT) | Height (FT) | Condition | Condition_1 | Condition_2 | Condition_3 |
|---|-------------|--------------|------|-----------------------------|----------|-----------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-------------|-------------|-------------|
| 1 | Black Olive | Bucida buceras | No   | 16                           | Fair     | Poor       | Structure    | Limb Damage - | Major       | 42          | 54        | Fair      | Poor       | Structure    | Limb Damage - |
| 2 | Black Olive | Bucida buceras | No   | 24                           | Fair     | Poor       | Structure    | Limb Damage - | Major       | 40          | 48        | Poor      | Poor       | Structure    | Limb Damage - |
| 3 | Live Oak   | Quercus virginiana | No | 32                           | Fair     | Poor       | Structure    | Limb Damage - | Major       | 40          | 62        | Poor      | Poor       | Structure    | Limb Damage - |
| 4 | Wild Tamarind | Lysiloma latisiliquum | No | 3                           | Fair     | Poor       | Bent Leader  | Leaning - Major | Minor       | 16          | 12        | Fair      | Poor       | Leaning - Major | Leaning - Minor |
| 5 | Wild Tamarind | Lysiloma latisiliquum | No | 8                           | Fair     | Poor       | Bent Leader  | Leaning - Major | Minor       | 28          | 24        | Fair      | Poor       | Leaning - Major | Leaning - Minor |
| 6 | Wild Tamarind | Lysiloma latisiliquum | No | 7                           | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 30          | 36        | Fair      | Poor       | Leaning - Major | Leaning - Minor |
| 7 | Java Plum  | Syzgium cumini  | No  | 3                           | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 20          | 12        | Fair      | Poor       | Leaning - Minor | Leaning - Minor |
| 8 | Montgomery Palm | Veitchia montgomeryana | No  | 18                          | Fair     | Yellow Fronds | Poor       | Poor Structure | Minor       | 10          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 9 | Cabbage Palm | Sabal palmetto  | No  | 18                          | Fair     | Yellow Fronds | Poor       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 10 | Montgomery Palm | Veitchia montgomeryana | No  | 14                          | Fair     | Yellow Fronds | Poor       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 11 | Live Oak   | Quercus virginiana | No  | 16                          | Fair     | Poor       | Adj Power Lines | Limb Damage - | Major       | 26          | 40        | Poor      | Poor       | Adj Power Lines | Limb Damage - |
| 12 | Wild Tamarind | Lysiloma latisiliquum | No  | 3                           | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 20          | 24        | Fair      | Poor       | Leaning - Major | Leaning - Minor |
| 13 | Wild Tamarind | Lysiloma latisiliquum | No  | 12                          | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 28          | 30        | Poor      | Poor       | Leaning - Major | Leaning - Minor |
| 14 | Wild Tamarind | Lysiloma latisiliquum | No  | 7                           | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 30          | 36        | Fair      | Poor       | Leaning - Major | Leaning - Minor |
| 15 | Wild Tamarind | Lysiloma latisiliquum | No  | 8                           | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 26          | 40        | Poor      | Poor       | Leaning - Minor | Leaning - Minor |
| 16 | Wild Tamarind | Lysiloma latisiliquum | No  | 26                          | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 42          | 46        | Poor      | Poor       | Leaning - Major | Leaning - Minor |
| 17 | Wild Tamarind | Lysiloma latisiliquum | Yes | 18                          | Fair     | Yellow Fronds | Poor       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 18 | Wild Tamarind | Lysiloma latisiliquum | No  | 14                          | Fair     | Yellow Fronds | Poor       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 19 | Wild Tamarind | Lysiloma latisiliquum | No  | 8                           | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 26          | 40        | Poor      | Poor       | Leaning - Major | Leaning - Minor |
| 20 | Wild Tamarind | Lysiloma latisiliquum | No  | 26                          | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 42          | 46        | Poor      | Poor       | Leaning - Minor | Leaning - Minor |
| 21 | Wild Tamarind | Lysiloma latisiliquum | No  | 3                           | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 30          | 36        | Fair      | Poor       | Leaning - Minor | Leaning - Minor |
| 22 | Wild Tamarind | Lysiloma latisiliquum | No  | 16                          | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 36          | 36        | Poor      | Poor       | Leaning - Major | Leaning - Minor |
| 23 | Wild Tamarind | Lysiloma latisiliquum | No  | 24                          | Fair     | Poor       | Leaning - Major | Leaning - Minor | Minor       | 42          | 46        | Poor      | Poor       | Leaning - Major | Leaning - Minor |
| 24 | Wild Tamarind | Lysiloma latisiliquum | No  | 20                          | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 38          | 54        | Poor      | Poor       | Leaning - Minor | Leaning - Minor |
| 25 | Wild Tamarind | Lysiloma latisiliquum | No  | 20                          | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 42          | 54        | Poor      | Poor       | Leaning - Minor | Leaning - Minor |
| 26 | Wild Tamarind | Lysiloma latisiliquum | No  | 8                           | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 26          | 40        | Poor      | Poor       | Leaning - Minor | Leaning - Minor |
| 27 | Wild Tamarind | Lysiloma latisiliquum | No  | 16                          | Fair     | Poor       | Leaning - Minor | Limb Damage - | Minor       | 12          | 12        | Fair      | Poor       | Leaning - Minor | Leaning - Minor |
| 28 | Wild Tamarind | Lysiloma latisiliquum | No  | 18                          | Fair     | Yellow Fronds | Fair       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
| 29 | Wild Tamarind | Lysiloma latisiliquum | Yes | 16                          | Fair     | Yellow Fronds | Fair       | Poor Structure | Minor       | 12          | 12        | Fair      | Poor       | Yellow Fronds | Trunk Damage - |
**Ground Level**

**Trees Provided/Required**

1 tree per 1000SF  
Total Area: 17504  
Required: 17  
Provided: 17 (See Plant Schedule)

The Landscape Plan was designed based on the City of Fort Lauderdale Design Guidelines (3rd Avenue Street Design Example).

**Shrub Areas**

<table>
<thead>
<tr>
<th>Code</th>
<th>Botanical Name / Common Name</th>
<th>Cont.</th>
<th>Spacing</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>FM</td>
<td>Ficus microcarpa 'Green Island' / Green Island Ficus</td>
<td>6&quot; POT</td>
<td>6 ft o.c.</td>
<td>1,986</td>
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<tr>
<td>OJ</td>
<td>Ophiopogon japonicus / Mondo Grass</td>
<td>6&quot; POT</td>
<td>6&quot; o.c.</td>
<td>1,023</td>
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</tbody>
</table>

**Ground Covers**

<table>
<thead>
<tr>
<th>Code</th>
<th>Botanical Name / Common Name</th>
<th>Cont.</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>SS</td>
<td>Bahiagrass / St. Augustine Grass sod</td>
<td>396 sf</td>
<td>1</td>
</tr>
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</table>

**Site Area;**  
17504.1939 SF  
0.4018 AC  
Site Area Outside of RW: 3833.2 SF (100%)  
Landscaped Area Outside of RW: 3219 SF (83.8%)  

** Certificates of Authorization:** EB7318, LB6680, LC0337  
954-436-7000 · Fax: 954-436-8664  
Ft. Lauderdale, Florida · 33309-2364  
South Florida Office: 5747 N. Andrews Way
<table>
<thead>
<tr>
<th>CODE</th>
<th>SPECIFICATIONS</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>EJ</td>
<td>Elaeocarpus alatus / Japanese Blueberry</td>
<td>6</td>
</tr>
<tr>
<td>VM</td>
<td>Veitchia montgomeryana / Montgomery Palm</td>
<td>8</td>
</tr>
</tbody>
</table>

LEVEL 4
APARTMENTS AND AMENITIES

TREES

DECORATIVE GRAVEL TBD
GRADING AND DRAINAGE DETAILS

C-2.1
Project Narrative

Skylofts FTL, LLC ("Developer") proposes the construction of a new 8 story, mixed use development ("Project"), on property located at 224 SE 9th Street in the City of Fort Lauderdale ("Property"). The Property is approximately .4573 acres and has an RAC-RPO zoning designation. Currently, there is a one-story commercial structure on the Property which will be demolished in order to allow for the construction of the Project.

In accordance with the City’s Downtown Masterplan, the Project dedicates land along SE 3rd Street, SE 3rd Avenue, and SE 10th Street. As such it allows for the creation of wider sidewalks, attractive landscaping, and parallel on street parking. All of these features come with new development help to create a walkable, livable downtown core.

As proposed, the 8 story building will contain 54 dwelling units with a mix of 1 bed room, 1 bedroom, plus a studio, and studio units over a two-story parking garage. In addition, the ground floor will include appropriate retail or office uses along with a gym, and the lobby for the residential units. The active ground floor contributes to the storefront, pedestrian oriented design of the Project. The main entrance to the residential portion of the Project is on SE 3rd Avenue, with alternate access to the Project along SE 9th and SE 10th streets. The glass along the SE 9th and 10th streets helps to increase the inviting nature of the Project.

Consistent with the Master Plan, the Project also includes: Narrow travel lanes to create room for expanded sidewalks and planting strips; on-street parking with distinctive paving that relates to the sidewalk, decreasing the visual width of the surrounding asphalt; consistent shade trees between the parking and sidewalk, and tall palm trees at intersections to create a sense of hierarchy and rhythm along the street; and curb cuts for vehicular access from side streets. The two levels of parking overhang the ground floor, providing much needed shade for the ground floor uses, thus reducing the air conditioning load for the building. The façade for the parking will be covered with translucent color graphics that will be lit from the inside, enhancing the pedestrian and vehicular experience along both SE 3rd Ave. and SE 9th Street. The residential tower is
setback 12'10" along SE 3rd Ave. and 23'10" from the adjacent property on the west side, where a multi-family 6-story residential development is proposed. The play of building volumes on different planes create variation in the physical design and articulation of the street wall. The proposed 10' setbacks at the ground floor along the three adjoining streets promote the continuity of the pedestrian experience and reduce the impact of the vehicular traffic by maintaining a consistent street wall.

In order to create this exciting new project in the downtown, the Developer will need, conditional use approval, a parking reduction, setback, open space, and landscape variances also.

Thank you

February 8, 2019

Hope Calhoun
February 8, 2019

Mr. Eduardo R. Diaz-Delucca, NCARB, CAAPR  
Senior Project Architect  
Synalovski Romanik Saye  
1800 Eller Drive, Suite 500  
Fort Lauderdale, Florida  33316

Re:  Skylofts on 3rd – Fort Lauderdale, Florida  
Traffic Statement

Dear Eduardo:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed redevelopment of the parcel located at 224 SE 9th Street in the City of Fort Lauderdale, Broward County, Florida. This statement addresses the trip generation characteristics associated with the existing and proposed development and if the increase in project trips exceeds the minimum trip thresholds established by the City of Fort Lauderdale that would require a comprehensive traffic impact study.

TRAFFIC IMPACT ANALYSIS

Existing and Proposed Development
The existing development on the parcel located at 224 SE 9th Street consists of a single-story office building with a building area of 3,443 square feet. The total land area of this parcel is approximately 0.4573 acres (19,922 square feet). The site is proposed to be redeveloped with an eight-story residential apartment building with 54 dwelling units and 2,650 square feet of retail space. Amenities for this development include, a fitness center, a juice bar, a pool, and a terrace with green space. A project location map is presented in Attachment A to this memorandum and a preliminary site plan is presented in Attachment B.

Trip Generation Analysis
A trip generation analysis has been conducted for the existing and proposed development at the subject site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer’s (ITE) Trip Generation Manual (10th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use categories and corresponding rates / equations for the existing and proposed development are as follows:

**Small Office Building – ITE Land Use #712**

- **Weekday:**  \( T = 16.19 \times X \)
  
  \( where \ T = \text{number of trips} \) and \( X = 1,000 \text{ square feet of gross floor area} \)

- **AM Peak Hour:**  \( T = 1.92 \times X \) (83% in / 17% out)
- **PM Peak Hour:**  \( T = 2.45 \times X \) (32% in / 68% out)
Multi-Family Housing (Mid-Rise) – ITE Land Use #221

- Weekday: \( T = 5.44 \times X \)  
  \( T \) = number of trips and \( X \) = number of dwelling units
- AM Peak Hour: \( T = 0.36 \times X \) (26% in / 74% out)
- PM Peak Hour: \( T = 0.44 \times X \) (61% in / 39% out)

Shopping Center – ITE Land Use #820

- Weekday: \( T = 37.75 \times X \)  
  \( T \) = number of trips and \( X \) = 1,000 square feet of gross leasable area
- AM Peak Hour: \( T = 0.94 \times X \) (62% in / 38% out)
- PM Peak Hour: \( T = 3.81 \times X \) (48% in / 52% out)

Utilizing the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 below.

Table 1
Skylofts on 3rd
Trip Generation Analysis
224 SE 9th Street - Fort Lauderdale, Florida

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Daily Trips</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Existing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Office Building</td>
<td>3,443 SF</td>
<td>56</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Sub-Total (Existing)</td>
<td></td>
<td>56</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family Housing (Mid-Rise)</td>
<td>54 DU</td>
<td>294</td>
<td>14</td>
<td>19</td>
</tr>
<tr>
<td>Retail Space</td>
<td>2,650 SF</td>
<td>100</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Sub-Total (Proposed)</td>
<td></td>
<td>394</td>
<td>15</td>
<td>21</td>
</tr>
<tr>
<td>Difference (Proposed - Existing)</td>
<td>338</td>
<td>14</td>
<td>14</td>
<td>28</td>
</tr>
</tbody>
</table>

Compiled by: KBP Consulting, Inc. (February 2019).  

As indicated in Table 1 above, the proposed Skylofts on 3rd residential / retail building is anticipated to generate 394 daily vehicle trips, 21 AM peak hour vehicle trips (6 inbound and 15 outbound) and 34 vehicle trips (20 inbound and 14 outbound) during the typical afternoon peak hour. When compared with the existing development on this site this represents an increase of 338 daily vehicle trips, an increase of 14 AM peak hour trips, and an increase of 26 PM peak hour trips.

It should be noted that the vehicle trips projected for this proposed development are likely to be overestimated given the design characteristics of the Skylofts on 3rd building and the general project location. Concerning the building itself, the fitness center and retail space will cater to the residents of the site. And, the location of the project will be conducive to walking, bicycling, and utilization of the current and future transit services in the area.
In spite of these trip reduction characteristics, no reduction in the projected number of vehicle trips has been applied for this analysis.

Conclusions
Based upon the foregoing analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- According to the City of Fort Lauderdale’s ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily trips, a traffic impact study is required. The subject project is projected to generate 338 net new daily vehicle trips.

- And, if the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in 14 additional vehicle trips during the AM peak hour and 26 additional vehicle trips during PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 3.85% of the daily vehicle trips, which is significantly less than the 20% threshold. (Twenty-six additional PM peak hour vehicle trips occurring in one (1) hour represents, on average, 13 vehicle trips in one-half hour. Thirteen (13) vehicle trips equate to approximately 3.85% of the 338 net new daily vehicle trips.)

Based upon the foregoing analyses, the trip generation characteristics of the Skylofts on 3rd development do not warrant further detailed traffic analyses. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939
Attachment A

Skylofts on 3rd

Project Location Map
Attachment B

Skylofts on 3rd

Preliminary Site Plan
SKYLOFTS ON 3RD
224 SE 9TH STREET
PARCEL ID #504210730510

PHOTOGRAPHS

12/30/2018 VIEW OF PROPERTY FROM NORTHEAST
12/30/2018  VIEW OF PROPERTY AND SURROUNDINGS FROM THE SOUTHEAST
12/30/2018  VIEW OF PROPERTY AND SURROUNDINGS FROM THE NORTHEAST